

EXHIBIT A

2024-3724-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, located in Section 36 Township 5 South, Range 10 East and described as follows:

The Point of Beginning is South 03 degrees 44 minutes 0 seconds East, 221.68 feet, thence South 05 degrees 43 minutes 0 seconds East, 1,117.73 feet; thence South 89 degrees 46 minutes East, 1,283.35 feet from the 1/4 section corner common to Sections 35 and 36, Township 5 South, Range 10 East; from the Point of Beginning, go South 89 degrees 46 minutes East, a distance of 216.73 feet to a point; thence go North 31 degrees 41 minutes West, a distance of 311.04 feet to a point, thence go North 58 degrees 19 minutes East, a distance of 155.0 feet to a point; thence go South 23 degrees 16 minutes East, a distance of 198.58 feet to the Point of Beginning.

Municipal Address: 78341 Highway 25, Folsom, LA 70437

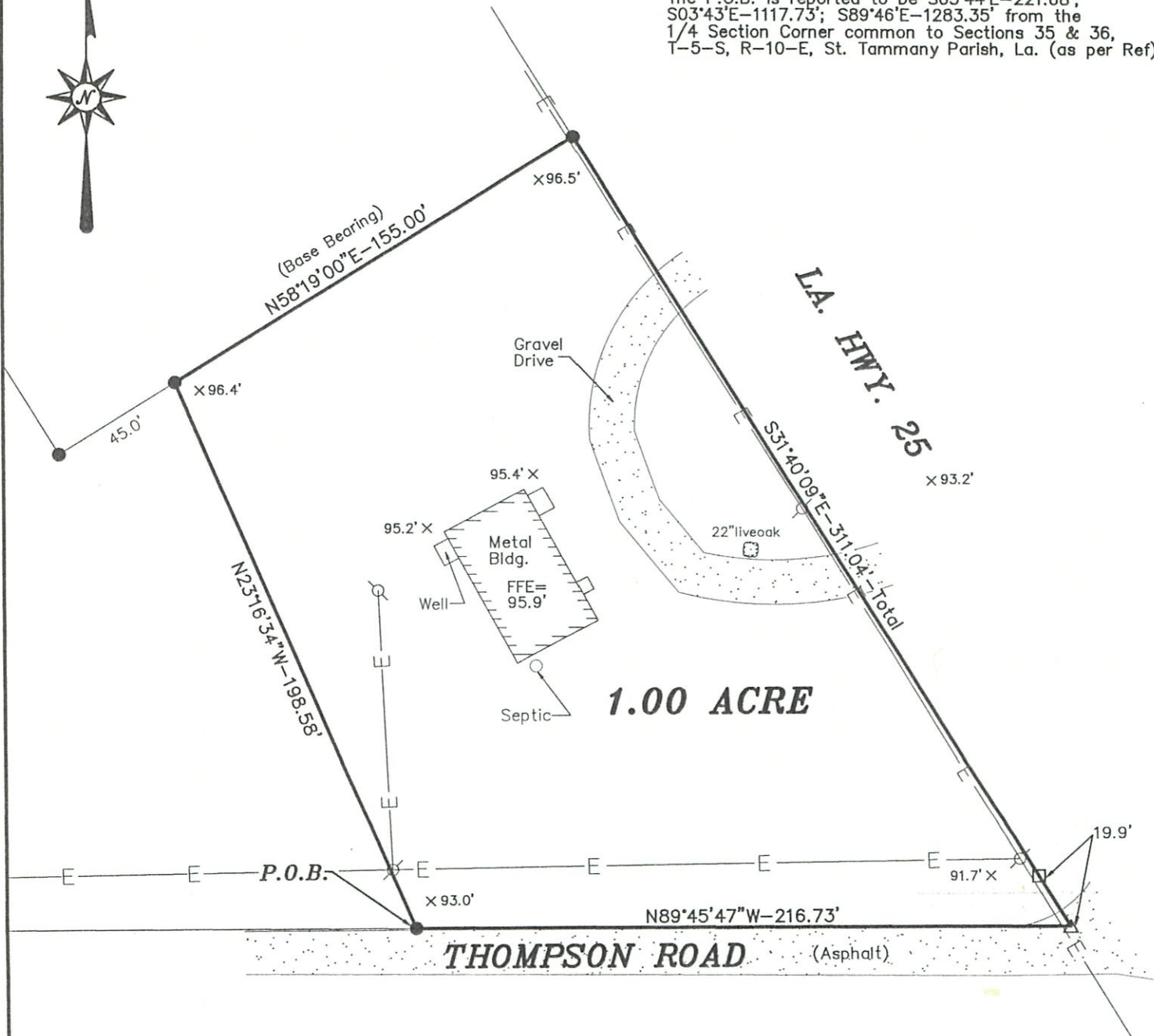
This property is located in Flood Zone C.
per Fema Map No. 225205 0125 C,
Dated 10-17-1989

Reference: A Survey Plat of subject property by Jeron
Fitzmorris, Dated 2-17-1983, #2962, (Based Bearing)

Plat bearing calls are not shown

Elevations shown refer to NAVD 88, Geoid 18

The P.O.B. is reported to be S03°44'E-221.68';
S03°43'E-1117.73'; S89°46'E-1283.35' from the
1/4 Section Corner common to Sections 35 & 36,
T-5-S, R-10-E, St. Tammany Parish, La. (as per Ref)



*THIS MAP IS ALSO PREPARED FOR JEREMY
AND JENNA GRAHAM

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Conc. Hwy. Mon.
- △ = Set Mag Nail
- x = Elevation
- = Power Pole
- ⊗ = Tree
- E— = Powerline

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

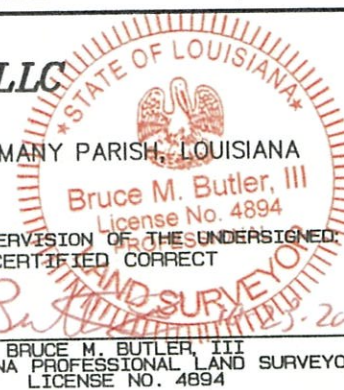
MAP PREPARED FOR **GRAHAM BUSINESS PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 50'

DATE:

11-02-2022

NUMBER:

21433



A-1

A-1

NC-1

THOMPSON RD

A-1A

NC-2

25

A-1

A-6

HC-2

JOEL AIRD LI

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3724-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 northwest corner of LA Highway 25 & Thompson Road, Folsom; S36, T5S, R10E; Ward 2, District 3

Petitioner: John Stephens

Posted: March 18, 2024

Owner: Graham Business Properties LLC - Jeremy Graham

Commission Hearing: April 2, 2024

Size: 1 acre

Determination: Approved

Current Zoning

A-1 Suburban District and RO Rural Overlay

Requested Zoning

NC-1 Professional Office District

Future Land Use

Rural & Agricultural

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 1 acre from A-1 Suburban District and RO Rural Overlay to NC-1 Professional Office District. The property is located on the northwest corner of LA Highway 25 & Thompson Road, Folsom.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District and RO Rural Overlay

Site and Structure Provisions

- 2. The subject property is currently developed with an existing building.

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3724-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial (Dental Office)	NC-1 Professional Office District
South (Across Thompson Road)	Residential	A-1 Suburban District and RO Rural Overlay
East (Across Highway 25)	Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

4. The subject property abuts property zoned A-1 Suburban District and RO Rural Overlay on all sides except to the north, where it abuts the requested NC-1 Professional Office District. This property was rezoned to the NC-1 Professional Office District in 2022 as of Ordinance 22-4751 which allowed the existing dental office to come into compliance with the correct zoning classification. The reason for the current request is to allow for commercial uses in conjunction with the neighboring dental office.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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

- i. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties.
- ii. Strategy 1.9.3: Encourage redevelopment and adaptive reuse of existing, vacant buildings.

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3724-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

