

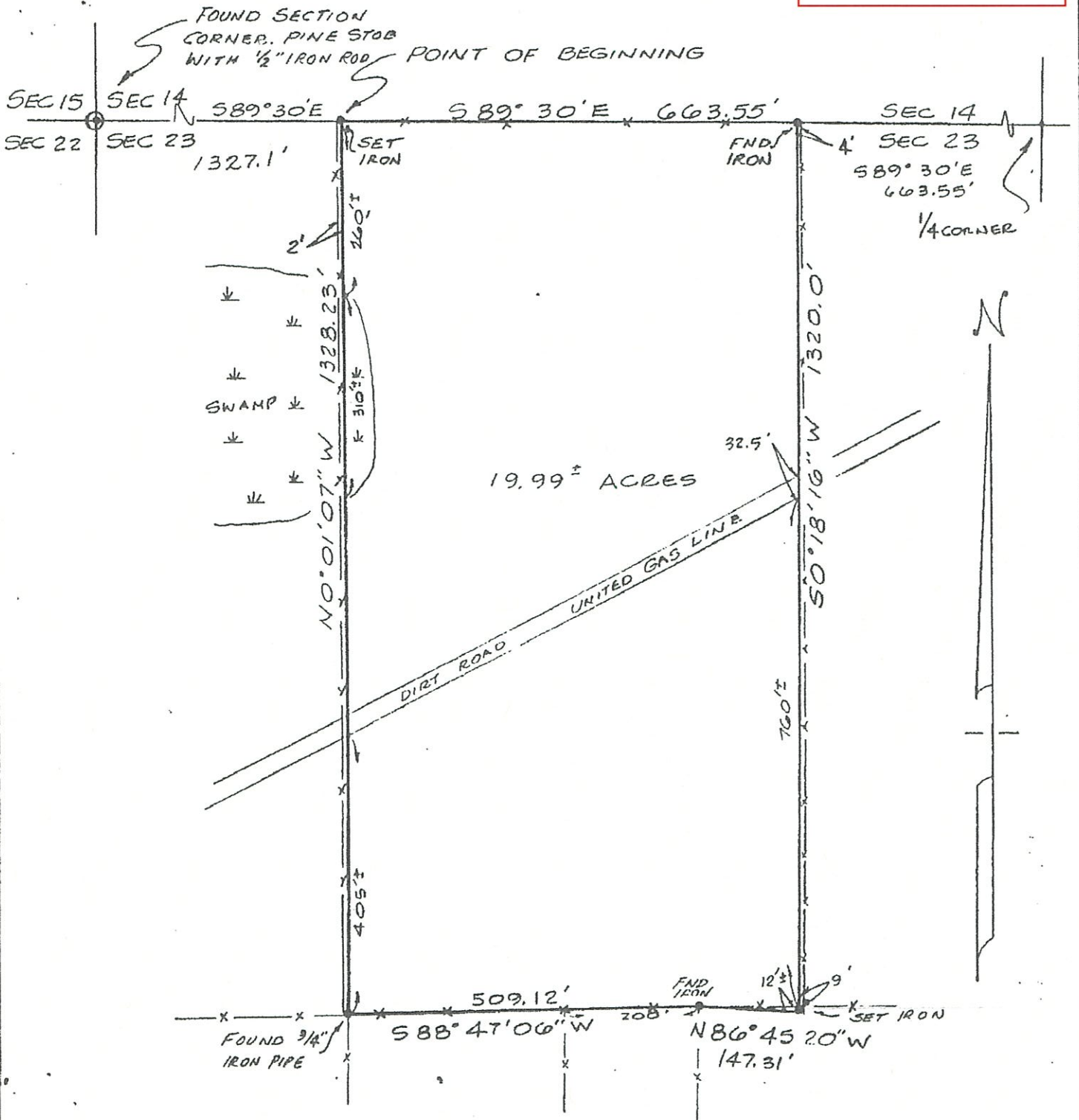
## EXHIBIT A

### 2023-3670-ZC

All that certain lot or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in Section 23, Township 8 South, Range 14 East, St. Tammany Parish Louisiana, and being more fully described as follows:

Land consists of 1.25 acres located within the East Half of the Northeast Quarter of the Northwest Quarter of Section 23, Township 8 South, Range 14 East, St. Tammany Parish. P.O.B. is S 89° 30' E 1990.65' from the section corner common to sections 14, 15, 22 and 23, Township 8 South, Range 14 East. Property boundary extends south from P.O.B. 181', then east 217' then northeast 204', then west 298'. Northern boundary is the 298' of frontage on Dr T.J. Smith Sr. Expressway.

2023-3670-ZC



PLAT OF SURVEY OF  
 A PARCEL OF LAND IN  
 SEC. 23-T85-R14E  
 ST. TAMMANY PARISH, LA.  
 FOR: LORRE L. LOWE



2023-3670-ZC

N 00° 18' 16" E 1332.87

Davidson Fuels & Oil, LLC  
Area of Operations being  
requested for rezoning:

P.O.B. 15 S 89° 30' E  
1990.65' FROM THE  
SEC. COR. COMMON  
TO SEC'S 14, 15, 22,  
23, T 85, R 14 E

20.29 ACRES

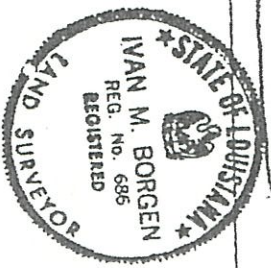
- PIT

S 00° 27' 04" W 1337.57'

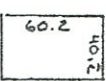
SURVEY PLAT  
IN

SECTION 23, T 85, R 14 E  
ST. TAMMANY PARISH, LA.

FOR  
LEON LOWE & SONS



METAL BLDG  
ON SLAB



1.25 acres

204'

663.55

S 89° 30' E 298'

Public Road

THIS SURVEY IS CERTIFIED  
AS TRUE AND CORRECT BY

IVAN M. BORGES  
NO. 686

BORGES ENGINEERING  
550 BROWNSWITCH ROAD SUITE 100



A-4A

HIGHWAY DEPARTMENT

I-4

DR TJ SMITH SR



DEROGERS

A-4

WILLIE MEARIS

LEWIS



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2023-3670-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 south side of Dr. TJ Smith Expressway, Pearl River; S23, T8S, R14E; Ward 8, District 9      **Council District:** 9

**Owner:** Lorre Lowe

Posted: January 12, 2024

**Applicant:** Harrison Eldred

**Commission Hearing:** February 6, 2024

**Size:** 1.25 acres

**Determination:** Approved

**Current Zoning**

I-4 Heavy Industrial District  
MHO Manufactured Housing Overlay

**Requested Zoning**

I-3 Heavy Industrial District  
MHO Manufactured Housing Overlay

**Future Land Use**

Manufacturing and Logistics

**Flood Zone**

Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:**

No

**BFE**

FFE is 12" above crown of street



*Findings*

- 1. The petitioner is requesting to change the zoning classification from I-4 Heavy Industrial District to I-3 Heavy Industrial District. The site is located on the south side of Dr. TJ Smith Expressway, Pearl River.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
99-038	Unknown	M-1 Manufacturing
09-2116	LC Light Commercial	HC-2 Highway Commercial District

*Site and Structure Provisions*

- 1. The subject property is currently developed with an outdoor storage yard.



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Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Highway Department Road)	Undeveloped	I-4 Heavy Industrial District
South	Undeveloped	I-4 Heavy Industrial District
East	Industrial	I-4 Heavy Industrial District
West	Undeveloped	I-4 Heavy Industrial District

3. The subject property is currently flanked by I-4 Industrial District on all sides.
4. The purpose of the existing I-4 Industrial District is 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. The only allowable permitted use in the I-4 Heavy Industrial District is an outdoor salvage yard. The remaining fall under the requirements of a Conditional Use which include the following uses: sanitary landfills for the disposal of solid waste, atomic generating plants, chemical processing plants, shipbuilding and repair, asphalt batching plant (except those temporarily erected for a specific construction project), and concrete batching plant (except those temporarily erected for a specific construction project).
5. The applicant's request is to downzone from the I-4 Heavy Industrial District to the I-3 Heavy Industrial District as the former does not include the allowable uses of the I-3 District.
6. The applicant's request, if approved, will rezone the property to the correct zoning classification for the existing bulk storage of petroleum and gasses use.

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.

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

- i. 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.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

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