

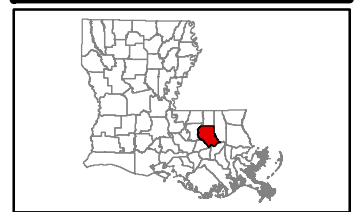
Exhibit C. Hornsby Industrial Park Land Use Map & Documents



Hornsby Industrial Park Current Land Use Map

Hornsby Industrial Park
Livingston Parish, LA

BRAC

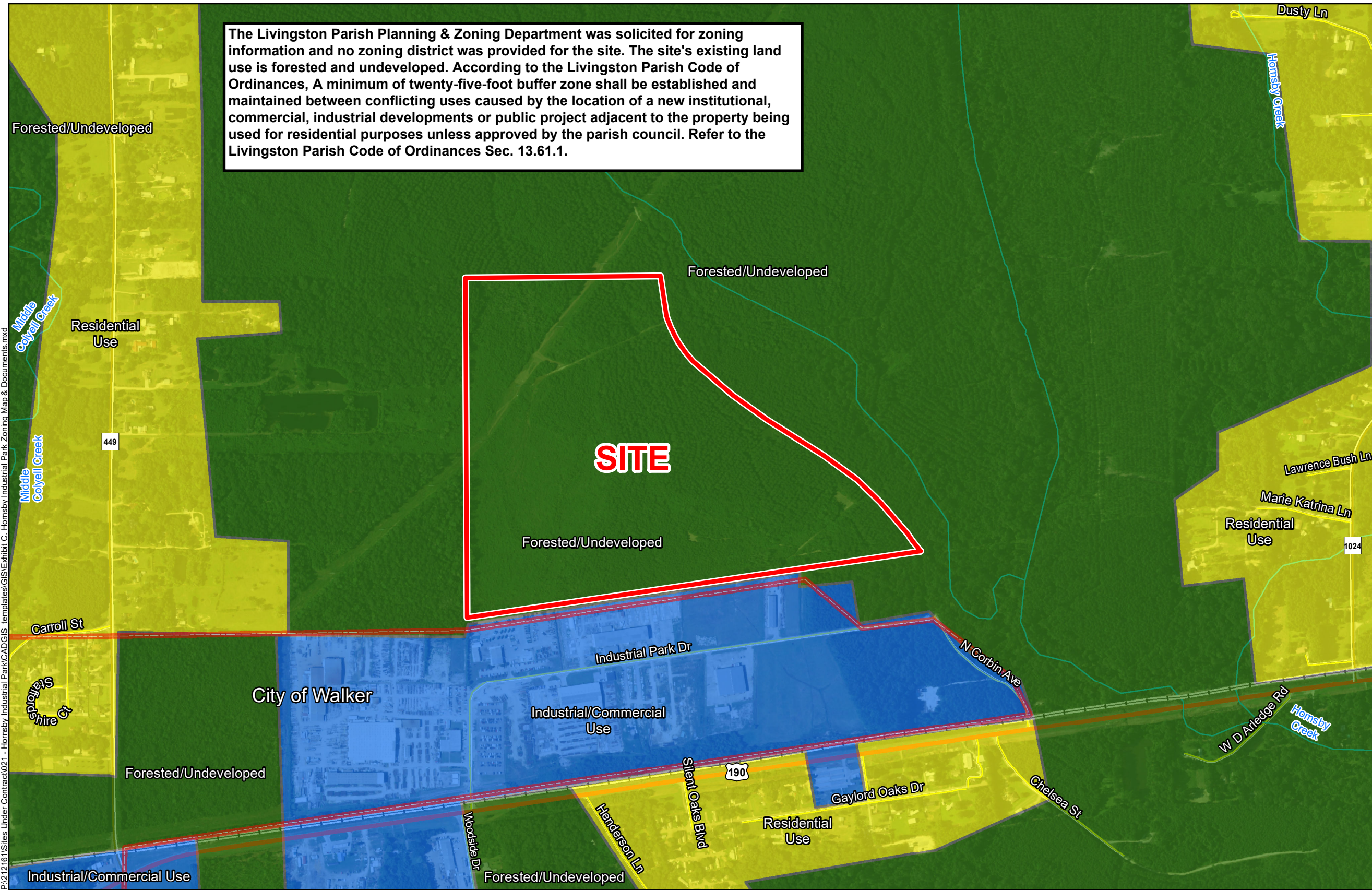


Livingston Parish

LEGEND

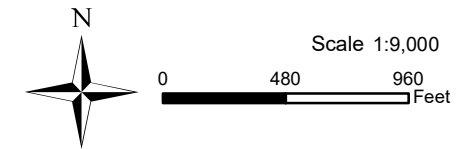
- Site Boundary
- Current Land Use**
- Industrial/Commercial Use
- Residential Use
- Forested/Undeveloped
- Existing Roadway**
- US Highway
- Rural State Highway
- Local Roads
- Railroad
- City Limits
- Stream
- Parish Boundary

The Livingston Parish Planning & Zoning Department was solicited for zoning information and no zoning district was provided for the site. The site's existing land use is forested and undeveloped. According to the Livingston Parish Code of Ordinances, A minimum of twenty-five-foot buffer zone shall be established and maintained between conflicting uses caused by the location of a new institutional, commercial, industrial developments or public project adjacent to the property being used for residential purposes unless approved by the parish council. Refer to the Livingston Parish Code of Ordinances Sec. 13.61.1.



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- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 3. Zoning data derived from Livingston Parish Zoning Map found at <http://www.livingstonparishla.gov/departments/planning-development/>.



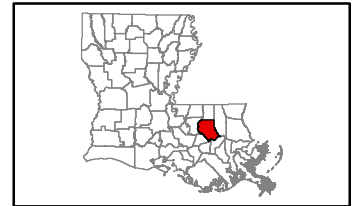
Date:	4/23/2018
Project Number:	212161
Drawn By:	EEB
Checked By:	TMK



Hornsby Industrial Park Anticipated Land Use Map

Hornsby Industrial Park
Livingston Parish, LA

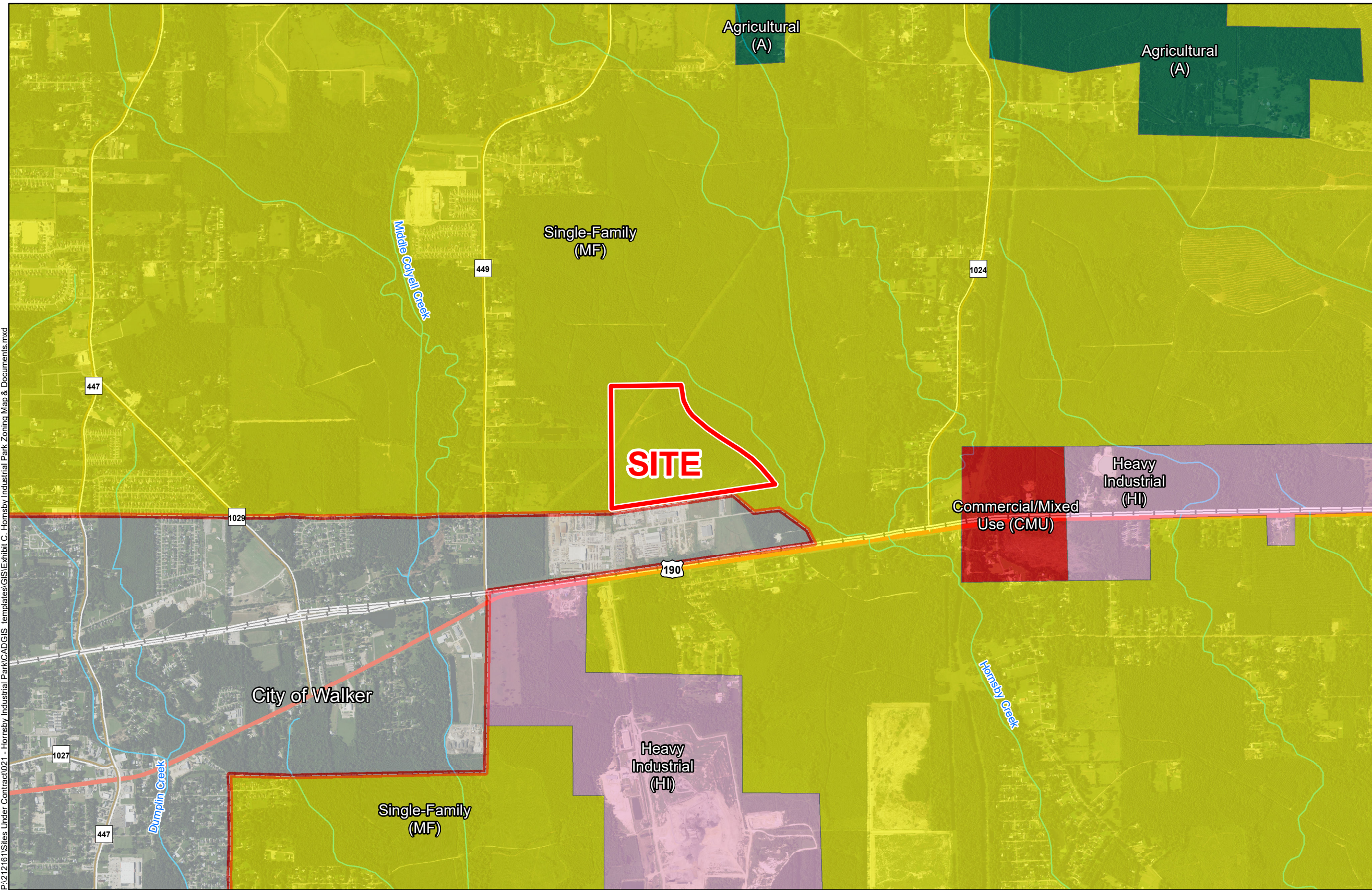
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Livingston Parish

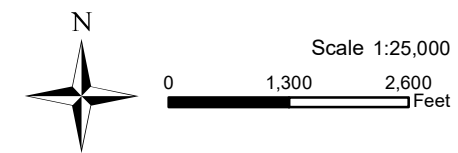
LEGEND

- Site Boundary
- Livingston Parish Anticipated Land Use**
- Heavy Industrial (HI)
- Commercial/Mixed Use (CMU)
- Single-Family (MF)
- Agricultural (A)
- Existing Roadway**
- US Highway
- Rural State Highway
- Railroad
- City Limits
- Stream
- Parish Boundary



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 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 3. Zoning data derived from Livingston Parish Zoning Map found at <http://www.livingstonparishla.gov/departments/planning-development/>.



Date:	2/12/2018
Project Number:	212161
Drawn By:	EEB
Checked By:	TMK

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Hornsby Industrial Park Land Use Map & Documents

DIVISION 3. - COMMERCIAL DEVELOPMENTS

Sec. 13-67. - Generally.

All developers of institutional, hotel, motel, R.V., rental property (residential and business), religious, commercial and industrial developments (schools, hospitals, manufacturing plants, shopping centers, etc.), are required to prepare a preliminary site plan, drainage impact study, construction plans, (when applicable), and a site plan detailed for construction (asphalt or concrete pavement section, grading, drainage, sewerage facilities, utilities, etc.) of proposed improvements to submit to the planning department for consideration. A waiver of the drainage impact study and/or traffic impact study may be considered upon request. Upon receipt of the preliminary site plan, and traffic study, the development will be placed on the planning commission agenda for a public hearing. After the planning commission has held a public hearing they will make a recommendation to the parish council and forward the development to the parish council for approval. Upon parish council approval, the drainage impact study shall be submitted and approved by the review engineer. Once the drainage impact study is approved, the construction plans (if applicable) may be submitted to the review engineer and the planning department for review and approval. When the drainage impact study and construction plans and/or a final site plan are approved, the site construction may begin. Certificate of occupancy may not be given unless an on-site inspection of the site has been made by representatives of the parish and approved by the planning department. Approval to construct the project shall expire after twelve (12) months unless extended by the parish council.

R.V. parks shall have a minimum of twenty-foot by forty-foot lot sizes. Permanent residence shall not be allowed in R.V. parks.

Prior to the filing of an application for consideration by the parish, a representative(s) for the developer is required to have an informal discussion with the planning director, parish review engineer and parish staff and officials deemed appropriate in an effort to resolve technical matters regarding the proposed development prior to consideration by the planning commission.

Any change in usage of commercial property shall be submitted to show proposed usage to the review engineer and planning director for approval. Parish council, parish president, planning director may enforce eight-foot high solid fence.

Additions or modifications to existing commercial developments may qualify for an exemption from the requirement for preparing a drainage impact study under section 13-57, may also have the required traffic impact study waived administratively upon recommendation of the parish review engineer administratively upon recommendation of the parish review engineer.

(Ord. No. 01-16, 9-13-01; Ord. No. 02-02, §§ 6, 10, 2-14-02; Ord. No. 04-16, § 8, 6-10-04; Ord. No. 05-19, § 3, 6-23-05; Ord. No. 06-05, § 8, 3-23-06; Ord. No. 08-29, 6-12-08; Ord. No. 10-03, 2-22-10)

Sec. 13-67.1. - Commercial development buffer zones.

- (a) A minimum of twenty-five-foot buffer zone shall be established and maintained between conflicting uses caused by the location of a new institutional, commercial, industrial developments or public project adjacent to the property being used for residential purposes unless approved by the parish council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.
- (b) The buffer zone shall be established and maintained by the owner of the property on which the new institutional, commercial, industrial developments or public project is established.
- (c) The buffer zone shall also have an eight-foot high solid fence between the residential and institutional, commercial and industrial developments or public project. This fence shall be located within one (1) foot of the property line unless approved by the planning director.
- (d) The twenty-five-foot buffer zone and eight-foot fence requirements shall be waived if all adjacent landowners to the required buffer zone submit a notarized letter of no objection.

(Ord. No. 01-16, 9-13-01; Ord. No. 02-02, § 9, 2-14-02; Ord. No. 06-05, § 9, 3-23-06; Ord. No. 09-33, 1-14-10)

Sec. 13-67.2. - Commercial development notifications.

At least ten (10) days prior to the planning commission meeting at which approval is being sought, the developer shall erect a four-foot by eight-foot black and white sign with a minimum of four-inch high letters located with no obstructions within twenty-five (25) feet of each public right-of-way on which the tract of the proposed development fronts. The bottom of the sign shall be at least four (4) feet from the ground. Twenty-five (25) percent of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous. The sign shall be erected at least ten (10) days prior to the planning commission meeting at which the development is to be considered. The sign shall be titled "A Commercial Development Is Proposed For This Site" and shall contain the following information:

- (1) Name, address and phone number of developer.
- (2) Name of development or complex.
- (3) Number of proposed commercial units.
- (4) Number of acres in the development.

(Ord. No. 01-16, 9-13-01)

Sec. 13-67.3. - Commercial development submittals.

The following plans and impact studies must be received by the Livingston Parish Planning Department and the review engineer's office by the eighteenth day of the month for plans prior to the planning commission meeting in order for the development to be placed on the planning commission agenda for consideration.

- (1) Preliminary site plan.
- (2) Traffic impact study - (May be waived by planning director and review engineer).
- (3) School impact study - In lieu of school impact studies, O/D/S shall submit one (1) page description and preliminary plat/site plan to the Livingston Parish School Board.

Proposed construction located in a parish fire district must submit a copy of the preliminary site plan and construction plans showing detailed drawings for the proposed commercial development at the same time as other required submittals.

(Ord. No. 01-16, 9-13-01; Ord. No. 02-02, § 12, 2-14-02; Ord. No. 04-16, § 10, 6-10-04; Ord. No. 05-19, § 4, 6-23-05; Ord. No. 06-31, arts. 5, 6, 8-24-06; Ord. No. 08-29, 6-12-08; Ord. No. 10-03, 2-22-10)

Sec. 13-67.4. - Commercial development exemptions

Any new commercial developments that are relatively small in size (approximately one (1) acre or less) may have the above requirements (sections 13-67 to 13-67.3) reviewed administratively at the discretion of the review engineer and the parish president.

(Ord. No. 03-09, § 4, 3-27-03)

Sec. 5.5-13. - Maximum permissible sound levels.

- (a) *Land use.* No person shall operate or cause to be operated on private property any source of sound in such a manner as to create a sound level which exceeds the limits as established in the following table in accordance with the time of day:

During the hours:	Maximum permissible as measured at or within the property boundary of the receiving property:
11:00 p.m.—6:00 a.m.	65 dBA
6:00 a.m.—11:00 p.m.	85 dBA

- (b) *Places of public entertainment.* It shall be unlawful for any person to operate, play or permit the operation or playing of any radio, television, phonograph, drum, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound in any place of public entertainment at a sound level which exceeds ninety-five (95) dBA except where a sign is posted at every public entrance which reads, "Warning, sound levels created in this building may cause permanent hearing damage or loss."
- (c) *Motor vehicles.* No person shall operate or cause to be operated any motor vehicle on a public street in such a manner that the sound level emitted therefrom exceeds eighty-five (85) dBA when measured from the curb of the street, the outer edge of the paved surface or the outer gravel edge on nonpaved streets.
- (d) *Noise-sensitive zones.* It shall be unlawful for any person to create any noise which exceeds the sound level of fifty (50) dBA as measured within twenty (20) feet from any exterior wall of any public school between the hours of 7:00 a.m. and 4:00 p.m. on weekdays when school is in session.
- (e) *Recreational motorized vehicles operating off public rights-of-way.* No person shall operate or cause to be operated any recreational motorized vehicle on a public right-of-way or on private property in such a manner that the sound level emitted therefrom exceeds eighty-five (85) dBA at or across the boundary of any private property receiving the noise. This section shall apply to all recreational motorized vehicles, whether or not fully licensed and registered, including, but not limited to, commercial or noncommercial racing vehicles, motorcycles, go-carts, minibikes, snowmobiles, amphibious craft, campers and dune buggies, but not including motorboats. The provisions of section 5.5-12(b) will not apply to measurements taken to enforce this section.
- (f) *Motor vehicle horns and signaling devices.* It shall be a violation of this article to do either of the following:
- (1) Sound any horn or other auditory signaling device on or in any motor vehicle on any public right-of-way or public space, except as a warning of danger; or
 - (2) Sound any horn or other auditory signaling device which produces a sound level in excess of ninety-five (95) dBA at fifty (50) feet.
- (g) *Animals and birds.* It shall be a violation of this article for any person to own, possess or harbor any animal or bird which frequently or for continued duration howls, barks, meows, squawks, or makes any other sound which shall disturb the comfort or repose of persons dwelling in the vicinity of where the animal or bird is kept.

(h) *Construction activity, operation of domestic power tools, etc.:*

- (1) It shall be unlawful for any person to do, perform or engage in any construction work of any nature in the parish between the hours of 7:00 p.m., of one day and 6:00 a.m., of the next day or at any time on Sunday, if any such activity shall cause noises whose levels result in excess of fifty-five (55) dBA at the receiving property line. This section shall not prohibit any work performed because of emergency as defined in Section 1.
- (2) It shall be unlawful to operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, snow blower or similar device used outdoors in residential areas between the hours of 8:00 p.m. and 8:00 a.m. the following day so as to cause the sound level limits established in this section to be exceeded at the property line. At no time shall the sound level caused by or emitted from any of the above tools exceed ninety (90) dBA at the property line.

(Ord. of 11-24-92, § 3; Ord. No. 98-05, Art. 1, 3-12-98)