

EXHIBIT "A"

2025-4474-ZC

A certain parcel of land, lying and situated in Section 39, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 5, 8 & 39 Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 71 Degrees 03 Minutes 34 Seconds East a distance of 1376.36 feet to a point; Thence run North 71 Degrees 03 Minutes 34 Seconds East a distance of 298.04 feet to a point; Thence run South 18 Degrees 51 Minutes 01 Seconds East a distance of 584.56 feet to a point and the Point of Beginning.

From the Point of Beginning run South 18 Degrees 51 Minutes 01 Seconds East a distance of 16.90 feet to a point; Thence run South 17 Degrees 50 Minutes 49 Seconds East a distance of 65.81 feet to a point; Thence run South 71 Degrees 02 Minutes 08 Seconds West a distance of 262.58 feet to point; Thence run North 18 Degrees 38 Minutes 01 Seconds West a distance of 82.70 feet to a point; Thence run North 71 Degrees 02 Minutes 08 Seconds East a distance of 263.42 feet and back to the Point of Beginning.

Said parcel contains 0.50 acres of land more or less, lying and situated in Section 39, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

2025-4474-ZC



February 5, 2026

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4474-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 north side of EBB Guillot Road, east of Pichon Road, Pearl River; S39, T7S, R14E; Ward 6 District 9

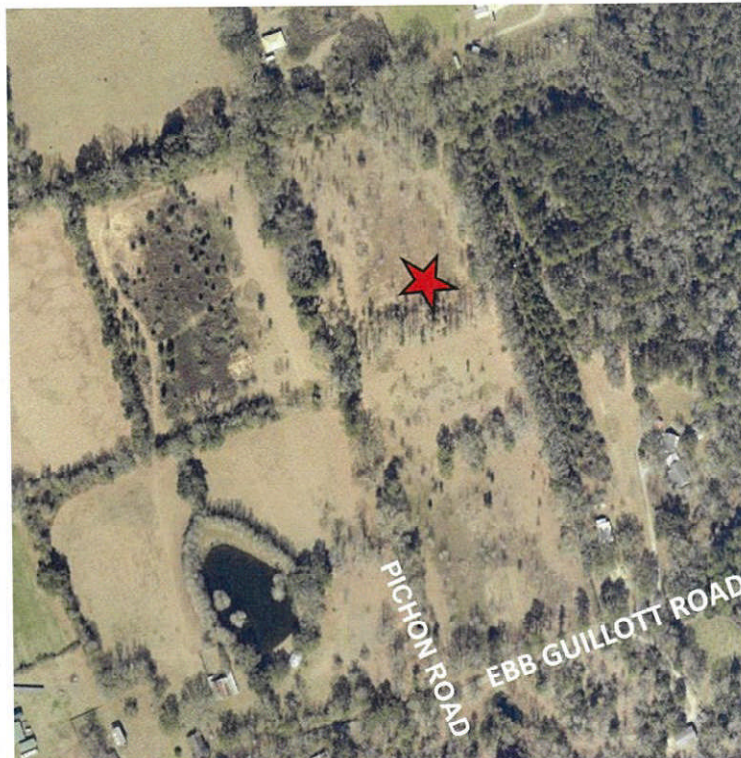
**Petitioner:** Madeline Palliser and Zachery Maes

**Commission Hearing:** January 6, 2026

**Owner:** Madeline Palliser and Zachery Maes

**Determination:** Approved

**Size:** .50 acres



**Current Zoning:**

L-1 (Large Lot Residential District),  
MHO (Manufactured Housing Overlay) &  
RO (Rural Overlay)

**Requested Zoning:**

L-2 (Large Lot Residential District),  
MHO (Manufactured Housing Overlay) &  
RO (Rural Overlay)

**Future Land Use:**

Rural/Agricultural

**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 .50 acres from L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The parcel is located on the north side of EBB Guillot Road, east of Pichon Road, Pearl River.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2033	Unknown	L-1

*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	Undeveloped	L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
South	Residential	L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
East	Residential	L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

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West	Residential	L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
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3. As shown in Table 2, the subject parcel borders developed and undeveloped residential properties zoned L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).
4. The existing L-1 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-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
  - a. The L-1 Large Lot Residential District requires parcel sizes of one acre or greater with a minimum parcel width of 150 feet.
5. The purpose of 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.
  - a. The L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet
6. If approved, the applicant may apply for a minor subdivision.

*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 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. Goal 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.
- ii. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

*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 conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.

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- 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.

