

EXHIBIT "A"

2024-3827-ZC

A certain parcel of land, lying and situated in Sections 28 & 33, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and more fully described as follows:

Commence from the Northwest corner of the South half of the South half of the Southeast Quarter of the Southeast Quarter in Section 28, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 degrees 56 minutes East a distance of 302.17 feet to a point; thence run North 89 degrees 20 minutes 35 seconds East a distance of 250.08 feet to a 1/2" iron pipe found and the Point of Beginning.

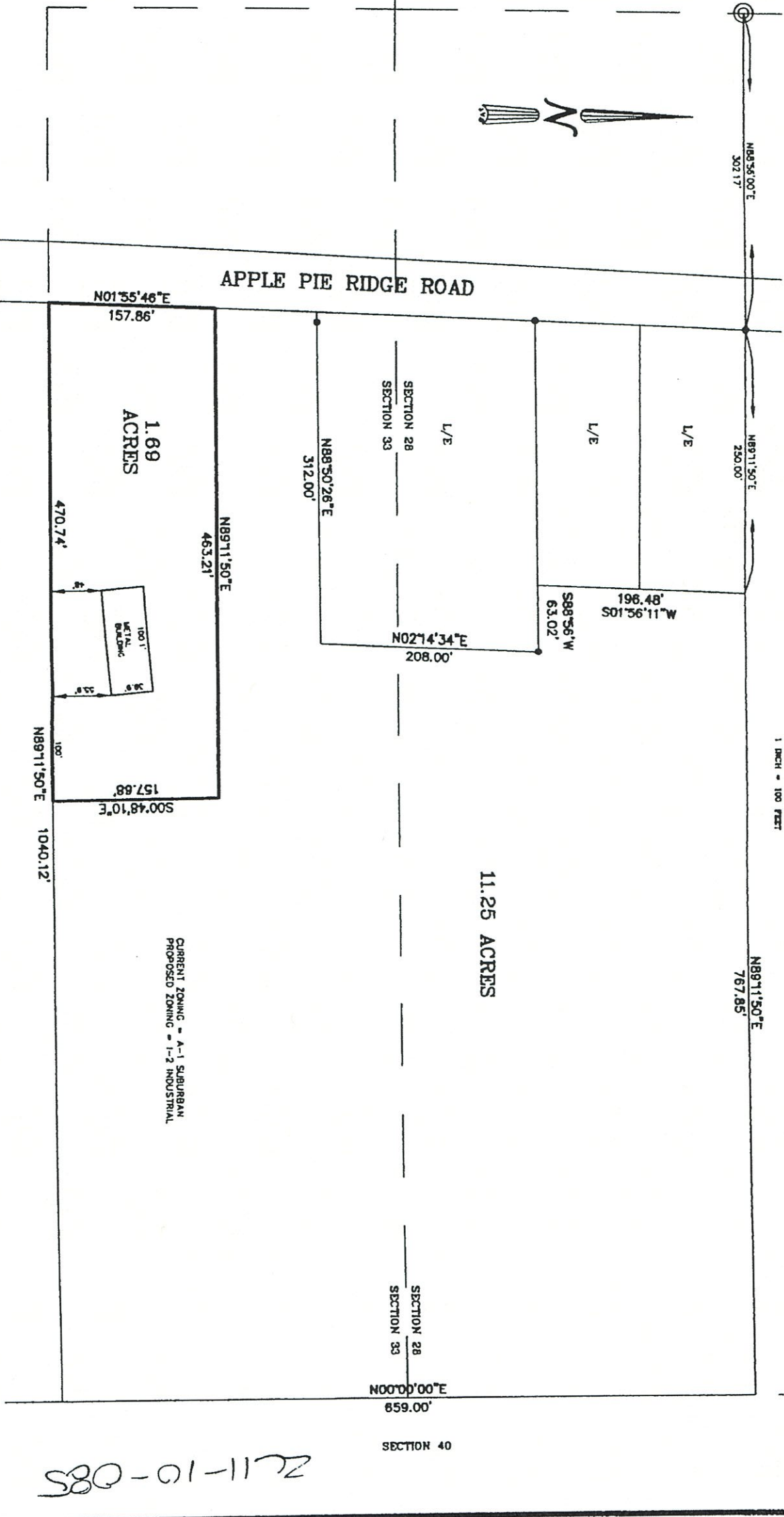
From the Point of Beginning run North 89 degrees 34 minutes 08 seconds East a distance of 772.29 feet to a 1" iron pipe found; thence run South 00 degrees 00 minutes 00 seconds East a distance of 654.75 feet to a point; thence run South 89 degrees 11 minutes 50 seconds West a distance of 573.95 feet to a 1/2" iron rod set; thence run North 00 degrees 48 minutes 10 seconds West a distance of 157.68 feet to a 1/2" iron rod set; thence run South 89 degrees 11 minutes 50 seconds West a distance of 463.21 feet to a 1/2" iron rod set on the easterly right of way line of Apple Pie Ridge Road; thence run along said easterly right of way line of Apple Pie Ridge Road North 01 degrees 55 minutes 46 seconds East a distance of 95.74 feet to a point; thence leaving said easterly right of way line of Apple Pie Ridge Road run North 88 degrees 50 minutes 26 seconds East a distance of 312.00 feet to a 1/2" iron rod set; thence run North 02 degrees 14 minutes 34 seconds East a distance of 208.00 feet to a 1/2" iron rod found; thence run South 88 degrees 48 minutes 28 seconds West a distance of 56.38 feet to a 1/2" iron rod set; thence run North 00 degrees 01 minutes 19 seconds East a distance of 197.13 feet and back to the Point of Beginning.

Said parcel contains 11.28 acres of land more or less, and situated in Sections 28 & 33, Township 9 South, range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

AND

One and One-half (1 1/2) Acres of Land situated in the South half of the south half of the Southeast Quarter of the Southeast Quarter of Section 28; and in the North half of the North half of the Northeast Quarter of the Northeast Quarter of Section 33, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, to-wit:

From the northwest corner of said S 1/2 of S 1/2 of S.E. 1/4 of said Section 28, Township 9 South, Range 15 East, go North 88 degrees 56 minutes East 302.16 feet to the east edge of Salt Bayou Road; thence go South 3 degrees 50 minutes West 200.0 feet along the east edge of Salt Bayou Road to the point of beginning; thence go South 3 degrees 50 minutes West 208.0 feet along the east edge of Salt Bayou Road; thence go North 88 degrees 56 minutes East 312.0 feet; thence go North 3 degrees 50 minutes East 208.0 feet; thence go South 88 degrees 56 minutes West 312.0 feet to the beginning.



1" = 100'	
8/11/11	
OWN BY: JDL	CHECKED BY: SMB
NO: 20110317	
ET 1 OF 1	
I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist, either on or across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title option or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract. I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area. F.I.R.M.: 225205 0575 D DATE: 4/2/91 ZONE: A10 B.F.E.: 11' Verify prior to construction with local governing	
A ZONING MAP OF A 1.69 ACRE PARCEL OF LAND SITUATED IN SECTION 33, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA THOMAS GRIFFITH	
J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL 1805 Shortall Highway Slidell, Louisiana 70458 E-mail: jvb@jvburkes.com Phone: 985-649-7775 Fax: 985-649-0154 Mississippi line: 228-435-5800	
SEAN M. BURKES REG. NO. 4785	



Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3827-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

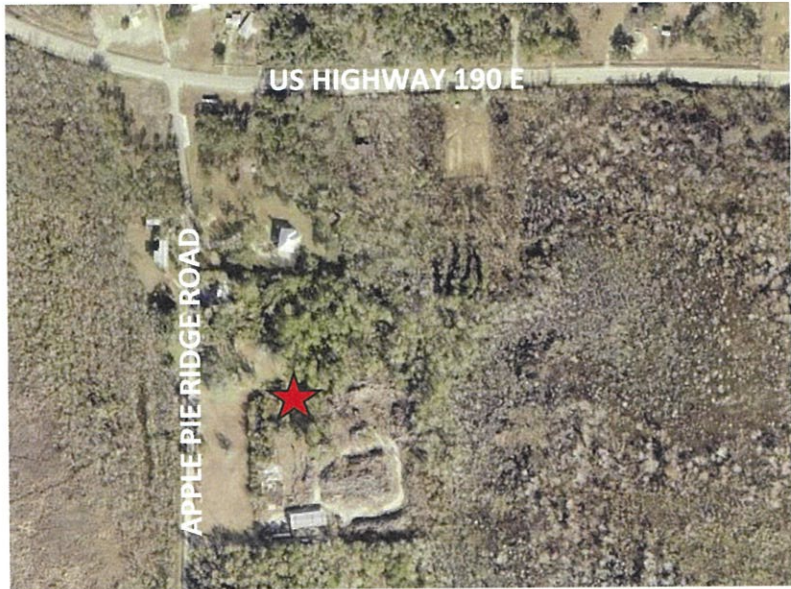
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, Slidell; S28 & S33, T9S, R15E; Ward 8, District 13 **Council District:** 13

Petitioner: Jones-Fussell - Jeffrey D. Schoen **Posted:** June 4, 2024

Owner: Holcomb Road Investments, LLC - Adam Bowers **Commission Hearing:** July 2, 2024

Size: 12.78 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

I-2 Industrial District

Future Land Use

Conservation Protected

Coastal Conservation Area

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone VE

Critical Drainage:

Yes

Elevation Requirements:

ABFE 15' + 1' Freeboard = 16' FFE

FINDINGS

1. The applicant is requesting to rezone the 12.78-acre parcel from A-1 Suburban District to I-2 Industrial District. The property is located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Industrial/Undeveloped	I-2 Industrial District & A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Wetlands	PF-2 Public Facilities District

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5. The subject property is flanked by property zoned A-1 Suburban District to the north and east, properties zoned I-2 Industrial District and A-1 Suburban District to the south, as well as what appears to be designated wetlands zoned PF-2 Public Facilities to the west across Apple Pie Ridge Road.
6. The southwest corner of the parcel was rezoned to the I-2 Industrial District in 2011 as per Council Ordinance 11-2652. This portion consists of 1.69 acres.
7. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a low-density level. The A-1 district is located primarily in less populated areas where the character of the area should be preserved through low densities. The minimum lot size for the A-1 Suburban District is 5 acres and allows a density of one dwelling unit per every 5 acres.
8. The purpose of the requested I-2 Industrial District is to provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses. The minimum parcel size under the I-2 Industrial District is 20,000 sqft and allows for a maximum building size of 200,000sqft.
9. If approved, the applicant could apply for permits to construct any of the following uses: Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

Conservation Protected: areas are among the most ecologically sensitive in the Parish. Protected areas include public and private lands designated as parks, pine wetland mitigation banks, and habitat for endangered wildlife. Most types of development is generally prohibited in protected areas, but they may be used for regulated recreation or eco-tourism purposes

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 3.2: Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.
- ii. Strategy 3.2.2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning.

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