

EXHIBIT "A"

2024-3696-ZC

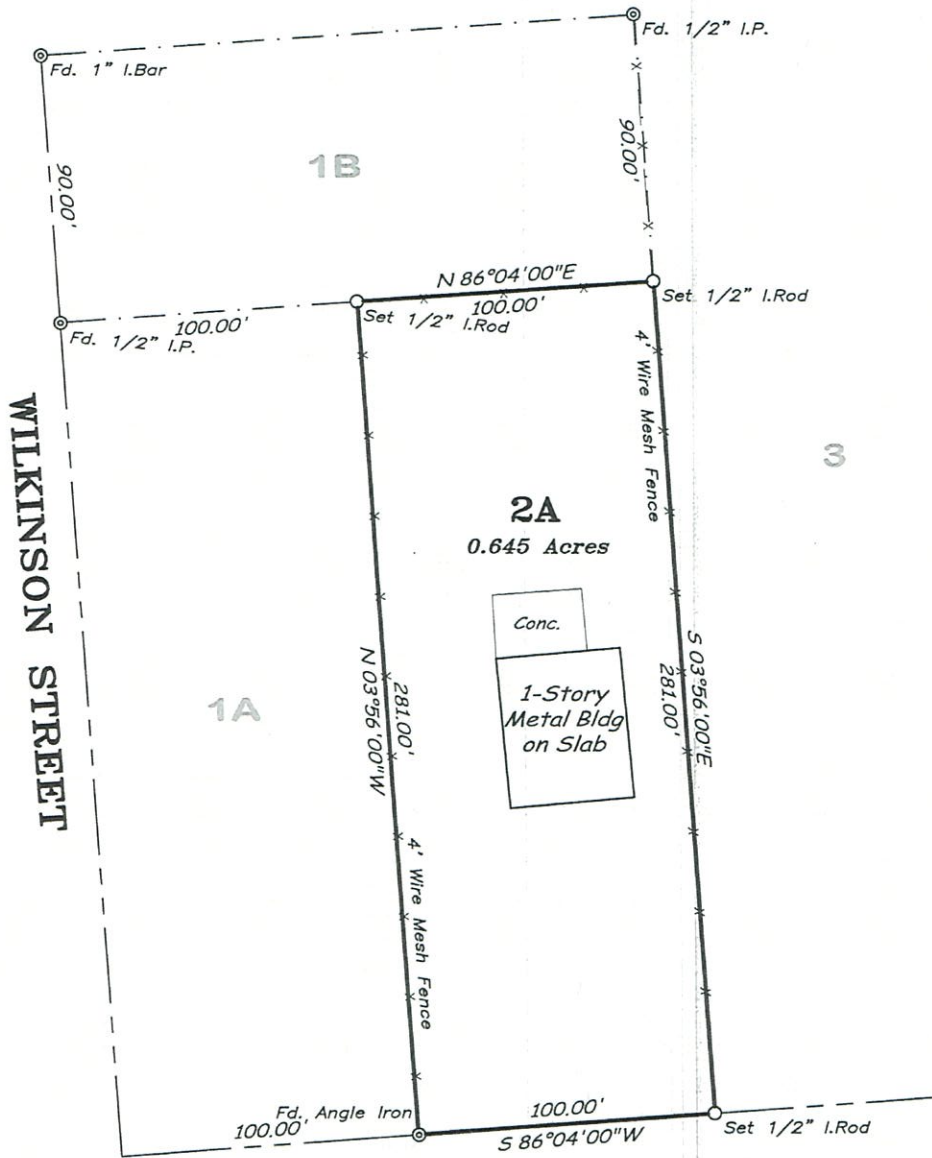
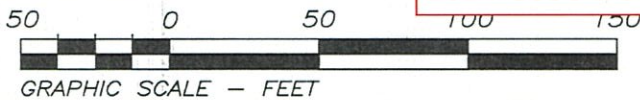
THAT CERTAIN PORTION OF GROUND, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, Section 42, Township 6 South, Range 11 East, and being more particularly described as follows, to-wit:

LOT 2A, BLOCK 7, GARLAND ADDITION, being a re subdivision of former Lots 1 and 2, Block 7, Garland Addition, also known as Garlandville. Said lot being more particularly described as follows, to-wit:: having a POINT OF BEGINNING 100.0 feet from the corner of Wilkinson Street and Louisiana Highway Number 36; measuring thence 100,0 feet front on Louisiana Highway Number 36, same width in rear, by a depth on each sideline of 281.0 feet, all between equal and parallel lines. Said re subdivision being filed for record in act dated March 23,1992, in Map File Number 1073B of the official records of the Parish of St. Tammany, Louisiana. All as more fully shown on the plat of Re subdivision of Land Surveying, Inc., dated March 23,1992, Jeron R. Fitzmorris, Registered Land Surveyor.

The improvements thereon bear the municipal number: 20017 Highway 36, Covington, Louisiana 70433

REFERENCE:

- 1. RESUBDIVISION MAP OF LOTS 1 AND 2 INTO LOTS 1A, 1B AND 2A, BLOCK 7, GARLAND ADDITION LOCATED IN SECTION 42, T6S-R11E....., BY JERON R. FITZMORRIS, R.L.S., DATED 3/23/1992.



**LA. HWY. 36**  
(60' R/W)

**MAP SHOWING SURVEY**  
OF  
**Lot 2A**  
**Block 7, Garland Addition**

LOCATED IN SECTION 42, T 6 S-R 11 E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

<b>OWNER(S)/BUYER(S)</b>	<b>OPTIMIZE EGS</b>
BASE BEARING: <i>GPS-C4GNET-RTN(LA SPCS SOUTH ZONE-NAD 83)</i>	
FLOOD ZONE: <i>N/A</i> BASE FLOOD ELEVATION: <i>N/A</i>	
F.E.M.A. F.I.R.M. PANEL NO. <i>N/A</i> DATED: <i>N/A</i>	

DRAWN BY:	CTM
CREW CHIEF:	DEC
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF **OPTIMIZE EGS**. THE PURPOSE AND INTENTION OF THIS SURVEY IS TO DETERMINE WHETHER ENCROACHMENTS EXIST ACROSS PROPERTY LINES AND IS FOR MORTGAGE PURPOSES ONLY. THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT THE SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY. ALSO, A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.



*Lester A. McLin, Jr.*  
LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
REG. # 4470



DATE: 1/15/24

W.O. # 2240019

X:\LAND SURVEYS\2024\22-0019\_OP\OPTIMIZE EGS (LOT 2-A, BLK 7, GARLAND ADDITION)\DWG\2240019.DWG JAN-17-2024 CHUCK





CHANDLER

A-2

GARLAND

A-2

NC-4

HC-2

WILKINSON

36

3RD

BULLARD

FORMOSA

I-1

A-4A

A-5

4TH

PF-1

1ST

A-4

2ND

A-3

BOGUE FALAYA



Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3696-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 LA Highway 36, east of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2      **Council District:** 2

**Owner:** Optimize Solutions, LLC – Craig Page      **Posted:** February 20, 2024

**Petitioner:** Craig Paige      **Commission Hearing:** March 5, 2024

**Size:** .64 acres      **Determination:** Approved



**Current Zoning**  
NC-4 (Neighborhood Institutional District)  
**Requested Zoning**  
HC-2 (Highway Commercial District)  
**Future Land Use**  
Commercial  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**Elevation Requirements:**  
Proposed BFE 27' + 1' Freeboard = 28' FFE

**FINDINGS**

- 1. The applicant is requesting to rezone the .64-acre parcel from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The property is located on the north side of LA Highway 36, east of Bullard Street, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	NC-4 Neighborhood Institutional District

*Site and Structure Provisions*

- 3. Per the petitioner's application the subject property is currently developed with a warehouse.

*Compatibility or Suitability with Adjacent Area*

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
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North	Residential	A-2 Suburban District
South (Across Highway 36)	Industrial	I-1 Industrial District
East	Commercial	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District

- The subject property abuts properties zoned NC-4 Neighborhood Institutional District to the east and west, the former being utilized as what appears to be a legal non-conforming mini-storage facility and the latter as a single-family dwelling. To the north sits residential property within the Garland's Covington and Claiborne Addition Subdivision. To the south sits a former DOTD facility zoned I-1 Industrial District.
- The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. Permitted uses include the following: All uses permitted in the NC-3 district and; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child daycare centers; Nursery schools. The maximum building size within the NC-4 Neighborhood Institutional District is 12,500sqft.
- The purpose of the proposed HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses under the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.
- The minimum lot size of the HC-2 Highway Commercial District is 20,000 sqft which the applicant currently meets. Per the petitioner's application, the request is in order to establish an office/warehouse on the existing property. Under the HC-1 zoning, an office warehouse is able to be utilized but cannot exceed 3,000 sqft. If more than one use occupies the building, however, the entire building shall not exceed 9,000 sqft gross floor area.

Additional Development Information

- The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
  - No structures within 20' of top-of-bank (each side)

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



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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.

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. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses

