

## EXHIBIT A

### 2024-3700-ZC

A certain parcel of land, lying and situated in Section 6, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Quarter Section Corner between Section 6 & 7, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana run North 00 degrees 15 minutes 00 seconds West, a distance of 1320.00 feet to a point; Thence run South 89 degrees 45 minutes 00 seconds West, a distance of 667.30 feet to a point; Thence run North 00 degrees 15 minutes 00 seconds West, a distance of 1320.00 feet to a point; Thence run West, a distance of 310.20 feet to a point; Thence run North 21 degrees 00 minutes 00 seconds West, a distance of 702.90 feet to a point; Thence run North 35 degrees 30 minutes 00 seconds West, a distance of 968.20 feet to a point and the Point of Beginning.

From the Point of Beginning run South 89 degrees 55 minutes 00 seconds East, a distance of 874.00 feet to a point; Thence run South 00 degrees 15 minutes 00 seconds East, a distance of 101.90 feet to a point; Thence run North 89 degrees 55 minutes 00 seconds West, a distance of 659.74 feet to a point; Thence run South 77 degrees 03 minutes 09 seconds West, a distance of 125.00 feet to a point; Thence run North 35 degrees 30 minutes 00 seconds West, a distance of 159.95 feet back to the Point of Beginning.

Said parcel contains 2.00 acres of land

THIS CORNER IS N00°15'W, 1320.0'; S80°45'W, 307.3';  
N00°15'W, 1320.0'; WEST, 310.2'; N21°00'W, 702.9 AND  
N35°30'W, 908.2'; FROM THE 1/4 SECTION CORNER  
BETWEEN SECTIONS 6 & 7 T5S R12E, ST. TAMMANY PARISH, LA.

S80°55'E  
2109.4'  
GWENDOLYN S. RICHOUX 4.85 AC.

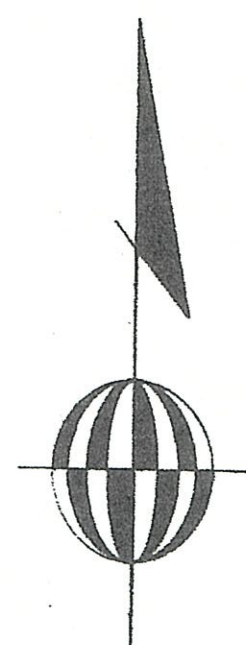
DEXTER SHARP 4.68 AC.

N80°53'W, 1033.7'

S80°15'E  
3009.5'

N35°30'W, 908.2'

PARISH ROAD



MAP PREPARED FOR **DEXTER SHARP & GWENDOLYN S. RICHOUX**  
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN *Section 6 Township 5 South,*  
*Range 12 East, St Tammany Parish, Louisiana*  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

*Ronald Fitzmorris*  
LOUISIANA REGISTERED LAND SURVEYOR

Revised: January 21, 1980

SCALE: 1" = 300'

DATE: November 20, 1979

NUMBER 1860



Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3700-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 southeast corner of House Creek Road and Martha Sharp Road, Bush; S6, T5S, R12E; Ward 2, District 6

**Petitioner:** Gwendolyn Richoux

**Posted:** March 12, 2024

**Owner:** Derrick Sharp and Gwendolyn Richoux

**Commission Hearing:** April 2, 2024

**Size:** 2 acres

**Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-2 Suburban District

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**BFE:**

FFE is 12" above crown of street elevation

**FINDINGS**

- The applicant is requesting to rezone 2 acres from A-1 Suburban District to A-2 Suburban District. The property is located on the southeast corner of House Creek Road and Martha Sharp Road, Bush.

*Zoning History*

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

| Ordinance | Prior Classification | Amended Classification |
|-----------|----------------------|------------------------|
| 10-2234   | Unknown              | A-1 Suburban District  |

*Site and Structure Provisions*

- The subject property currently consists of a total of 4.85 acres. The applicant is requesting to rezone 2 acres on the northwest corner of the site.

*Compatibility or Suitability with Adjacent Area*

- Table 3: Surrounding Land Use and Zoning

| Direction                        | Surrounding Use | Surrounding Zoning Classification               |
|----------------------------------|-----------------|-------------------------------------------------|
| North (across Martha Sharp Road) | Residential     | A-1 Suburban District and A-2 Suburban District |
| South                            | Residential     | A-1 Suburban District and A-3 Suburban District |
| East                             | Residential     | A-1 Suburban District                           |
| West (Across House Creek Road)   | Residential     | A-1 Suburban District                           |

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5. The subject property abuts A-1 Suburban District zoning on all sides, with parcels to the north and south zoned A-2 Suburban District and A-3 Suburban District. The northern 14.8-acre parcel, zoned A-2, was approved by Council in 2018 via Ordinance 18-3918. The southern 1.21-acre parcel, zoned A-3, was approved by Council 2021n via Ordinance 21-4635.
6. The existing A-1 Suburban District calls for a minimum lot size of 5 acres and an allowable density of 1 unit per every 5 acres with a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum lot size of 1 acre and a density of 1 unit per every 1 acre and a minimum parcel width of 150ft.
7. If approved, the applicant could apply for a minor subdivision of the existing 4.85-acre parcel to create a 2-acre parcel as it would then meet the minimum lot size / road frontage of the A-2 Suburban District. The remaining property must be subdivided into the neighboring lot as it will still be zoned A-1 Suburban District.

*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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

