

**EXHIBIT "A"**

**2023-3295-ZC**

**A Certain Parcel of land situated in Section 26, T-8-S, R-14-E Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows.**

**Commence at the Section Corner common to Sections 26, 27, 34, & 35, T-8-S, R-14-E, and measure along Section line North 00°55'16" East a distance of 466.35 feet to the POINT OF BEGINNING.**

**From the POINT OF BEGINNING continue**

**North 00°55'16" East a distance of 578.40 feet to a point;**

**Thence South 89°33'29" East a distance of 63.22 feet to a point;**

**Thence South 00°56'40" West a distance of 213.24 feet to a point;**

**Thence South 89°33'29" East a distance of 630.40 feet to a point;**

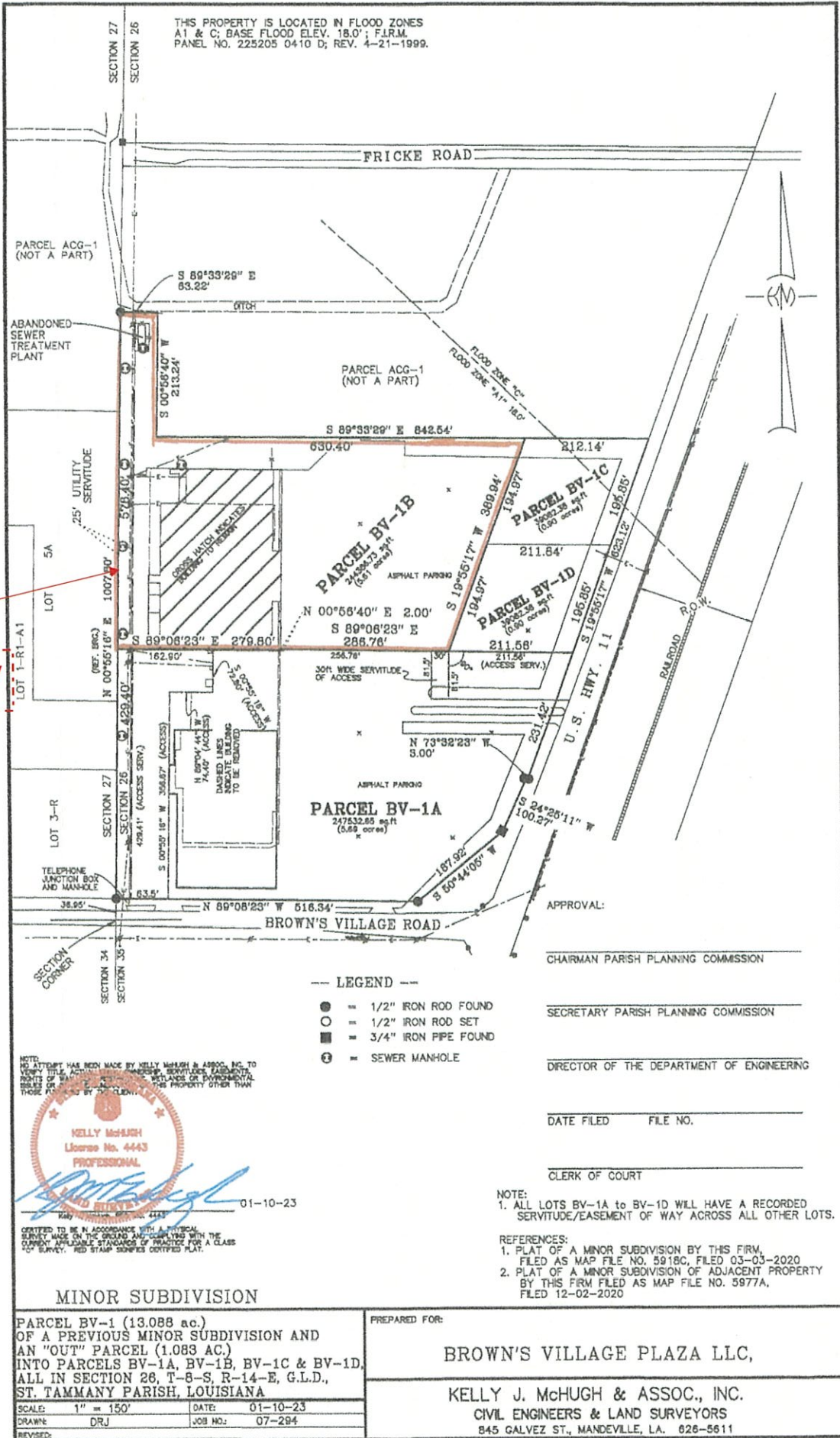
**Thence South 19°55'17" West a distance of 389.94 feet to a point;**

**Thence North 89°06'23" West a distance of 286.76 feet to a point;**

**Thence South 00°56'40" West a distance of 2.00 feet to a point;**

**Thence North 89°06'23" West a distance of 279.80 feet to the POINT OF BEGINNING, and containing 5.61 acre(s) of land, more or less.**

2023-3295-ZC



Subject property

Exhibit A

2023-3295-ZC

A-4

JOHNNY F SMITH

MECHANICAL

I-2

J F SMITH

FRICKE

HC-3

A-3

I-1

I-1

I-1

NORFOLK SOUTHERN RR

HC-1

A-4

BROWNS VILLAGE

QUEENS

RIDGEWOOD

HC-3

ROOKS

HILLCREST

A-4A

I-1

A-8

PINEHILL

11

BROWNSWITCH

HC-2

HC-2

# Memo



**To:** James J. Morrison, Jr  
Morrison Group

**From:** Mike Boudreaux

**CC:** KBL, LLC

**Date:** March 10, 2023

**Re:** St. Tammany Parish / Land Use Review Application / Supplemental Information

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This Presentation is to provide supplemental information for the St. Tammany Parish "Land Use Review Application" for the property located at 61025 HWY 11, Slidell, LA 70460. The information is being provided by BEC BEVERAGE, LLC DBA BEC COPACKERS, 501 J.F. SMITH AVE, SLIDELL, LA 70460.

The specific information as requested on a portion of the application is:

**1. EXISTING USE:**

The property / building space to be occupied by BEC COPACKERS is currently unoccupied and vacant.

**2. PROPOSED USE:**

The proposed use will be for an expansion and use by BEC COPACKERS:

- a. Approximately 49,000 square feet will be used for warehousing of:
  - i. Packaging
    1. PET and Glass bottles
    2. Cardboard trays
    3. PET bottle caps
    4. Storage of spare manufacturing equipment and parts
  - ii. Ingredients
    1. (90% approximate water)
    2. Juice / Blend Concentrates
  - iii. Finished product as defined below
- b. Approximately 9,000 will be used for manufacturing:
  - i. PET bottle filling line
  - ii. Storage tanks to hold 90% water and 10% juice or product concentrate
  - iii. Packaging bottles in cardboard trays
  - iv. Placing trays on pallets
  - v. Finished pallets stored in warehouse and shipped to client's distribution points

501 J.F. Smith Ave. Slidell, LA 70460  
985-326-8385  
[www.beccopackers.com](http://www.beccopackers.com)

**3. SQUARE FT OF PROPOSED USE:**

The entire existing buildings (49,000 and 9,000 square feet) will be used for manufacturing and warehousing. The available acreage (3+/-) will be used for employee parking.

**4. ACREAGE OF SQ.FT. OF SITE:**

3+ acres specific to BEC usage (see survey)

**5. PROPOSED HOURS OF OPERATION:**

- a. The facility will operate Monday – Friday
- b. There may be two shifts
- c. The shift may be 5-day 8 hour shift or 4-day 10 shifts / depending on client needs
- d. First shift may begin at approximately 4:00 A.M. with the second shift based on above's hours

**6. NUMBER OF EMPLOYEES (MAX. SHIFT):**

Initially, there will be approximately 25-30 employees and 4 supervisor per shift. This will expand with an expansion to double this (50+/- employees and 8 supervisors)

**7. SIGN TYPE, SIZE and LOCATION:**

A BEC Sign (designs below) will be placed on the façade of the building with the size as allowed by code. Anticipated size may be 10' X 40'.



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**Administrative Comment**

May 4, 2023

Department of Planning & Development



**ZONING STAFF REPORT**  
2023-3295-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 US Highway 11, north of Brown's Village Road, Slidell; S26, T8S, R14E; Ward 9, District 11      **Council District:** 11

**Owner:** Brown's Village Plaza, LLC – James J. Morrison, Jr.      **Posted:** March 24, 2023

**Applicant:** Brown's Village Plaza, LLC – James J. Morrison, Jr.      **Commission Hearing:** May 2, 2023

**Size:** 5.61 acres      **Determination:** Approved



**Current Zoning**

HC-3 Highway Commercial District

**Requested Zoning**

I-2 Industrial District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone A1

Preliminary Flood Zone AE

**Critical Drainage:** Yes

*Findings*

1. The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to I-2 Industrial District. The site is located on the west side of US Highway 11, north of Brown's Village Road, Slidell.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	C-2 Commercial
09-2020	C-2 Commercial	HC-3 Highway Commercial District

*Compatibility or Suitability with Adjacent Area*

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-3 Highway Commercial District I-1 Industrial District
South	Commercial	HC-3 Highway Commercial District
East (Across Hwy 11)	Residential	A-4 Single-Family Residential District
West	Industrial	I-1 Industrial District

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**May 4, 2023**

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3. The subject property is currently 12.63 acres that encompassed a large retail center which now sits vacant on-site, presently zoned HC-3 Highway Commercial District. The site is flanked by undeveloped commercial and industrial property to the north (which includes the JF Smith Business Park), commercial property to the south which is part of the existing 12.63 acres, industrial uses to the west, and single-family residential across Hwy 11 to the east.
  
4. The applicant is requesting to rezone 5.61 acres of the existing 12.63 acres to allow for industrial uses on the site that will be divided through a future minor subdivision. If rezoning request to the I-2 Industrial District is approved, the applicant will be allowed to have any of the below uses on the property:
  
5. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
HC-3 Highway Commercial District (Existing)	The maximum building size in the HC-3 District shall be 250,000 sq. ft.  The maximum lot coverage shall not exceed 50% of the total area of the lot.	All uses permitted in 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.	To provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.
I-2 Industrial District (Proposed)	Maximum building size shall be 200,000 sq. ft.  The maximum lot coverage shall not exceed 50% of the total area of the lot.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; 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.	To provide for the location of industrial uses 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.

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6. Per a memo provided by the applicant, the proposed use of the site will be to occupy the existing building that will be repurposed into a manufacturing / packaging facility for a beverage company. The overall plan for the site is provided with more specifics as follows:
  - 49,000 sq. ft for warehousing that includes the storage of bottles, cardboard trays, PET bottle caps, manufacturing equipment, water and juice / blend concentrates as well as the finished product.
  - 9,000 sq. ft. for manufacturing that includes a filling line, storage tanks that hold the beverage ingredients, packaging bottles, pallets for transport & storage of final product.
  
7. If approved to the I-2 Industrial District zoning, the site will need to come back into compliance with current Parish standards that include an updated landscaping and drainage plan as well as an inspection of the current structure via a Plan Review from the State Fire Marshal.

*Consistency with New Directions 2040*

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
  - ii. 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.
  - iii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



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