

EXHIBIT A

2024-3721-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 842.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West, 120.0 feet to a point; thence North 00 degrees 11 minutes West 380.0 feet to a point; thence North 89 degrees 42 minutes East, 120.0 feet to the Point of Beginning. This tract contains 1.05 acres, and is designated as Parcel One.

AND

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 962.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West, 120.0 feet to a point; thence North 00 degrees 11 minutes West 380.0 feet to a point; thence North 89 degrees 42 minutes East, 120.0 feet to the Point of Beginning. This tract contains 1.05 acres and is designated as Parcel Two.

AND

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 1082.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West 120.0 feet to a point; thence North 00 degrees 11 minutes West 380.0 feet to a point; thence North 89 degrees 42 minutes East, 120.0 feet to the Point of Beginning. This tract contains 1.05 acres, and is designated as Parcel Three.

AND

ALL THAT CER LAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 1202.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West 120.0 feet to a point; thence North 00 degrees 11 minutes West 380.0 feet to a point; thence North 89 degrees 42 minutes East, 120.0 feet to the Point of Beginning. This tract contains 1.05 acres and is designated as Parcel Four.

AND

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 1322.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West 120.0 feet to a point; thence North 00 degrees 11 minutes West 380.0 feet to a point; thence North 89 degrees 42 minutes East, 120.0 feet to the Point of Beginning. This tract contains 1.05 acres and is designated as Parcel Five.

AND

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated from the 1/4 section post common to Section 25, T 6 S, R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 1442.5 feet to the Point of Beginning. From the Point of Beginning measure South 00 degrees 11 minutes East 380.0 feet to a point; thence South 89 degrees 42 minutes West 86.81 feet to a point; thence North 00 degrees 11 minutes West 75.0 feet to a point; thence South 89 degrees 42 minutes West, 48.20 feet to a point; thence North 00 degrees 11 minutes West, 305.0 feet to a point, thence North 89 degrees 42 minutes East, 135.0 feet to the Point of Beginning. This tract contains 1.09 acres and is designated as Parcel Six.

AND

2024-3721-ZC CONT'D

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, described as follows:

From the 1/4 Section post common to Section 25, T 6 S. R 11 E, and Section 30, T 6 S, R 12 E, ST. TAMMANY PARISH, LOUISIANA, measure South 89 degrees 42 minutes West 42.5 feet to an iron post on the West right of way line of Louisiana Highway No. 59, the POINT OF BEGINNING;

From the POINT OF BEGINNING measure along said right of way line South 00 degrees, 11 minutes East, 380.0 feet to a point; thence leaving said right of way line South 89 degrees, 42 minutes West, 800 feet to a point; thence North 00 degrees 11 minutes West, 380.0 feet to a point; thence North 89 degrees, 42 minutes East, 800.0 feet to the POINT OF BEGINNING. This tract contains 7.00 acres. All as per plat of Land Engineering Services, Inc., Numbered and dated August 23, 1966, revised September 12, 1967, and February 5, 1968 and per survey by J.V. Burkes and Associates dated 12/21/23 by DWG.NO. 20230536 recorded in Cash Sale dated 12/29/2023 of the Parish of St. Tammany, State of Louisiana.

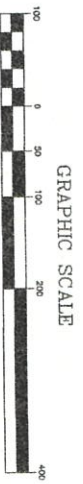
GENERAL NOTES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES HAVE BEEN IDENTIFIED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. THE FIELD SURVEYING RATE WERE AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

FIELD COMMUNITY MAP NO. 22255 (2003) C. DATED: 10/17/09
 FIELD COMMUNITY MAP NO. 22255 (2003) C. DATED: 10/17/09
 FIELD COMMUNITY MAP NO. 22255 (2003) C. DATED: 10/17/09

REFERENCES:
 1. A SURVEY BY HERBERT SANDERS DATED 2/24/78 JOB NO. 51-78-120
 2. A SURVEY BY HERBERT SANDERS DATED 5/9/72 JOB NO. 51-72-120
 3. A SURVEY BY SHON FITZGERALD DATED 5/9/72 JOB NO. 51-72-120
 4. A SURVEY BY ROBERT BISHIN DATED 8/23/66

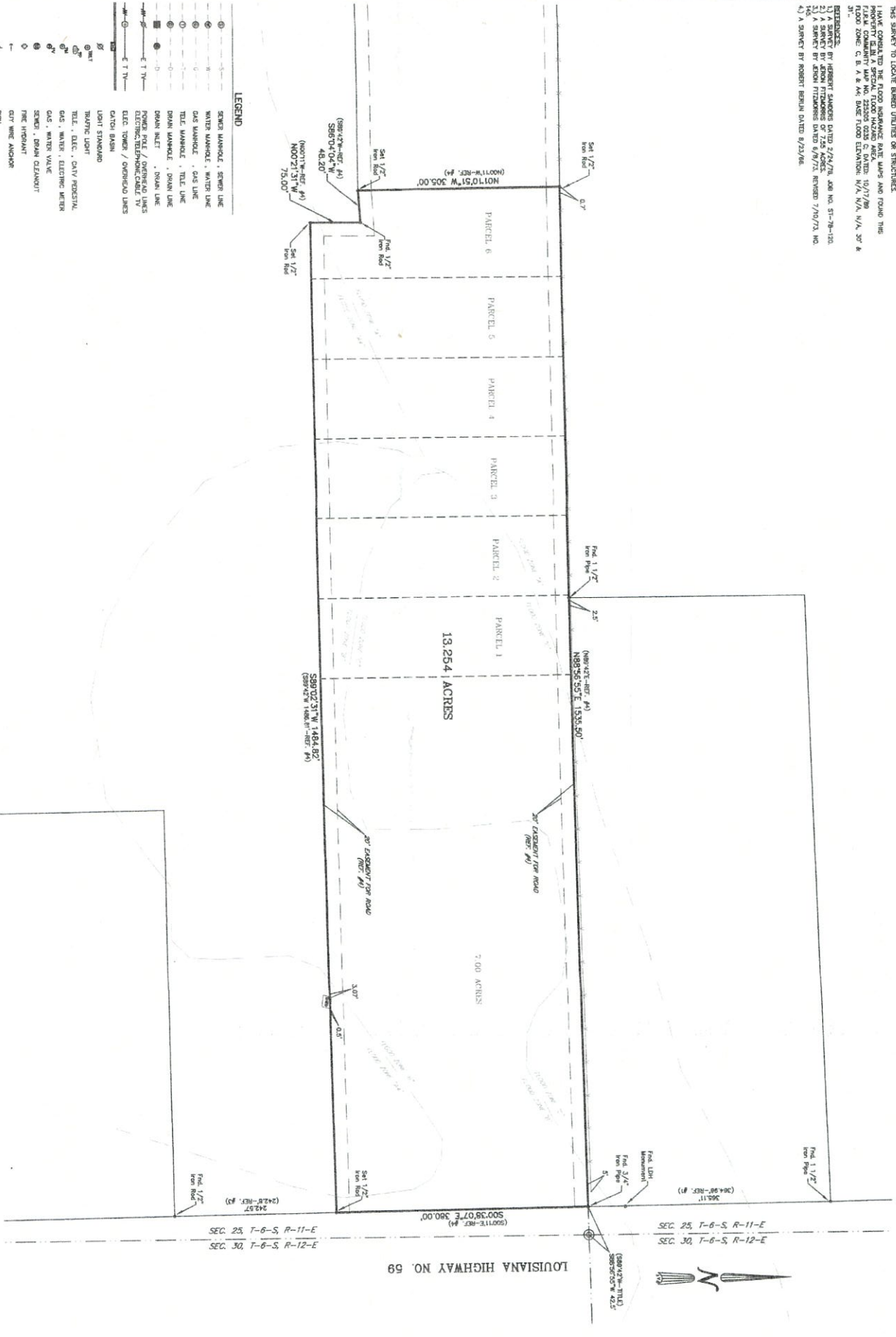
- LEGEND**
- ① SEWER MANHOLE - SEWER LINE
 - ② WATER MANHOLE - WATER LINE
 - ③ GAS MANHOLE - GAS LINE
 - ④ TELE MANHOLE - TELE LINE
 - ⑤ DRAIN MANHOLE - DRAIN LINE
 - ⑥ POWER POLE / OVERHEAD LINES
 - ⑦ ELECTRIC / TELEPHONE CABLE TV
 - ⑧ ELEC. TOWER / OVERHEAD LINES
 - ⑨ CATCH BASIN
 - ⑩ LIGHT STAND
 - ⑪ TELE. DLE. CAV. ROSETTA
 - ⑫ GAS. WATER. ELECTRIC METER
 - ⑬ GAS. WATER VALVE
 - ⑭ SEWER. DRAIN CLEANOUT
 - ⑮ FIRE HYDRANT
 - ⑯ GUY WIRE ANCHOR
 - ⑰ SON
 - ⑱ PILE-IN
 - ⑲ MALLEON
 - ⑳ TRAIL
 - ㉑ SWALE
 - ㉒ FENCE



CERTIFICATION

I CERTIFY THAT THE PLAT OF THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL SURVEY AND THAT THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES HAVE BEEN IDENTIFIED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. THE FIELD SURVEYING RATE WERE AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY. RECORDS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEYING.



2024-3721-ZC

DATE: 12/21/23
 DRAWN BY: JDL
 CHECKED BY: MAC
 DWG. NO.: 20230356
 SHEET 1 OF 1

A SURVEY PLAT OF A 13.254 ACRE PARCEL OF LAND SITUATED IN SECTION 25, T-6-S, R-11-E, 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.

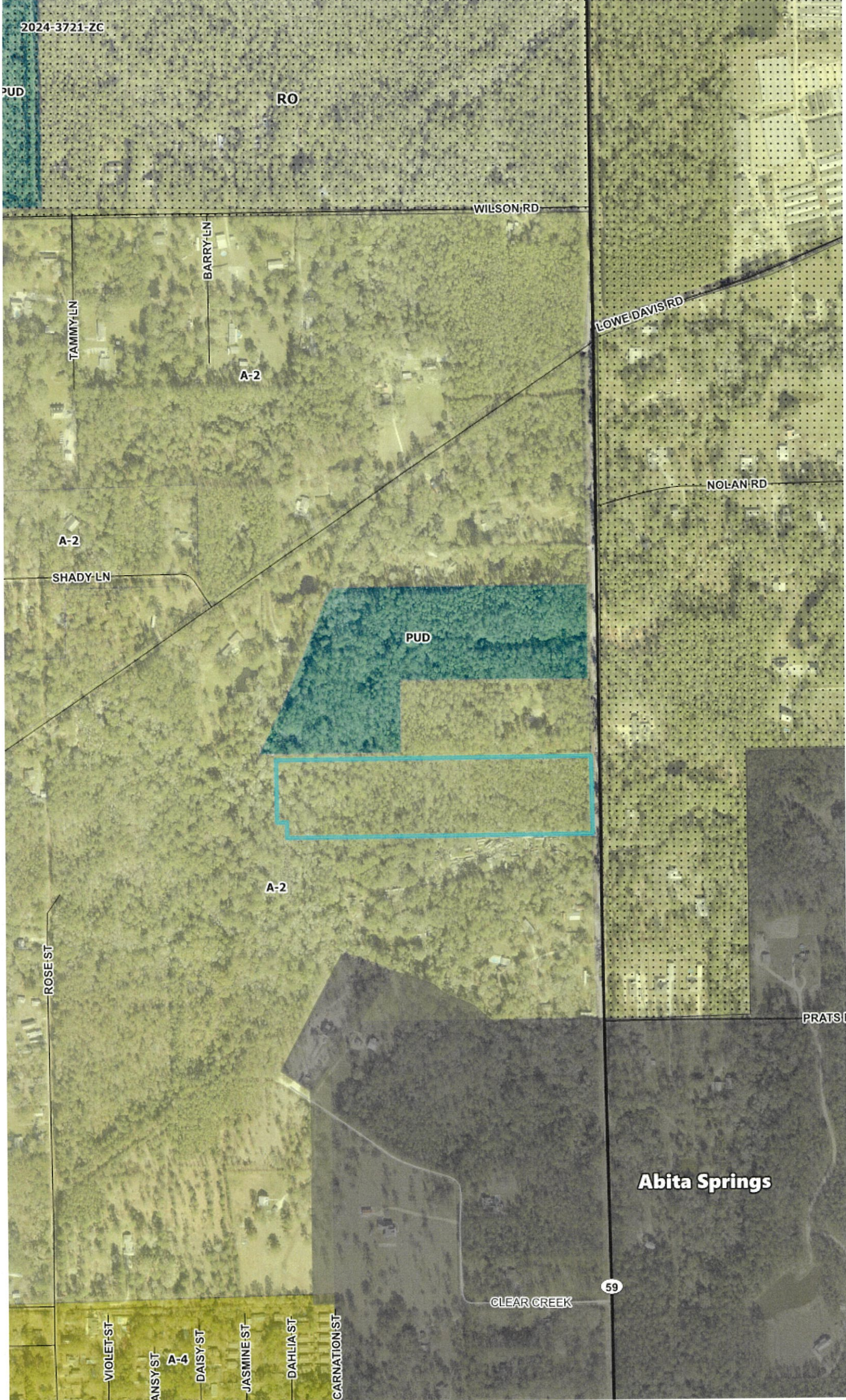
MELISSA CRAWFORD

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

1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
 LA REG. NO. 4785

2024-3721-ZC



RO

WILSON RD

BARRY LN

LOWE DAVIS RD

TAMMY LN

A-2

NOLAN RD

A-2

SHADY LN

PUD

A-2

ROSE ST

PRATSI

Abita Springs

59

CLEAR CREEK

VIOLET ST

ANSY ST

A-4

DAISY ST

JASMINE ST

DAHLIA ST

CARNATION ST

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3721-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 LA Highway 59, North of Prats Road, Abita Springs; S25, T6S, R11E; Ward 10, District 6

Petitioner: Melissa and Scott Crawford

Posted: March 22, 2024

Owner: Melissa and Scott Crawford

Commission Hearing: April 2, 2024

Size: 13.25 acres

Determination: Approved

Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District and RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

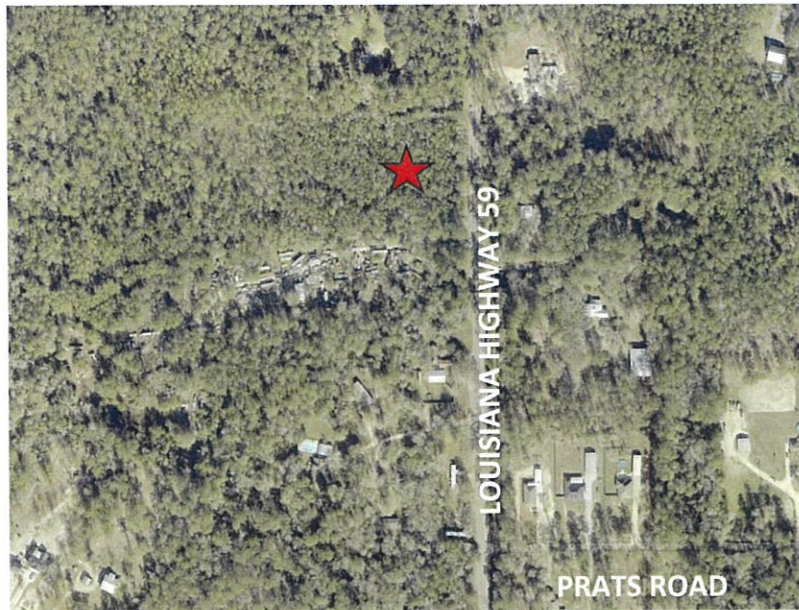
Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE varies throughout property. BFE 30'-31' + 1
Freeboard = 31' - 32' FFE



FINDINGS

1. The applicant is requesting to rezone 13.254 acres from A-2 Suburban District to A-2 Suburban District and RO Rural Overlay. The property is located on the west side of LA Highway 59, North of Prats Road, Abita Springs.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South	Unknown	A-2 Suburban District
East (Across Highway 59)	Residential	A-2 Suburban District and RO Rural Overlay
West	Undeveloped	A-2 Suburban District

Zoning Commission
April 2, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3721-ZC

Administrative Comment

May 2, 2024

Department of Planning & Development

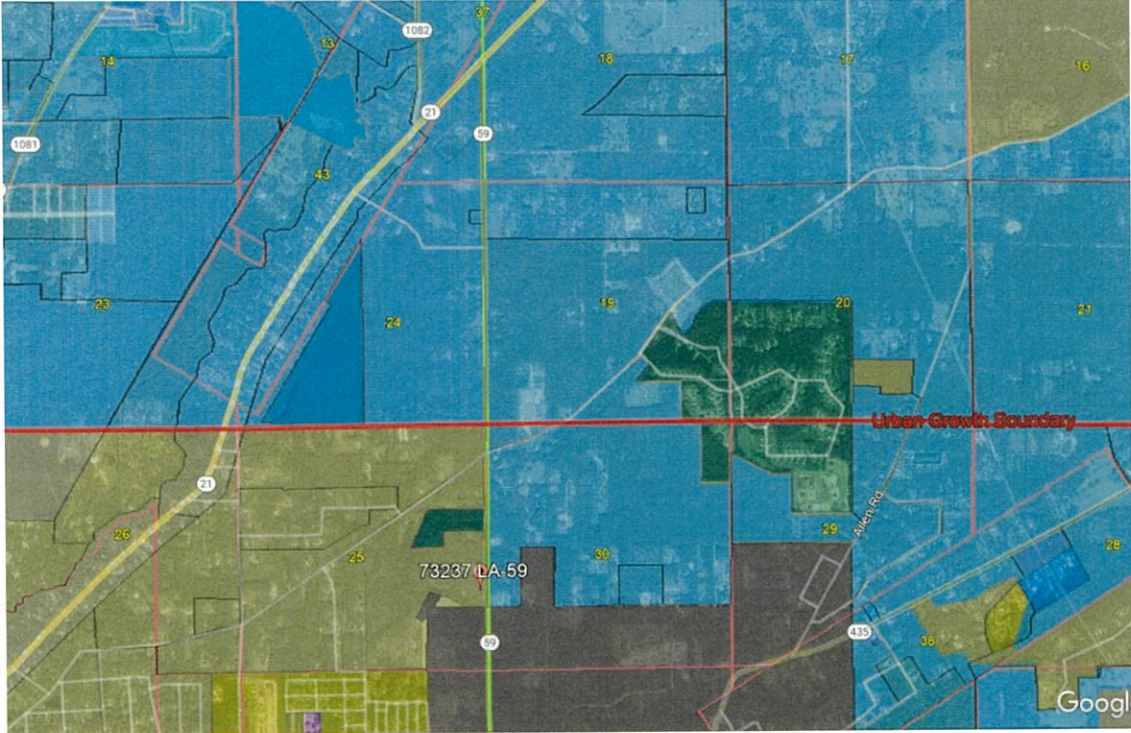


ZONING STAFF REPORT
2024-3721-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The property abuts A-2 Suburban District zoning on all sides and is adjacent to property zoned with the RO Rural Overlay on the east side of LA Highway 59, as shown in the below image in blue:



5. The RO Rural Overlay was adopted through the 2009-2010 Comprehensive Rezoning effort done by the St. Tammany Parish Council. The region shown in the above map were a part of the North East Study Area (Ord 10-2233) and North West Study Area (Ord 10-2234).
6. The purpose of the requested RO Rural Overlay is to allow for agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
7. Per the petitioner's application, the reason for the request is to apply for building permits to place an agricultural building on the property without a primary residence on-site.

Additional Development Information

1. The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
- No structures within 20' of top-of-bank (each side)

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3721-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

