

EXHIBIT "A"

**2024-3691-ZC**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, 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 14, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commencing at the Southeast corner of the Southwest Quarter of Section 14, Township 8 South, Range 14 East, go thence North 89 degrees 30 minutes West, a distance of 500.0 feet to a point; thence go North 00 degrees 30 minutes East, a distance of 1,050.00 feet to the Point of Beginning.

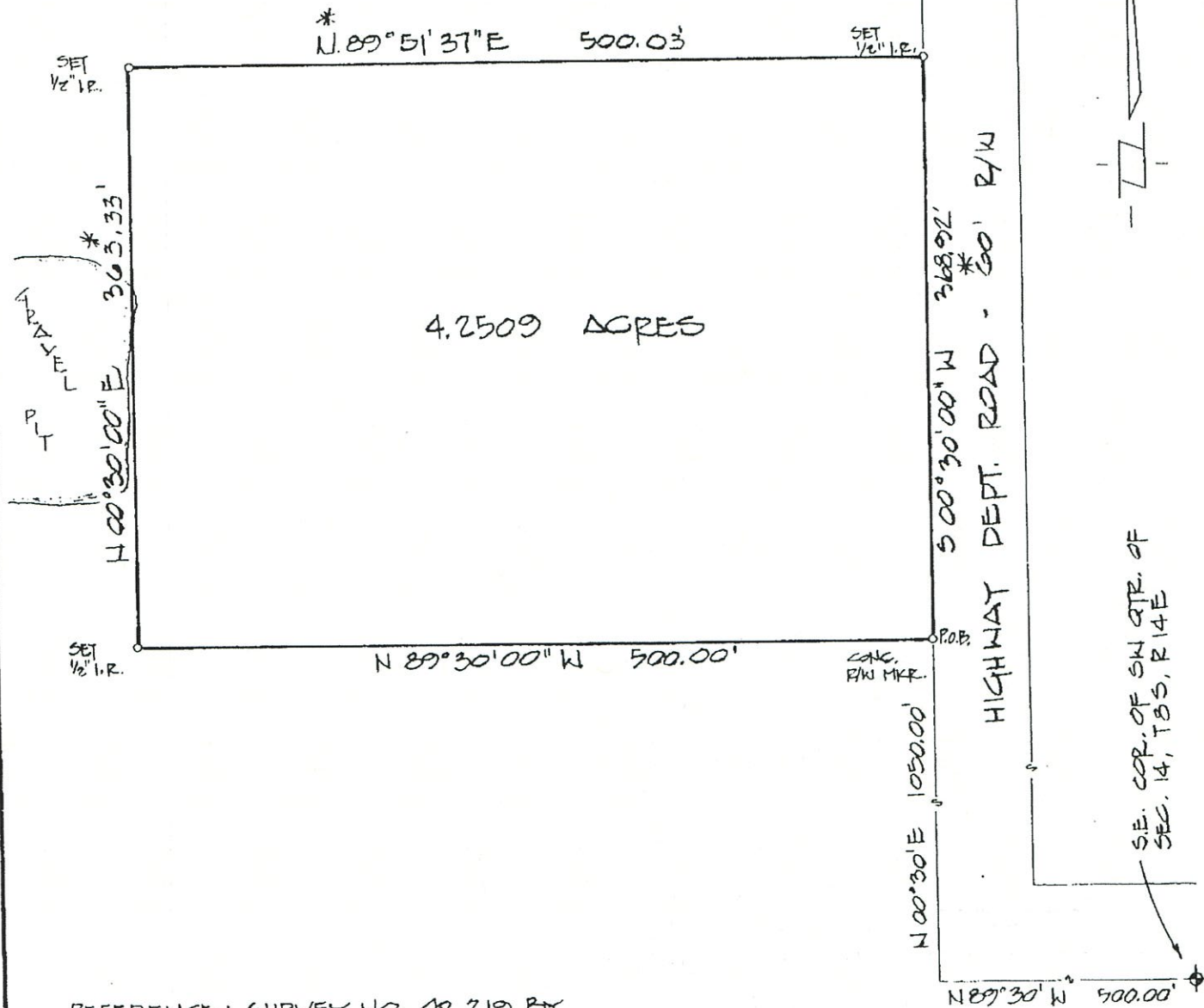
From the Point of Beginning, go thence North 89 degrees 30 minutes West, a distance of 500.00 feet to a point; thence go North 00 degrees 30 minutes East, a distance of 368.76 feet to a point; thence go South 89 degrees 51 minutes 37 seconds East, a distance of 500.01 feet to a point along the right-of-way of Highway Department Road; thence go South 00 degrees 30 minutes West along the right-of-way of Highway Department Road, a distance of 371.91 feet to the point of beginning.

Containing in all 4.2509 acres of land, more or less.

All in accordance with a survey by J. V. Burkes & Assoc., Inc. dated June 5, 1996, being Survey Number 961116, a copy of which is annexed hereto.

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.



REFERENCE: SURVEY NO. 42,219 BY I.M. BORGHEM DATED 2-8-85, REV. 6-16-85  
SURVEY NO. 260213 BY J.V. BURKES DATED 1-31-96

F.I.R.M. 225205 0410 C  
10-17-89  
ZONE C B.F.E. N/A

ADDRESS:

SURVEY NO. 961116	J.V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075	DRAWN BY: M.D.
DATE: JUNE 5, 1996		SCALE: 1" = 100'

REVISED: Nov. 6 1996 \* PERIMETER CALLS

SURVEY MAP OF: 4.2509 ACRES OF LAND  
LOCATED IN: SEC. 14, T8S, R14E,  
ST. TAMMANY PARISH LOUISIANA



CERTIFIED TO: MIKE KROMER

Mike Kramer  
Darryl Kramer

SURVEYED BY:  
J.V. Burkes III  
L.A. REG. NO 840



A-4A

LONE OAK

CHERRYWOOD

A-4

I-2

I-4

DR TJ SMITH SR

HIGHWAY DEPARTMENT

A-4

DEROGERS

I-4

SHORT

WILLIE MEARIS

I-4





Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3691-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 Highway Department Road, being 38123 Highway Department Road, Pearl River; S14, T8S, R14E; Ward 9, District 9

**Council District:** 9

**Owner:** Michael L. and Mary R. Cramer

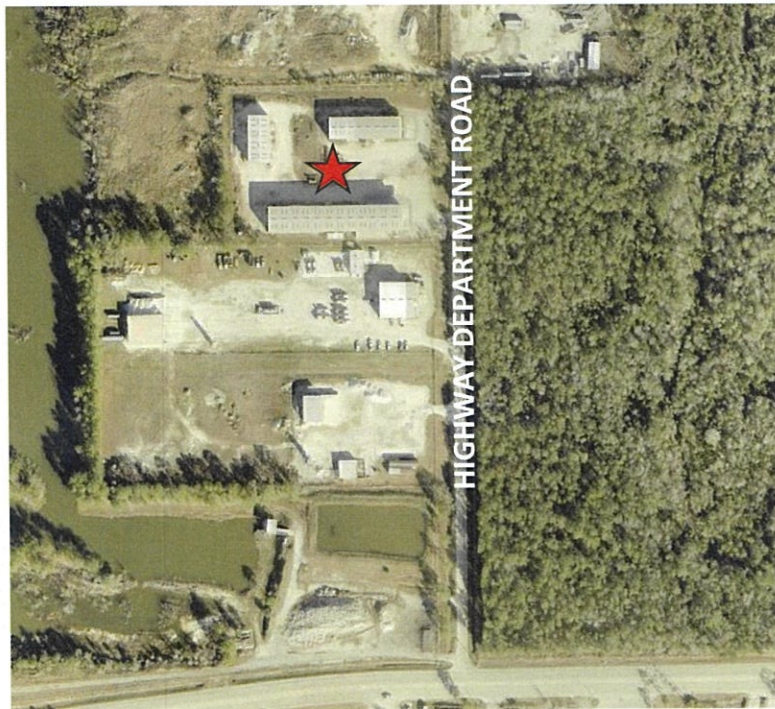
**Posted:** February 16, 2024

**Petitioner:** Jones-Fussell, L.L.P. - Jeffrey D. Schoen

**Commission Hearing:** March 5, 2024

**Size:** 4.2509 acres

**Determination:** Approved



**Current Zoning**

I-4 (Heavy Industrial District)

**Requested Zoning**

PF-1 (Public Facilities District)

**Future Land Use**

Manufacturing and Logistics

**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 the 4.2509-acre parcel from I-4 Heavy Industrial District to PF-1 Public Facilities District. The property is located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
96-053	Unknown	M-2 Industrial
09-2020	M-2 Industrial	I-4 Heavy Industrial District

*Site and Structure Provisions*

3. The subject property is currently developed with three warehouses.



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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

- The subject property abuts I-4 Heavy Industrial District on all sides.
- The purpose of the existing I-4 Heavy 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. All uses within the I-4 Heavy Industrial District are subject to Conditional Use approval by the St. Tammany Parish Council. These uses are: 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; Concrete batching plants, except those temporarily erected for a specific construction project.
- The purpose of the proposed PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. Allowed uses under this designation include: Post Offices; Funerary parlor, cemeteries; Passenger transportation terminals; Churches, temples and synagogues greater than 10,000 sqft; Government offices; Government maintenance facilities; Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
- Per the petitioner’s application, the request, if approved, is to utilize the existing warehouse facilities for the St. Tammany Parish School Board fleet system to store / repair school buses and serve as a transportation center.

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:

- Strategy 1.3.1: Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.



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