

EXHIBIT "A"

2024-3934-ZC

A CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements therein situated in Section 4, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows; from the Southwest corner of vendor's property as acquired in C.O.B. 46, folio 16 which point is on the old Covington Road, go North 76 degrees 30 minutes East 198 feet to the place of beginning and which is also the Southeast corner of the property herein conveyed and which is the Southwest corner of the property of Augusta Crawford: from said point of beginning go in northerly direction along the line of Augusta Crawford 198.5 feet to the line of Daniel Phillips, thence along the line of Daniel Phillips in Easterly direction 44 feet to a point thence along the line of Daniel Phillips in Easterly direction 44 feet to a point on the public road, thence go South 27 degrees 15 minutes West along said public road 52.5 feet, thence in Southerly direction 153 feet to a point on old Covington Road, thence North 76 degrees 30 minutes East 66 feet to the point of beginning.

Acquired at COB 161, folio 559 of the official records of St. Tammany Parish, Louisiana.

PLUS:

A CERTAIN LOT OR PARCEL OF LAND together with all buildings and improvements thereon, situated in Section 4, T. 9 S., R. 14 E., St. Tammany Parish, Louisiana, beginning at the southwest corner of the property acquired by Laura Cummings De Flanders from Rosella Cousin Fields by act passed before Lamar P. Harrison, Notary, dated May 2, 1942, recorded C.O.B. 161, Folio 579; which said point is located on the north edge of the old Covington Road; and go North 76 degrees 30 minutes East 35.4 feet; thence go North 5 degrees 15 minutes West 160.0 feet; thence go West 47.0 feet; thence go in southerly direction to the place of beginning, which property was acquired by Rosa Lee DeFlanders Smooth at COB 347, folio 397 from her mother and father, Laura Cummings, wife of/and Elee De Flanders.

AND

PLUS:

A CERTAIN LOT OR PARCEL OF LAND together with all buildings and improvements thereon situated in Section 5, T. 9 S., R. 14 E., St. Tammany Parish, Louisiana, beginning at the southeast corner of the property sold by Laura Cummings, wife of/ Elee De Flanders, by act dated July 1, 1958; which said point is located on the north edge of the old Covington Road and go North 5 degrees 15 minutes West 155.0 feet along the east line of said property sold by said Laura Cummings, wife of/and Elee De Flanders to Rosa Lee De Flanders Smooth; thence go in an Easterly direction 16 feet, more or less, to the west line of the property of Augusta Crawford; thence go in a Southeasterly direction along the said west line of Augusta Crawford 150 feet, more or less to the north edge of old Covington Road; thence go South 76 degrees 30 minutes West 30.6 feet along the north edge of old Covington Road to the beginning, which property was acquired by Marguerite De Flanders from her mother and father, Laura Cummings, wife of/and Elee De Flanders.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in any wise appertaining thereto, situated in Section 4, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, triangular in shape, bounded East by property of Laura Cummings DeFlanders, South by Old Covington Road and West by the new public road known as the Carroll Road, running from the Bayou Liberty Shell Road to U.S. Highway No. 190 and is more fully described as follows, to-wit:

C.

Beginning at the southwest corner of property acquired by Roselle Cousin from Samuel Crawford, C.O.B. 46, page 16, which is the northeast corner of the intersection of the said Carroll Road with the old Covington Road; thence go easterly along the Old Covington Road 132 feet to a post which is the southwest corner of Laura Cummings DeFlanders land; thence go in a northeasterly direction 153 feet to the said Carroll Road; thence go in a southwesterly direction along the said Carroll Road to the point of beginning.

Being the same property acquired by Stella Miles Davis, wife of the Rev. Toby Davis, by deed recorded in St. Tammany Parish, Louisiana, in C.O.B. 161 folio 140; further acquired by said Stella Miles Davis, wife of the Rev. Toby Davis, by Deed of Correction from Rosalie Cousin, dated February 17, 1944, and recorded in C.O.B. 161 folio 556 of said official records.

Said property is more accurately described and delineated, according to process verbal and plat by Robert A. Berlin, Registered Surveyor, dated September 26 and 27, 1966, as follows:

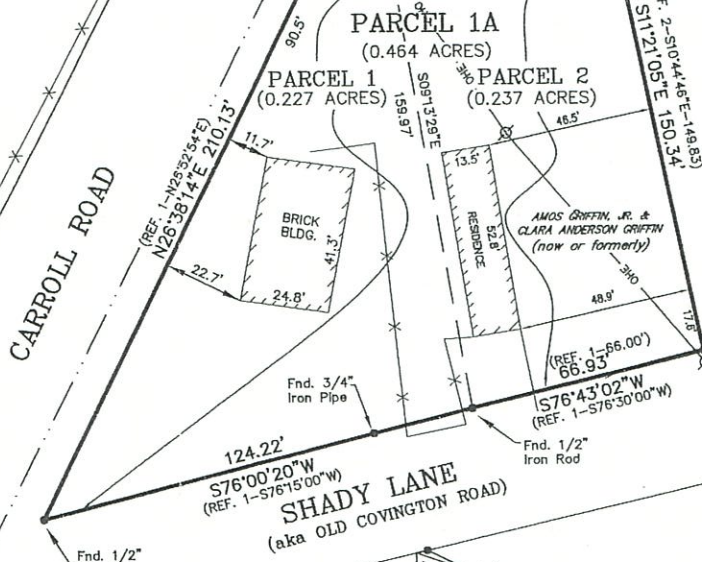
From the northeast corner of Section 38, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, measure South 27 deg. 23 min West 1001.6 feet to an iron post, the point of beginning. From the point of beginning measure South 14 deg. 44 min. East 150.9 feet to an iron post; thence South 76 deg. 15 min. West 131.8 feet to an iron post; thence North 26 deg. 50 min. East 198.5 feet to the point of beginning; said parcel of ground containing .23 acres.

Being the same property acquired by Edgar Ferrier from the Estates of Toby Davis and Stella Miles Davis on November 26, 1966, before Philip E. Pfeffer, a St. Tammany Parish Notary Public and recorded in COB 443 folio 137 of the official records of St. Tammany Parish, Louisiana.

REFERENCE:
 1.) SURVEY BY THIS FIRM DATED 09/09/2010 SURVEY NO. 20100536.
 2.) SURVEY BY THIS FIRM DATED 10/12/93 FOR AMOS GRIFFIN, SURVEY NO. 931170.
 3.) SURVEY BY ROBERT BERLIN DATED 9/27/66 FOR EDGAR FERRIER, SURVEY NO. 66-1700.
 4.) SURVEY BY ROBERT BERLIN DATED 5/16/66 FOR ST. TAMMANY PARISH POLICE JURY, SURVEY NO. 66-1584.
 5.) SURVEY BY THIS FIRM DATED 4/18/67 FOR EDGAR FERRIER, SURVEY NO. 5072.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 04/18/2022.

P.O.B. IS REPORTED TO BE S27°23'W 1001.6' FROM THE NORTHEAST CORNER OF SECTION 38, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.



Line Table		Line Table		
Line #	Length	Direction	REF.# & Direction	REF.# & Distance
L1	5.00'	S05°29'19"E	REF. 2-S05°14'39"E	
L2	16.00'	N89°45'20"E	REF. 2-EAST	
L3	9.71'	N26°49'56"E	REF. 2-S27°04'36"E	REF. 2-10.89'

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE: 5/19/22

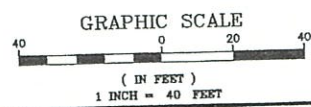
DIRECTOR OF ENGINEERING DATE: 6/12/22

CLERK OF COURT DATE: 6/12/22

Monique T. Bringol, Deputy Clerk

DATE FILED: 06-02-2022 FILE NO. 16123C

TOTAL AREA: 20,467 SQ. FT. OR 0.470 ACRES



BUILDING SETBACKS (*Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: CARROLL ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0420.E
 F.I.R.M. Date 04/21/1999
 ZN: C B.F.E. N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20220137

DATE: 04/18/2022

REVISER:

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

DRAWN BY: VLL CHECKED BY: DJP

SCALE: 1" = 40'

A RESUBDIVISION PLAT OF
 PARCEL 1 & PARCEL 2 INTO PARCEL 1A
 IN SECTION 4, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA

DANIEL J. POCHE
 L.A. REG. No. 5066

CERTIFIED TO: HAROLD BURFICT

2024-3934-ZC



PREACHERS OAK LN

NC-2

L-2

L-2

CARROLL RD

SHADY LN

NC-2

HC-1

LIBERTY DR

SLIDELL

WEST

CARROLL

JAYCEE

KAYCEE

ST CHRISTOPHER

ST PAUL



ZONING STAFF REPORT
2024-3934-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 north side of Shady Lane and on the east side of Carroll Road, Slidell;
S4, T9S, R14E; Ward 9, District 14 **Council District:** 11

Petitioner: Harold Burfict

Posted: September 17, 2024

Owner: Harold Burfict

Commission Hearing: October 1, 2024

Size: .464 acres

Determination: Denied



Current Zoning

L-2 Large Lot Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE EL 11

Critical Drainage:

Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .464-acre parcel from L-2 Large Lot Residential District to HC-2 Highway Commercial District. The property is located on the north side of Shady Lane and east side of Carroll Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	Unknown
09-2020	Unknown	L-2 Large Lot Residential District

Site and Structure Provisions

3. Per the petitioner's application, the subject property is developed with an existing mobile home and accessory building.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-2 Large Lot Residential District
South	Residential	L-2 Large Lot Residential District
East	Residential	L-2 Large Lot Residential District
West (Across Carroll Road)	Undeveloped	L-2 Large Lot Residential District



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PLANNING & DEVELOPMENT
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5. The subject property abuts L-2 Large Lot Residential District zoning on all sides which allows for one single-family dwelling unit on parcel sizes of a half an acre or greater. Catty-corner to the site is a cemetery zoned NC-2 Neighborhood Commercial District.
6. The requested HC-2 Highway Commercial District's purpose is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
7. There is a MHO Manufactured Housing Overlay on a portion of the property, approved by the St. Tammany Parish Council in 2019 as per ordinance 19-4164.
8. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The site is proposed to be developed with a new and used car lot on the site and will be subject to compliance with all Parish drainage, parking, and landscaping regulations, all minimum standards associated with a car dealership and all other applicable Parish regulations.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is NOT 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.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



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