

EXHIBIT "A"

2024-3855-ZC

A certain parcel of land, lying and situated in Section 22, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

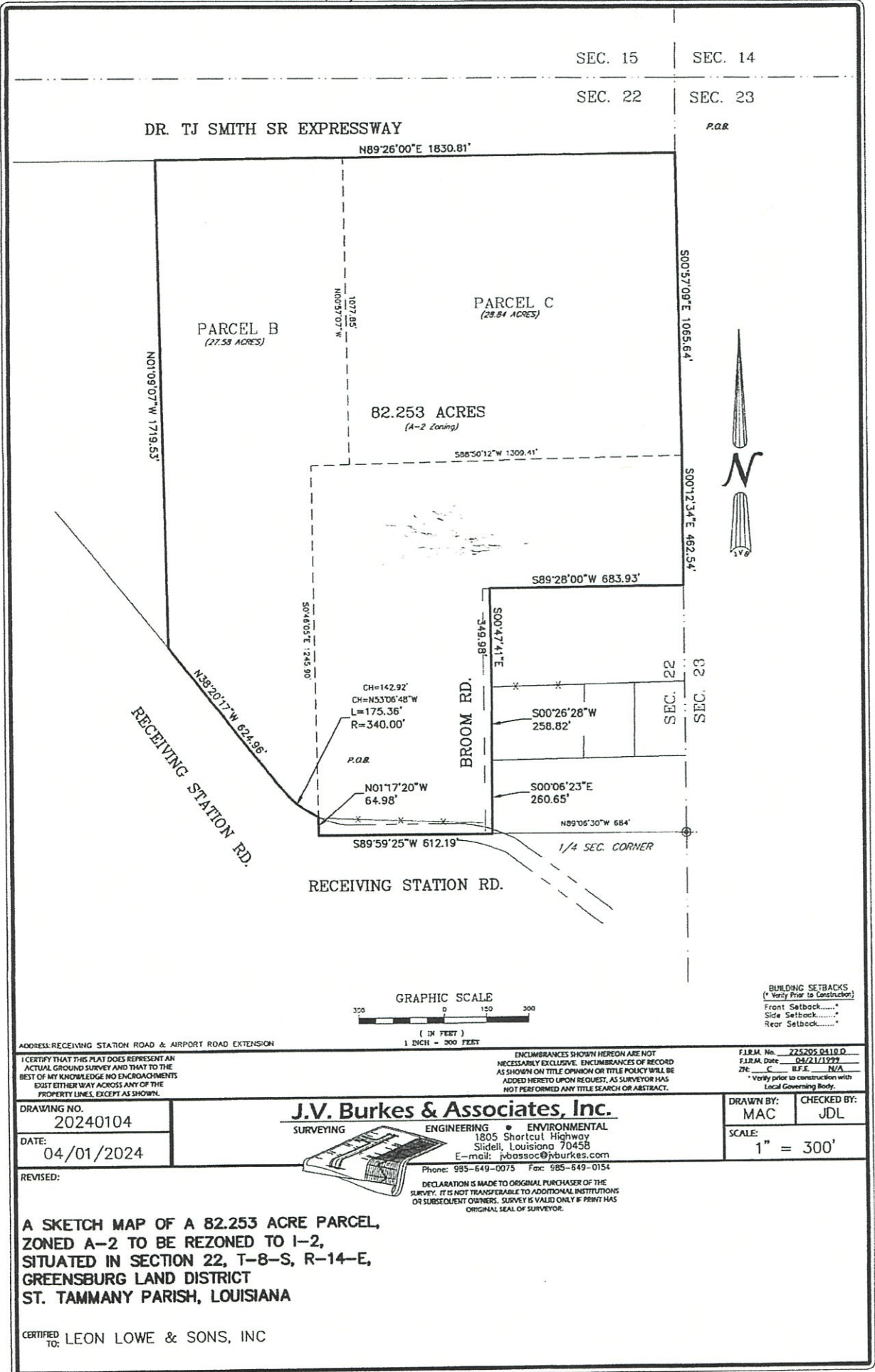
From the corner common to Section 14, 15, 22 & 23, Township 8 South, Range 14 East, Greensburg Land District Saint Tammany Parish, Louisiana run South 00 Degrees 57 Minutes 09 Seconds East a distance of 259.16 feet to a point on the southerly right of way line of Dr. TJ Smith Sr Expressway, and the **Point of Beginning**.

From the **Point of Beginning** leaving said southerly right of way line of Dr. TJ Smith Sr Expressway run South 00 Degrees 57 Minutes 09 Seconds East a distance of 1065.64 feet to a point; Thence run South 00 Degrees 12 Minutes 34 Seconds East a distance of 462.54 to a point; Thence run South 89 Degrees 28 Minutes 00 Seconds West a distance of 683.93 feet to a point on the Easterly Right of Way Broom Road; Thence running along said easterly right of way line of Broom Road the following calls; South 00 Degrees 47 Minutes 41 Seconds East a distance of 349.98 feet to a point; Thence South 00 Degrees 26 Minutes 28 Seconds West a distance of 258.82 feet to point; Thence run South 00 Degrees 06 Minutes 23 Seconds East a distance of 260.65 feet to a point in Receiving Station Road; Thence run in Receiving Station Road South 89 Degrees 59 Minutes 25 Seconds West a distance of 612.19 feet to a point; Thence North 01 Degrees 17 Minutes 20 Seconds a distance of 64.98 feet to a point on the northerly right of way Receiving Station Road; Thence running along said northerly right of way line of Receiving Station Road North 38 Degrees 20 Minutes 17 Seconds West a distance of 624.96 feet to a point; Thence leaving the northerly Right of Way Line of Receiving Station Road run North 01 Degrees 09 Minutes 07 Seconds West a distance of 1719.53 feet to a point on the southerly right of way line of Dr. TJ Smith Expressway, Thence run along said southerly right of way of Dr. TJ Smith Expressway North 89 Degrees 26 Minutes 00 Seconds East a distance of 1830.81 Feet and back to the **Point of Beginning**.

Said parcel contains **82.253 acres of land more or less**, lying and situated in Section 22, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

2024-3855-ZC

Exhibit A





2024-3855-ZC

LEON LOWE AND SONS PARTNERSHIP
ZONING SUMMARY

CASE NUMBER: 2024-3855-ZC
Property Owner: Leon Lowe and Sons Partnership
Subject Property: 82.253 ACRES
Location:
 South side of TJ Smith Sr Expressway.
 Approximately 8/10ths of a mile west of the intersection of Hwy 11 and TJ Smith Sr Expressway
 The property is immediately adjacent to Parish property recently used as a burn site for Storm Debris.
Current Zoning: A-4 and A-2
Requested Zoning: I-2 Commercial Excavation
Parish 2040 Plan Designated Uses:
 Manufacturing and Logistics (Not Residential)
Intended Use:
 The proposed Commercial Excavation is across (TJ Smith Sr. Expressway) from an 86 acre Pond that was excavated by Leon Lowe and Sons; and is now owned, and operated by the Parish (since 1998) as a Drainage Retention Pond.
Current Uses in the Immediate Area:
 Along TJ Smith Expressway:
 Wrecker Service
 SMI Concrete
 Parish Concrete
 Leon Lowe and Sons Heavy Equipment
 Davison Bulk Fuel Distributors
 Parish Burn Site (along the eastern property line of Subject)
 Parish 86 acre Retention Pond (excavated by Lowe)
 Ponderosa Subdivision: The first Plat was recorded on June 6, 1977. The last Phase was recorded on January 31, 1980. There are still vacant lots throughout the Subdivision.
 Along La Highway Department Road
 Gunitite Company
 School Board Bus Depot
 Lowe Asphalt Plant
 South of the Subject: Along Receiving Station Road
 Eagle Lake Mobile Home Park
 Manufactured Housing Overlay at the southeast corner of Subject
Benefits to Commercial Excavation vs Residential Use:
 No impact on Schools
 No impact on Traffic:
 An 82 acre A-4, subdivision would yield 62 homes that would generate approximately 62 trips during peak hours and 47 trips during non-peak hours.
 The Commercial Excavation operation would yield between 15-12 total trips daily during the development and 0 trips after completion.
Improvement in Drainage:
 This proposed Commercial Excavation would be the 4th developed by Lowe in the area north of Slidell near Pearl River.
 In addition to the existing 86 acre Pond, the Parish acquired from Lowe a 40 acre pond on Haas Road. The Parish has operated a Retention Pond there since 2002.
 A third Excavation is currently being developed by Lowe on Haas Road immediately across from the Parish's 40 acre Retention Pond.

2024-0000-20

VICINITY MAP

SUBJECT FRONTS ON DR TJ SMITH SR MEMORIAL EXPY
APPROXIMATELY 8THS OF A MILE WEST OF HWY 11
IMMEDIATELY ADJACENT TO THE PARISH PROPERTY USED TO BURN STORM DEBRIS



Legend

Google Earth

Micro-lyfe

2000 ft

Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3855-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the south side of T.J. Smith, Jr. Expressway and on the northeast side of Receiving Station Road, Pearl River; S22, T8S, R14E; Ward 9, District 14

Council District: 14

Petitioner: Steve Duvernay

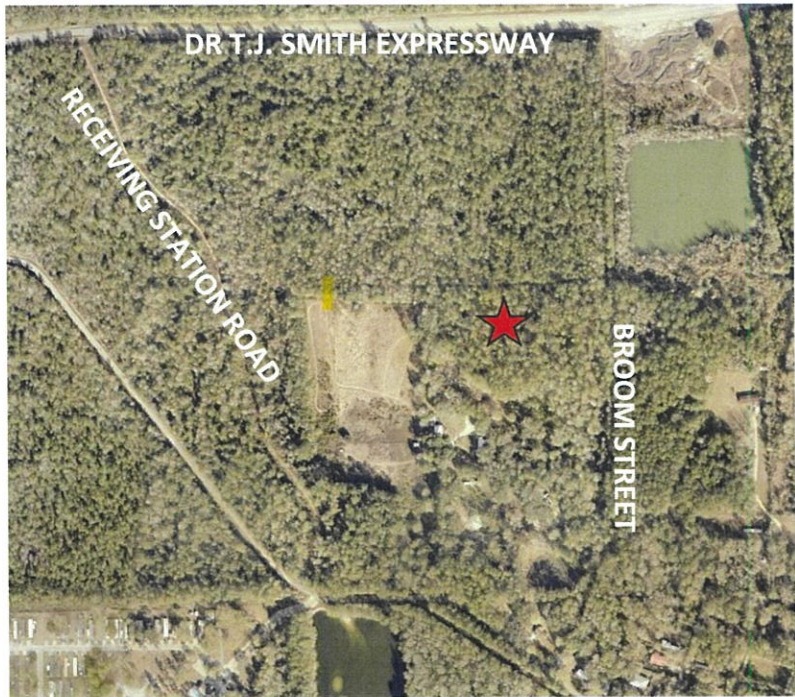
Posted: July 12, 2024

Owner: Leon Lowe & Sons Partnership

Commission Hearing: August 6, 2024

Size: 82.253 acres

Determination: Approved



Current Zoning

A-2 Suburban District & A-4 Single-Family Residential District

Requested Zoning:

I-2 Industrial District

Future Land Use:

Residential: Medium-Intensity

Flood Zone:

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE Varies through property. BFE 26'-27' + 1' Freeboard = 27'-28' FFE

FINDINGS

1. The applicant is requesting to rezone the subject property from A-2 Suburban District & A-4 Single-Family Residential District to I-2 Industrial District. The site is located on the south side of T.J. Smith, Jr. Expressway and on the northeast side of Receiving Station Road, Pearl River.

Zoning History

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

Ordinance/Case #	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agricultural
09-2020	SA Suburban Agriculture	A-2 Suburban District & A-4 Single-Family Residential District

Site and Structure Provisions

3. The site is currently undeveloped and consists of three separate parcels:
Parcel A – 25.883 acres
Parcel B – 27.58 acres
Parcel C – 28.84 acres

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Dr. TJ Smith Expressway)	Residential	A-2 Suburban District
South	Undeveloped/Residential	A-2 Suburban District / A-4 Single Family Residential District
East	Undeveloped/Residential	A-2 Suburban District / A-4 Single Family Residential District
West	Undeveloped	A-2 Suburban District

5. The subject parcel is flanked by either residential or undeveloped properties on all sides zoned A-2 Suburban District and/or A-4 Single-Family Residential District.
6. The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on large, multi-acre lots. The A-2 district is located primarily in less populated areas where the character of the area should be preserved through low densities.
7. The purpose of the existing A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density.
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 sq. ft 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.

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10. Per the application, the reason for the request is commercial excavation. A request for commercial excavation will incur the following minimum standards as per Section 400-8(l) as follows:

Commercial excavation:

1. Site plan. A site plan shall be submitted to the Department of Planning and Development. The plan shall indicate, at a minimum:
 - a. Purpose and use of the excavation.
 - b. Location, size, setbacks, and general shape of the excavation.
 - c. Indicate whether or not dirt will be removed from the site.
 - d. Hours and days of operation of heavy equipment must be limited to Monday to Saturday from 7:00 a.m. to 5:00 p.m.
 - e. Indicate timeframe to complete the excavation.
 - f. Show where the dirt removed from the excavation will be deposited on site and how it will be used.
 - g. Section through the excavation showing depth and slopes of excavation and levee. Depth of the excavation must show the depth measurements at different intervals around the excavation.
 - h. Indicate with arrows, the general drainage patterns onto and off the site.
2. Criteria.
 - a. All commercial excavations shall be set back a minimum of 100 feet from the front, sides, and rear property lines of the site.
 - b. On sites where any property line abuts federal or state roadways, lands or waterways, or the Tammany Trace, the excavation shall be set back a minimum of 500 feet from the abutting property line. For purposes of this provision only, federal and state lands shall mean those lands owned by the United States government or the state and actively managed as a park, wildlife preserve, or government facility. A waterway is a body of water such as a river, bayou, stream, or improved canal whether navigable or non-navigable.
 - c. On sites which are traversed by a waterway or the Tammany Trace, the excavation shall also be set back a minimum of 500 feet from the nearest bank of the waterway or the centerline of the Tammany Trace.
 - d. The property shall be kept posted at all access points and on road frontage with warning signs set no further than 100 feet apart and clearly visible, indicating that the property is an excavation site.
 - e. Sloped sides at a 3:1 ratio.
 - f. A road bond must be secured prior to excavation, if required by the Parish Department of Public Works.
 - g. A plot plan review and approval is required from the Parish Department of Engineering.

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Consistency with New Directions 2040

Manufacturing and Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1.5.2: Locate high intensity land uses adjacent to high-capacity transportation corridors.

