

## EXHIBIT "A"

### 2025-4401-ZC

Petition to change the zoning district classification for a tract of land situated in S38, T9S, R10E, Ward 1, District 4, St. Tammany Parish, Louisiana, which is a parcel located on the west side of LA Highway 1077, south of Rodney Road, Madisonville, and which property comprises a total of 9.28 acres, more or less, from its present NC-2 Neighborhood Commercial & L-2 Large Lot Residential Districts TO HC-2 Highway Commercial District. The property petitioned for rezoning is more fully described as follows:

A. CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 38, Township 7 South, Range 10 East, and adjoining the Town of Madisonville, in the Parish of St. Tammany, Louisiana, and being the property designated as Lots 1 and 2 on a plat of survey made by Paul Gusman, Surveyor, and annexed to an act of partition between Ben Baham, et als of record in COB 42, page 14 of the records of St. Tammany Parish, Louisiana, and which property is more fully described according to a survey made by C. R. Schultz, on February 8, 1961, as follows:

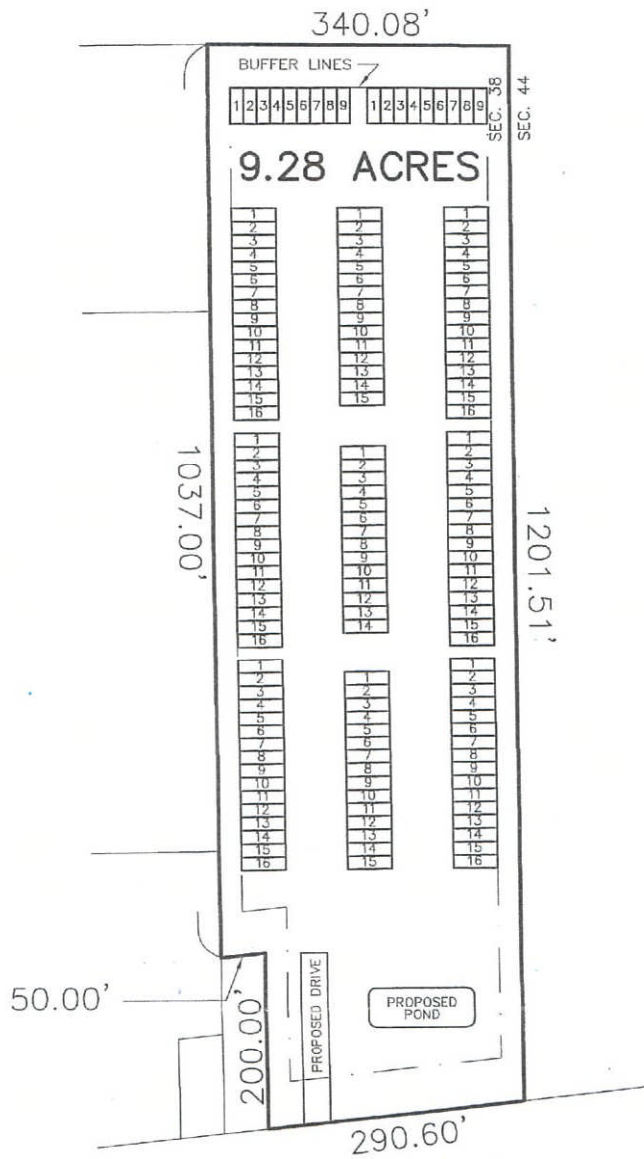
Commencing at the Section corner common to Sections 38, 41 and 44, Township 7 South, Range 10 East and run South 89 degrees 30 minutes West 141 feet to a stake on the west side of Turnpike Road and the point of beginning. Thence South 6 degrees East along the west side of the Turnpike Road 340.6 feet to a stake; thence South 89 degrees 30 minutes West 18.96 chains; thence North to the North line of Section 38; thence North 89 degrees 30 minutes East to the point of beginning.

LESS AND EXCEPT:

From the corner common to Section 38, 41 and 44, Township 7 South, Range 10 East run South 89 degrees 30 minutes West 141 feet to the west side of the Turnpike Road; thence South 6 degrees East 290.6 feet to the point of beginning.

From the above point of beginning run South 6 degrees East 50 feet; thence along the line between Lots 2 and 3 South 89 degrees 30 minutes West 200 feet; thence North 6 degrees West 50 feet; thence North 89 degrees 30 minutes East 200 feet to the point of beginning.

LOT PLAN ONLY  
NOT A BOUNDARY SURVEY



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NOTE: TO ANYONE WORKING WITH THIS PROPOSED SITE PLAN: THIS FIRM HAS MADE EVERY EFFORT IN PREPARING THIS SITE PLAN FROM INFORMATION SUPPLIED TO US; HOWEVER, THE OWNER, BUILDER OR THEIR SUBCONTRACTOR SHOULD VERIFY EACH DIMENSION ON THIS PLAT BEFORE ANY CONSTRUCTION BEGINS. THIS SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT IN COMPLIANCE WITH THE RESTRICTIVE COVENANTS AND BUILDING SETBACKS OF THIS SUBDIVISION OR ZONING REQUIREMENTS

NOTE:  
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.  
BUFFER DIMENSIONS PER DEVELOPER  
FRONT - 50'  
SIDE - 25'  
REAR - 50'

9 DENOTES STORAGE UNITS

NOT A BOUNDARY SURVEY

LA. HWY  
1077

Plot Plan of  
A 9.28 ACRE PARCEL OF GROUND (KNOWN AS LOTS 1 & 2)  
SITUATED IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
SOB INVESTMENTS, LLC

NOT A BOUNDARY SURVEY

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SITE PLAN

**PRELIMINARY**  
FOR REVIEW ONLY

**Randall W. Brown & Associates, Inc.**

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: JULY 7, 2025  
Survey No. 25390-SITE PLAN  
Project No. (CR5) D24388.TXT

Scale: 1" = 200'±  
Drawn By: J.E.D.  
Revised:

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

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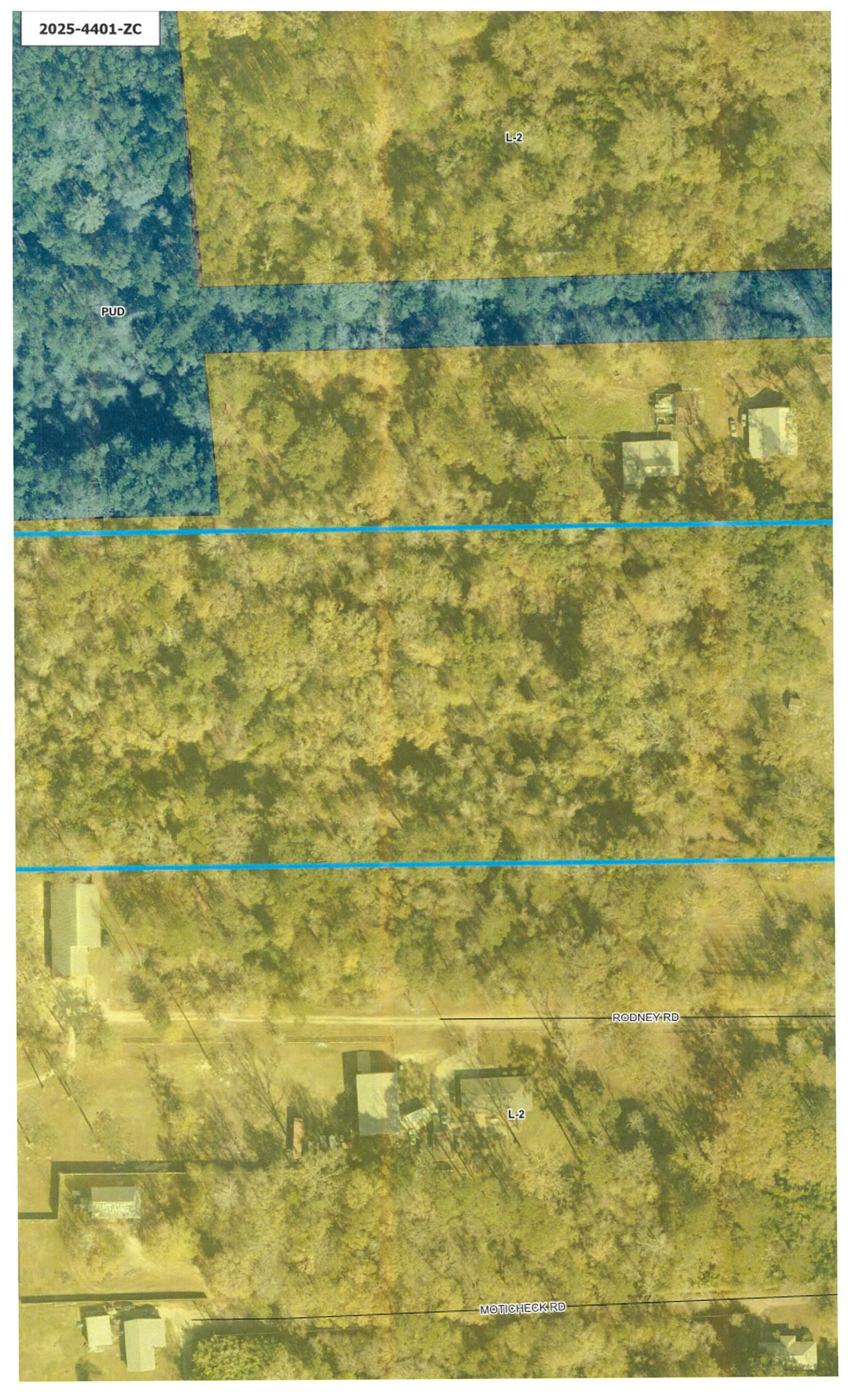
L-2

PUD

RODNEY RD

L-2

MOTICHECK RD



Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4401-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 west side of LA Highway 1077, north of Rodney Road, Madisonville; S38, T7S, R10E; Ward 1, District 4

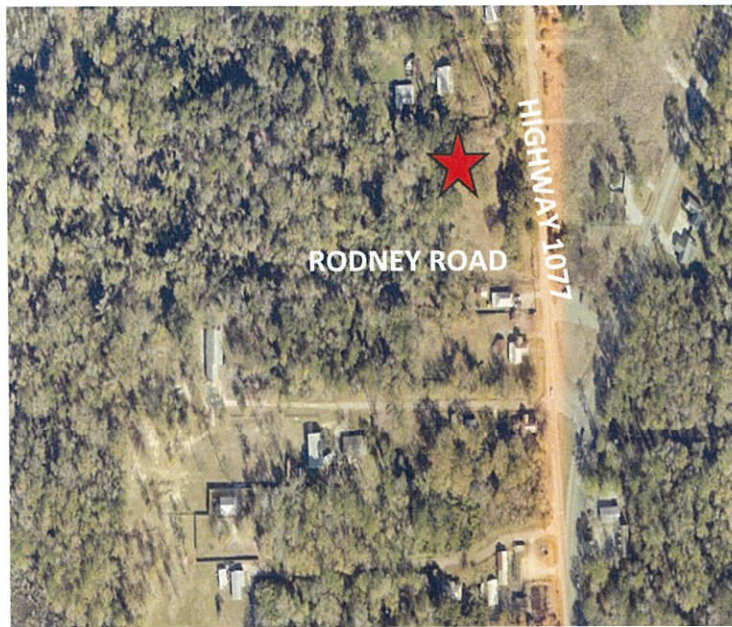
**Petitioner:** Jeffrey D. Schoen  
**Owner:** SOB Investments

**Posted:** October 14, 2025

**Commission Hearing:** November 10, 2025

**Size:** 9.28 acres

**Determination:** Approved



**Current Zoning**

NC-2 Neighborhood Commercial District and  
L-2 Large Lot Residential District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Residential Medium Intensity

**Flood Zone**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 9.28-acres from NC-2 Neighborhood Commercial District and L-2 Large Lot Residential District to HC-2 Highway Commercial District. Located on the west side of LA Highway 1077, north of Rodney Road, Madisonville.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA
10-2234	SA	R-1 Rural Residential District

*Site and Structure Provisions*

2. The subject property is currently undeveloped

*Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-2 Large Lot Residential District
South	Residential	L-2 Large Lot Residential District and NC-2 Neighborhood Commercial District
East	Undeveloped	NC-2 Neighborhood Commercial District GC-1 General Commercial District
West	Undeveloped	L-2 Large Lot Residential District

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3. The subject site abuts residential property to the north and west zoned L-2 Large Lot Residential District and to the south mixed residential and commercial zoned L-2 Large Lot Residential District and NC-2 Neighborhood Commercial District. To the east, the site adjoins undeveloped commercial property zoned NC-2 Neighborhood Commercial District and GC-1 General Commercial District.
4. The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-2 District.
  1. The existing L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
  2. The required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
5. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include:

Animal services, Art studio, Athletic field, Auto repair and service\*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, bb. Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental\*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave\*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery\* or Micro distiller.

6. If approved, the applicant could develop the site with a commercial use listed under the HC-2 Highway Commercial District.

#### *Consistency with New Directions 2040*

**Rural/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

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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 1:1:1: Update the Development Code to better explain the appropriate and permitted uses under different zoning districts. This should include reducing the total number of zoning classifications.
- ii. Strategy 1:1:2: Make land use studies, including hydrological and transportation studies, conducted by the Parish available in a public format.

*Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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