

EXHIBIT "A"

ZC96-11-064

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E. SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS EAST A DISTANCE OF 207.57 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 17.78 FEET (CHORD=NORTH 80 DEGREES 52 MINUTES 09 SECONDS WEST-17.78 FEET) TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 120.56 FEET (CHORD=SOUTH 83 DEGREES 16 MINUTES 42 SECONDS WEST-119.39 FEET) TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AN ARC LENGTH OF 138.99 FEET (CHORD=SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST A DISTANCE OF 138.46 FEET) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 00 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 163.49 FEET TO POINT; THENCE RUN NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 13 MINUTES 26 SECONDS WEST A DISTANCE OF 43.77 FEET TO A POINT; THENCE RUN NORTH 76 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 178.37 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 125.46 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 234.09 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.SAID PARCEL OF LAND CONTAINS 1.700 ACRES MORE OR LESS.

And

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1 .TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E. SECTION CORNER BEING A 6"x6"x6 TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF

CAMPBILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 147.78 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 05 DEGREES 39 MINUTES 06 SECONDS EAST A DISTANCE OF 227.28 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 48.23 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 115.91 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 55.80 FEET; THENCE RUN SOUTH 32 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 148.64 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 76.53 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 118.15 FEET TO A POINT; THENCE SOUTH 61 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 60.98 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 83.34 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE THE RIGHT HAVING A RADIUS OF 1846.58 FEET AN ARC LENGTH OF 318.07 FEET TO A POINT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 172.85 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.662 ACRES MORE OR LESS.

AND

ZC96-11-064 Cont'd

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS. FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E. SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN SOUTH 15 DEGREES 00 MINUTES 43 SECONDS WEST A DISTANCE OF 7,499.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 64.14 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 77.03 FEET (CHORD=SOUTH 78 DEGREES 28 MINUTES 43 SECONDS WEST-77.03 FEET); THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO LEFT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 12.68 FEET (CHORD=SOUTH 77 DEGREES 51 MINUTES 25 SECONDS WEST-12.68 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 15.76 FEET (CHORD= SOUTH 78 DEGREES 17 MINUTES 54 SECONDS WEST-15.76 FEET); THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 FEET AN ARC LENGTH OF 224.24 FEET (CHORD=) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 42 DEGREES 13 MINUTES 14 SECONDS WEST A DISTANCE OF 180.62 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 04 MINUTES 07 SECONDS EAST A DISTANCE OF 316.53 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 266.71 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.662 ACRES MORE OR LESS.

ALL THREE (3) PARCELS CONTAIN 6.024 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND COMPRISE MONEY HILL "GOLF COTTAGES", PHASE 8-C

Case No.: ZC96-11-064

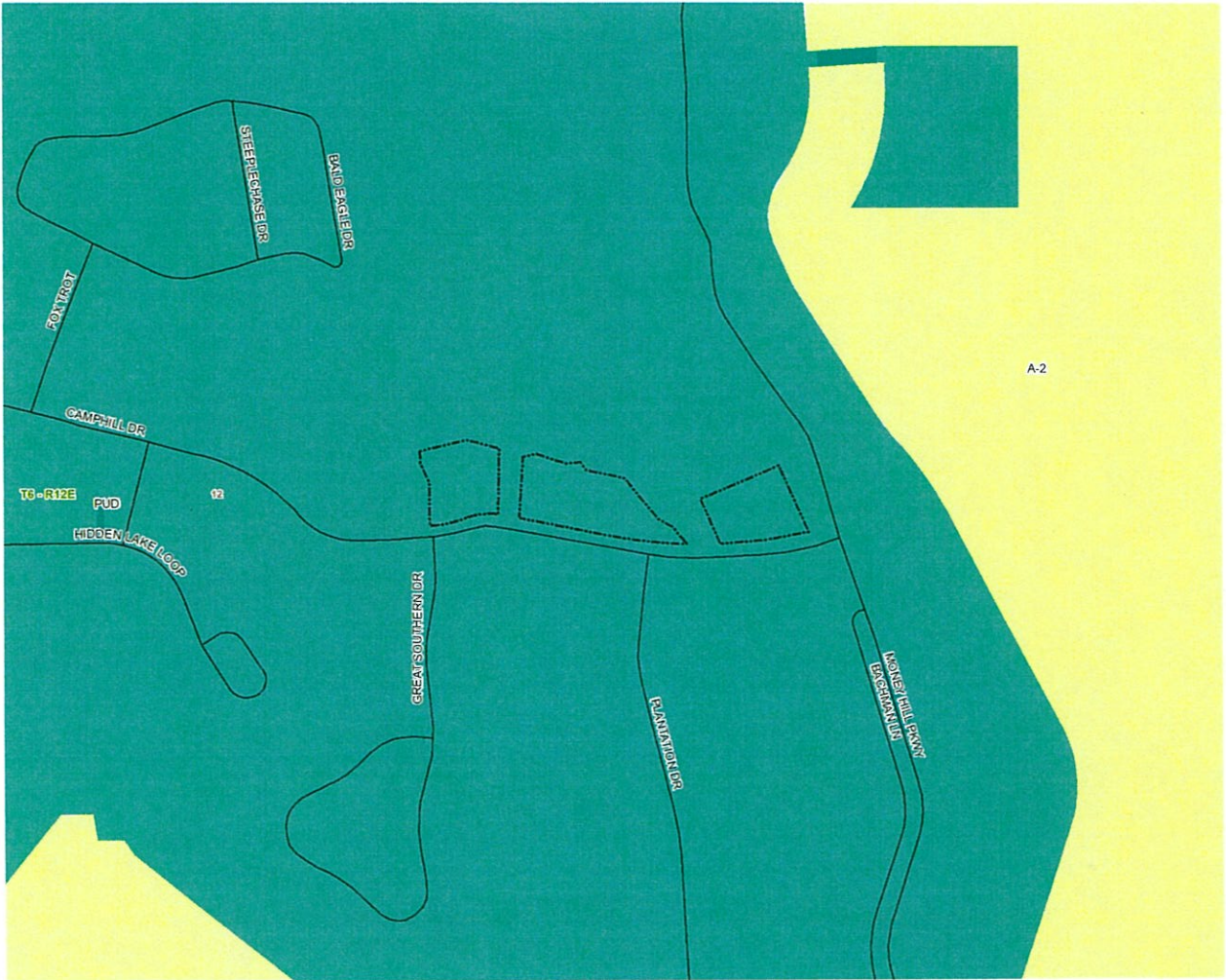
PETITIONER: Money Hill Plantation, LLC – Mimi Dossett

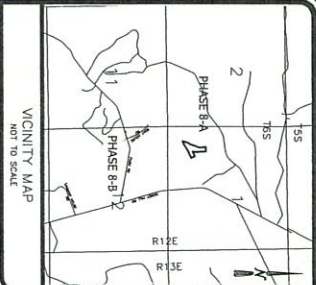
OWNER: Mimi Dossett

REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10

SIZE: 6.024 acres





PUD AMENDMENT TO
EXISTING ZC-96-11-06

MONEY HILL,
PHASE 8-C

LOCATED IN SECTIONS 1 , T-6-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA

BOUNDARY DESCRIPTION
PHASE B-C

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION COMMON TO SEC. 31, 1-2-E, R-13-E; SEC. 6, 1-6-E, R-13-E; SEC. 38, 1-5-E, R-13-E; SEC. 1, 1-6-E, S-1-E; SECTION CORNER BEING A 6.6°-6.6°-90° TRIANGLE. CONCRETE MONUMENT HAVING A LOUISIANA STATE PLATE COORDINATE OF N = 252,788.32, E = 3,919,788.09, ZONE 18Z5075175. DISTANCE TO THE POINT BEING 1.0000. THE NORTHERLY BENT OF ANY LINE OF CAMPBELL, DINE, NORTH 78 DEGREES 49 MINUTES S3 30 DEGREES EAST A DISTANCE OF 70.57 FEET TO A POINT; THENCE RUN ALONG A CURVE, TO THE LEFT HAVING A RADIOS OF 250.00 FEET AND AN LENGTH OF 17.78 FEET (CHORD-NORTH 90 DEGREES 30 MINUTES WEST-17.78 FEET) TO THE POINT OF BEGINNING.

[illegible]

AND
A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE
12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE
FULLY DESCRIBED AS FOLLOWS.

[illegible]

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:U UU

[illegible]

RESTRICTIVE COVENANTS

- [illegible]

10. ADDITIONAL COVENANTS RECORDED IN C.O.I.

11. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE COMMUNITY HAS BEEN INCORPORATED OR THE PROPERTY OTHERWISE CONNECTED TO A COMMUNITY (CONTINGENT, PENDING AND/OR W/OUT SUEDE), AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHICH PROVIDES A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY.
12. NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF PROVIDING POTABLE WATER TO ANY HOME OR BUILDING ON THAT LOT. ANY SUCH DRILLING, AND ANY IN-LOT WELL SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH DRILLING AND ANY ELEMENT OF THE COMMUNITY (GARDEN, WATER SYSTEM, SUPPLY,).
13. THE DETENTION POND AND STRUCTURE WILL BE OWNED BY THE DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.

CERTIFICATION—THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE
STATE OF LOUISIANA LAW RS.33:5051 AND LAWS AND ORDINANCES OF
THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN W. BUCKLES - LA P.T. NO. 27641

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE A TRUE AND ACCURATE MAP OF:

MONEY HILL, PHASE 8-C

MONEY HILL PLANTATION

DATE _____ APPROVAL _____

PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENVIRONMENT
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT

6.034 ACRES	NO. OF PARCELS	LOTH. OF STREETS
AREA	7	N/A
N/A	N/A	EXISTING as PLD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWER SYSTEM	WATER SYSTEM

DENSITY IN PHASE 8-C IS 7 UNITS ON 6.024 ACRES OR 0.88 UNITS/ACRE.
EXISTING ZC-96-11-064
GREENSPACE CALCULATIONS

MAINTENANCE	7,440 ACRES
LAKES	200,000 ACRES
GOLF ACADEMY	5,500 ACRES
GOLF OPEN SPACE	342,110 ACRES
LESS	
PHASE 8-A	6,373 ACRES
PHASE 8-B	17,387 ACRES
PHASE 8-C	6,024 ACRES
NET GREENSPACE	525,256 ACRES

GRAPHIC SCALE



1 inch = 160 ft

160 (

1

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL



Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
LA REC NO 4785

PUD AMENDMENT TO ZC-96-11-064
MONEY HILL, PHASE 8-C
SECTIONS 1, T6S, R11E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

MONEY HILL PLANTATION

SCALE: 1" = 150'	
DATE: 03.11.2022	
DRAWN BY: RMK	CHECKED BY: SMB
DWG. NO. 20190574	
SHEET 1 OF 3	

ZC96-11-064

A-2

ZC96-11-064

T6 - R12E 12

CAMP HILL DR

PUD

GREAT SOUTHERN DR

PLANTATION DR

MONEY HILL PKWY

BACHMAN LN

2021-2394-MRP

MONEY HILL PKWY

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: ZC96-11-064
Posted: April 20, 2022

Meeting Date: May 3, 2022
Determination: Denied

GENERAL INFORMATION

PETITIONER: Money Hill Plantation, LLC – Mimi Dossett
OWNER: Mimi Dossett
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Camphill Drive, west of Money Hill Parkway; Covington; S12, T6S, R12E; Ward 6, District 6
SIZE: 6.024 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development
South	Residential	PUD Planned Unit Development
East	Undeveloped	PUD Planned Unit Development
West	Residential	PUD Planned Unit Development

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The applicant is requesting a Major Amendment to the PUD Planned Unit Development Overlay. The petitioned property is located along Camphill Drive, west of Money Hill Parkway; Covington. The subject sites are currently designated as greenspace areas within the PUD and act as a Golf Course for the Money Hill Subdivision. The request is to create seven individual lots to accommodate seven new single-family dwellings. The average lot size within the Phase is shown as 37,487 sq. ft. which will create a density of .86 units per acre.

The addition of seven new single-family residential lots aligns with the purpose of the planned unit development (PUD) overlay which is to encourage flexibility in the development of land. The Money Hill PUD is comprised of 525.256 acres of greenspace which nearly doubles the 25% requirements.