

EXHIBIT "A"

2024-3770-ZC

A certain parcel of land, lying and situated in Section 38, Township 7 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*Commence from a ½" iron rod set at the point where the easterly right of way line of the New Orleans Northeastern Railroad and the line dividing Sections 38 & 39, Township 7 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana intersect run along said easterly right of way line of the New Orleans Northeastern Railroad North 24 Degrees 43 Minutes 00 Seconds East a distance of 1979.48 feet to a ½" iron rod set; Thence run along a curve to the left (counterclockwise) with a radius of 9384.71 feet and an arc length of 405.58 feet with a chord bearing of North 23 Degrees 28 Minutes 38 Seconds East a distance of 405.55 feet to a ½" iron rod set; Thence run North 22 Degrees 14 Minutes 26 Seconds East a distance of 1779.96 feet to a ½" iron rod set on the right descending bank of the East Pearl River; Thence run along said right descending bank of the East Pearl River the following calls; South 57 Degrees 31 Minutes 28 Seconds East a distance of 121.98 feet to a point; South 64 Degrees 27 Minutes 38 Seconds East a distance of 126.36 feet to a point; South 71 Degrees 57 Minutes 50 Seconds East a distance of 140.88 feet to point; South 69 Degrees 20 Minutes 13 Seconds East a distance of 170.74 feet to a point; South 60 Degrees 56 Minutes 08 Seconds East a distance of 199.93 feet to a ½" iron rod set on the westerly right of way line of Interstate Highway Number 59; Thence run along said westerly right of way line of Interstate Highway Number 59 South 40 Degrees 56 Minutes 00 Seconds West a distance of 804.33 feet to a ½" iron rod set; Thence run South 01 Degrees 45 Minutes 00 Seconds East a distance of 244.86 feet to a ½" iron rod set; Thence run South 40 Degrees 56 Minutes 00 Seconds West a distance of 471.28 feet to a LDH monument found; Thence run along a curve to the left (counterclockwise) with a radius of 11609.60 feet and an arc length of 2740.63 feet with a chord bearing of South 33 Degrees 29 Minutes 31 Seconds West a distance of 2734.27 feet to a ½" iron rod set; Thence leaving said westerly right of way line of Interstate Highway Number 59 run South 54 Degrees 40 Minutes 00 Seconds West a distance of 13.78 feet and back to the **Point of Commencement.***

*Said parcel contains **29.4559 acres of land more or less**, lying and situated in Section 38, Township 7 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

THE
P.O.B. IS THE POINT WHERE THE LINE DIVIDING SECS.
38 AND 39 INTERSECTS WITH THE EASTERLY
R.O.W. LINE OF THE NO. 4 M.E. RAILROAD.

ALONG THE SOUTH BANK
OF THE EAST PEARL RIVER:

L1	S 57° 31' 28" E	121.98'
L2	S 64° 27' 38" E	126.36'
L3	S 71° 57' 50" E	140.88'
L4	S 69° 20' 13" E	170.74'
L5	S 60° 56' 08" E	199.93'

LEGEND

- FLD.
- SET 1/2" IRON
- END: LOTD MANDAMENT

LEASE
OF FLD
● SET 1/4
■ FLD 2

R. L. R. R. 200' R.O.W.
N 22° 14' 26" E 177

20.4559
ACRES

1 FT.

POND AND
DITCHES ON PROP.
WERE NOT LOCATED.

SURVEY MAP OF: A PARCEL OF LAND

ED IN: SECTION 38. T7S. R15E
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: OSEY SINGLETARY

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE
WITH THE LOUISIANA "MINIMUM
STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A
CLASS C SURVEY.
BEARINGS ARE BASED ON
RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION (OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. 225 205

0325C | 0.17.82

ZONE A B.F.E. SHOWN NOT

NO: 0077037 DATE: 8.1.07 SCALE: 1" = 300' BY: CAD

J.V. BURKES & ASSOC., INC.

2990 Gause Boulevard East, Suite "B" • Slidell LA 70461
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2024-3770-ZC



Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
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PARISH PRESIDENT

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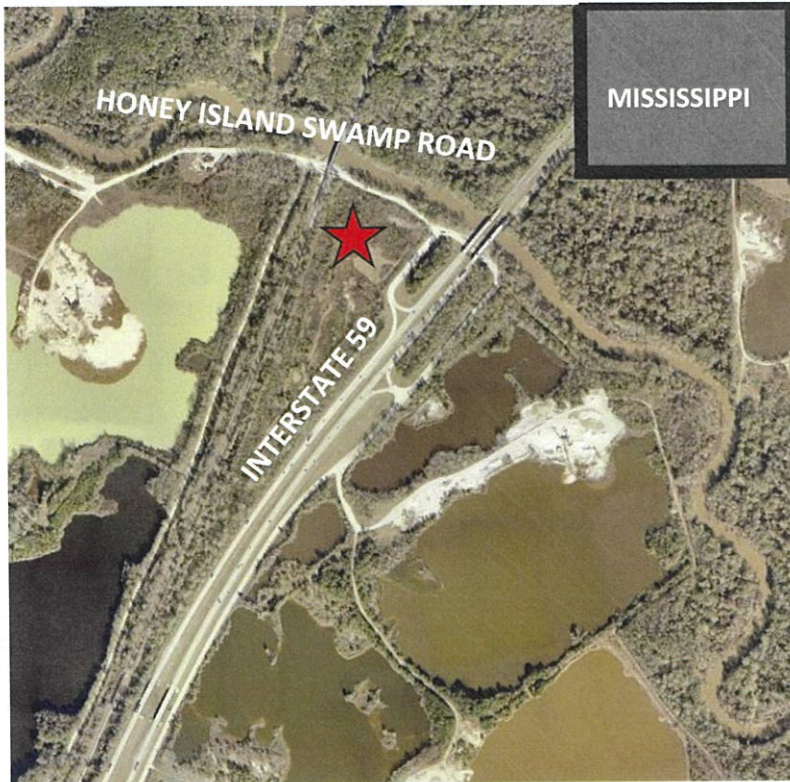
Location: Parcel located on the west side of Interstate 59 and on the south side of Honey Island Swamp Road, Pearl River; S38, T7S, R15E; Ward 6, District 9 **Council District:** 9

Petitioner: St. Tammany Parish Government **Posted:** June 4, 2024

Owner: Amy Fisher Barber and Kelly R. Barber **Commission Hearing:** July 2, 2024

Prior Determination: Postponed from the May 7, 2024 Meeting

Size: 29.4559 acres **Determination:** Approved as amended to HC-2 Highway Commercial District



Current Zoning

N/A

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements

BFE 27' + 1' Freeboard = 28' FFE

FINDINGS

1. The petitioner is requesting to zone the subject property to HC-3 Highway Commercial District. The subject property consists of 29.4559 acres and is located on the west side of Interstate 59 and on the south side of Honey Island Swamp Road, Pearl River.

Zoning History

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

Ordinance / Zoning Case	Prior Classification	Zoning Classification
86-059A	C-2 Commercial	N/A

Site and Structure Provisions

3. The subject property is currently undeveloped and sits between Interstate 59 and Honey Island Swamp Road.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	STATE LINE (Mississippi)
South	Undeveloped	PF-2 Public Facilities District
East (Across I-59)	Undeveloped	I-1 Industrial District and A-1 Suburban District
West (across Norfolk Southern Railroad)	Arcosa Aggregate Plant	I-2 Industrial District

5. The subject site abuts undeveloped land zoned PF-2 Public Facilities District to the south, an aggregate plant zoned I-2 Industrial District to the west, and undeveloped land zoned I-1 Industrial District and A-1 Suburban District to the east across Interstate 59. The subject parcel is on the Parish/State border and abuts Mississippi to the north.
6. The Comprehensive Rezoning effort by St. Tammany Parish in 2009/2010 was done in conjunction with the update to the Unified Development Code and rezoned most areas of the Parish in correlation with the then-newly adopted zoning districts. **Due to error, the subject property was not assigned a zoning classification and, as such, must be zoned.**
7. The most recent zoning assigned to this parcel was the C-2 Commercial District from Land Use 523 as of Zoning Case # 86-09-059A and Police Jury Series No. 86-722.
8. **The C-2 Commercial District encompassed a larger assortment of uses compared to the requested HC-3 Highway Commercial District which are as follows:**

C-2 Commercial Permitted Uses:

Retail and Service Uses: (Nightclubs, bars and lounges; Farmer's Market; Funerary Crematoriums, Cemeteries; Entertainment which typically consists of live or programmed performances; Drive-in Movie Theaters; Bus, Truck or other transportation terminals; Any other retail establishment not specifically permitted herein but which has economic compatibility with established uses on adjoining premises and which meets the intent and purpose of this District;
Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (Minimum standards apply); Commercial Recreation - excluding riverboat gaming and associated facilities; Passengers Transportation Terminals; Autobody Shops (Minimum Standards apply); Mini-Warehouses; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation (Minimum standards for contractor's yards apply);
New construction of uses which have an area of over 50,000 Square Feet.

Public Uses: Museums and Libraries; Governmental Offices; Police and Fire Stations; Public Utility Facilities.

Public Cultural and Recreational Uses: Horse riding and training stables; Kennels

Educational: Elementary, Middle Schools, or High, Public or Private; Institution of Fine Arts; Adult Education Classes; Vocational Schools

Medical: Veterinary Hospitals; Hospitals; Out-Patient Surgical and Treatment Centers
Psychiatric, Mental Health and similar centers; Hospices; Methadone Centers and Clinics not operated wholly within a public or private hospital.

Miscellaneous Uses: Outdoor Advertising (Billboards); Heliports; Light welding shops less than 3,000 square feet; Mobile Homes designed for residential purposes but utilized non-residential Purposes; internally illuminated signs which blink, flash or change intensity of color.

Residential Uses: Single Family Residences with densities greater than two (2) dwelling units per 45,000 square feet; Dwelling units that exceed one story in height located above any first floor designed

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for business uses; Mobile Homes used for residential purposes; Institutional housing; Hotels and Motels of 150 or less rooms; Apartment-Hotels.

9. The existing permitted uses for the HC-3 Highway Commercial Districts are more focused on intense retail uses and are as follows:

HC-3 Highway Commercial District Permitted Uses

Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries

10. If the zoning request is approved, the applicant could apply for building permits to construct any of the above listed uses.

Consistency with New Directions 2040

Residential – Low Intensity: 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
 - b. Goal 5.2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

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