

## EXHIBIT A

2024-3725-ZC

· THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in 200 feet by 230 feet being part of original Lot 16, Rivers Bend Estates, COB 282/663 Ward 1-R. Being the same property acquired by Ralph Chauvin by virtue of a tax sale from Patrick J. Canulette, Sheriff of St. Tammany Parish, dated May 14, 1986 and recorded in COB 1259, folio 461. Being the same property acquired by Marlene S. Chauvin on July 24, 1990, by a Judgement of Possession in the Succession of Ralph S. Chauvin, Sr. in the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, No. 87-30309, and recorded in COB 1428, folio 849 of the official records of St. Tammany Parish.

This property is located in Flood Zone A4 as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

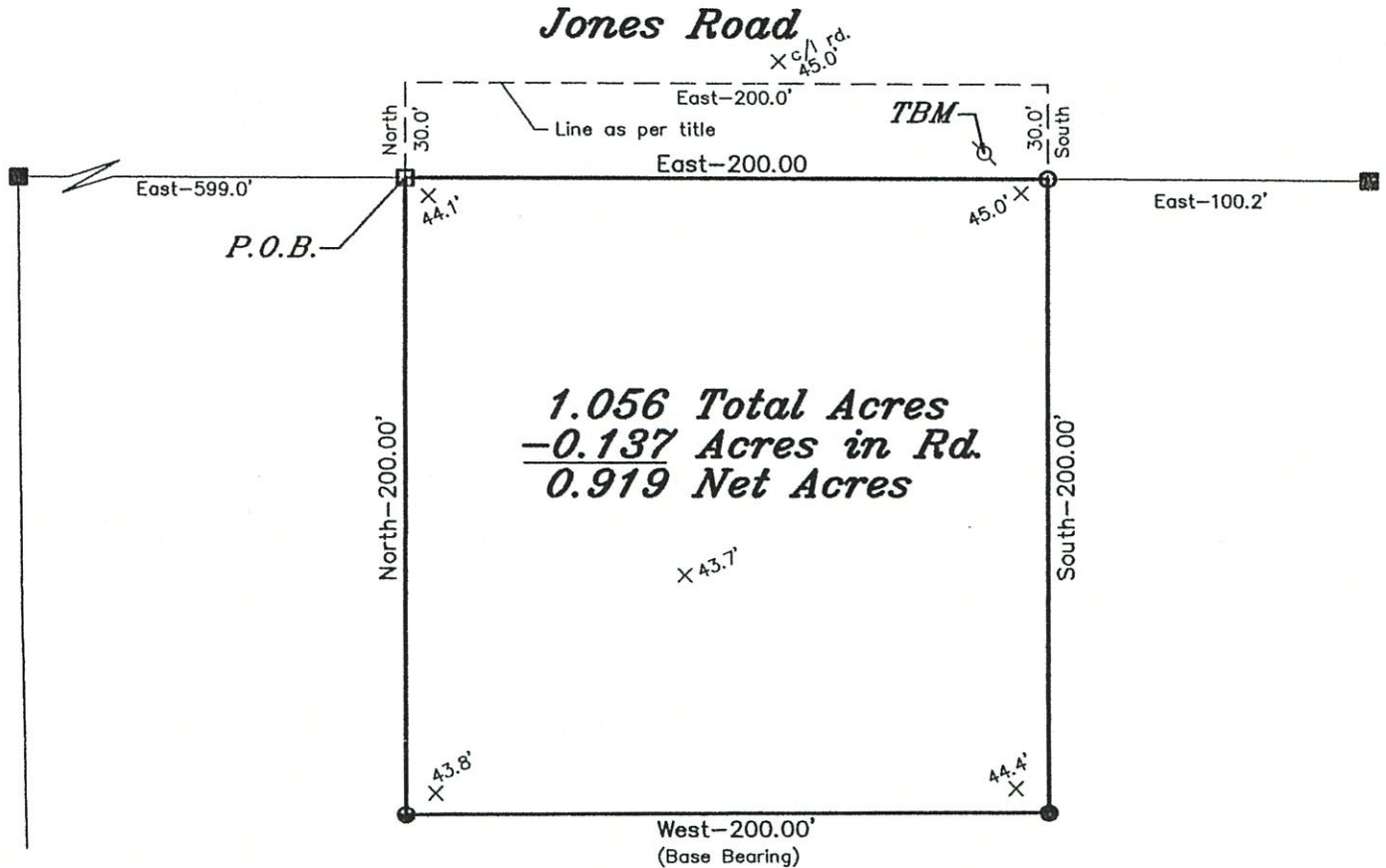
Reference:  
1. Survey prepared by Robert A. Berlin dated 8-27-1965 for C.P. Boston (Base Bearing)  
2. Cash Sale recorded in Inst. # 2302449 Clerk of Court office, St. Tammany Parish, LA



P.O.B. is reported to be South, 1889.8'; East, 629.0' from the 1/4 Corner between Sections 8 & 38 T-6-S, R10-E, St. Tammany Parish, Louisiana

Tantela Ranch Road

Jones Road



1.056 Total Acres  
-0.137 Acres in Rd.  
0.919 Net Acres

TBM: Nail set in Powerpole  
Elev. 47.1' Tag #2722  
TBM is for reference only and does not represent the actual elevation to build to (Refers to NAVD 88 Geoid 18)

- Legend:
- 1/2" Iron Pipe Found
  - 2" Iron Pipe Found
  - 1/2" Iron Rod Found
  - 5/8" Iron Rod Found
  - 1/2" Rebar Set
  - X Elevation

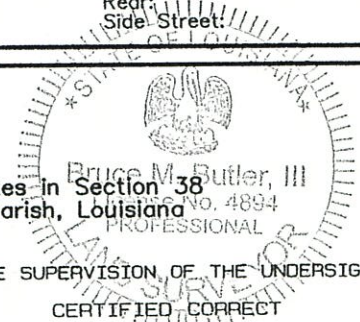
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED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

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

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

MAP PREPARED FOR **Justin D. Sbisa**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Part of Lot 16 Rivers Bend Estates in Section 38 T-6-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.

CERTIFIED CORRECT

**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* 9-6-2022

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

SCALE: 1" = 60'

DATE: 7-25-2022

NUMBER: 20797

2024-3725-ZC

MHO

GARDEN

DONNIE

DONNIE

DONNIE

MHO

BASSE

SUNGLOW

1078

SPINKS

ROBINSON

ROUBION

GREEN VALLEY

Tantella Ranch Ests.

TANTELA RANCH

Creekwood Ests.

Green Valley Acres

MHO

MHO

MHO

TANTELA RANCH

ROBINSON

ROBINSON

THORN

GREEN VALLEY

GREEN VALLEY

GREEN VALLEY

A-1

STRATTON

NORTHEAST

A-2

PF-1

MHO

HARD

Bennett Woods

River Bend Ests.

MHO

GOTTSCALK

Northridge Ests.

SAW GRASS

Bedico Ranch

ARC

MCKEE

MHO

CORTE

1077

A-3

PUD

TRINCHARD

ARC

ARC

BOYD

BOYD

BOYD

BOYD

MORGAN

Eagle Landing

HARD

JONES

JONES

MHO

River Bend Ests.

A-1

MHO

WILKINSON

MCGEE

MCGEE

BEEBALM

HC-2

A-5

A-4

Countryside

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3725-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 south side of Jones Road, east of Tantela Ranch Road, Covington; S38, T6S, R10E; Ward 1, District 3

**Petitioner:** Justin D. Sbisa

**Posted:** March 19, 2024

**Owner:** Justin D. Sbisa

**Commission Hearing:** April 2, 2024

**Size:** .919 acres

**Determination:** Approved

**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-1 Suburban District and MHO Manufactured Housing Overlay

**Future Land Use**

Rural & Agricultural

**Flood Zone**

Effective Flood Zone A4

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**Elevation Requirements:**

BFE 46.5' + 1' Freeboard = 47.5' FFE



**FINDINGS**

- The applicant is requesting to rezone .919 acres from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Jones Road, east of Tantela Ranch Road, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
86-002A	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

*Site and Structure Provisions*

- The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Jones Road)	Residential	A-1 Suburban District
South (Across Thompson Road)	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

Administrative Comment

May 2, 2024

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4. The property abuts A-1 Suburban District zoning on all sides with some undeveloped parcels to the south and east.
5. Based on the latest street-view imagery from Google Earth, it appears there is one (1) manufactured home along Jones Road which would be considered a legal non-conforming structure.
6. The A-1 Suburban District calls for a 5-acre parcel size minimum and allows for 1 dwelling unit per every 5 acres. As the subject property is .919 acres, it is considered a lot of record and therefore would only allow for the placement of one stick-built or modular home.
7. If approved, the applicant would be able to apply for a building permit for 1 manufactured home on the property.

*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.

Administrative Comment

May 2, 2024

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