

EXHIBIT "A"

2023-3361-ZC

Four acres of land, located in Section 4, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to wit:

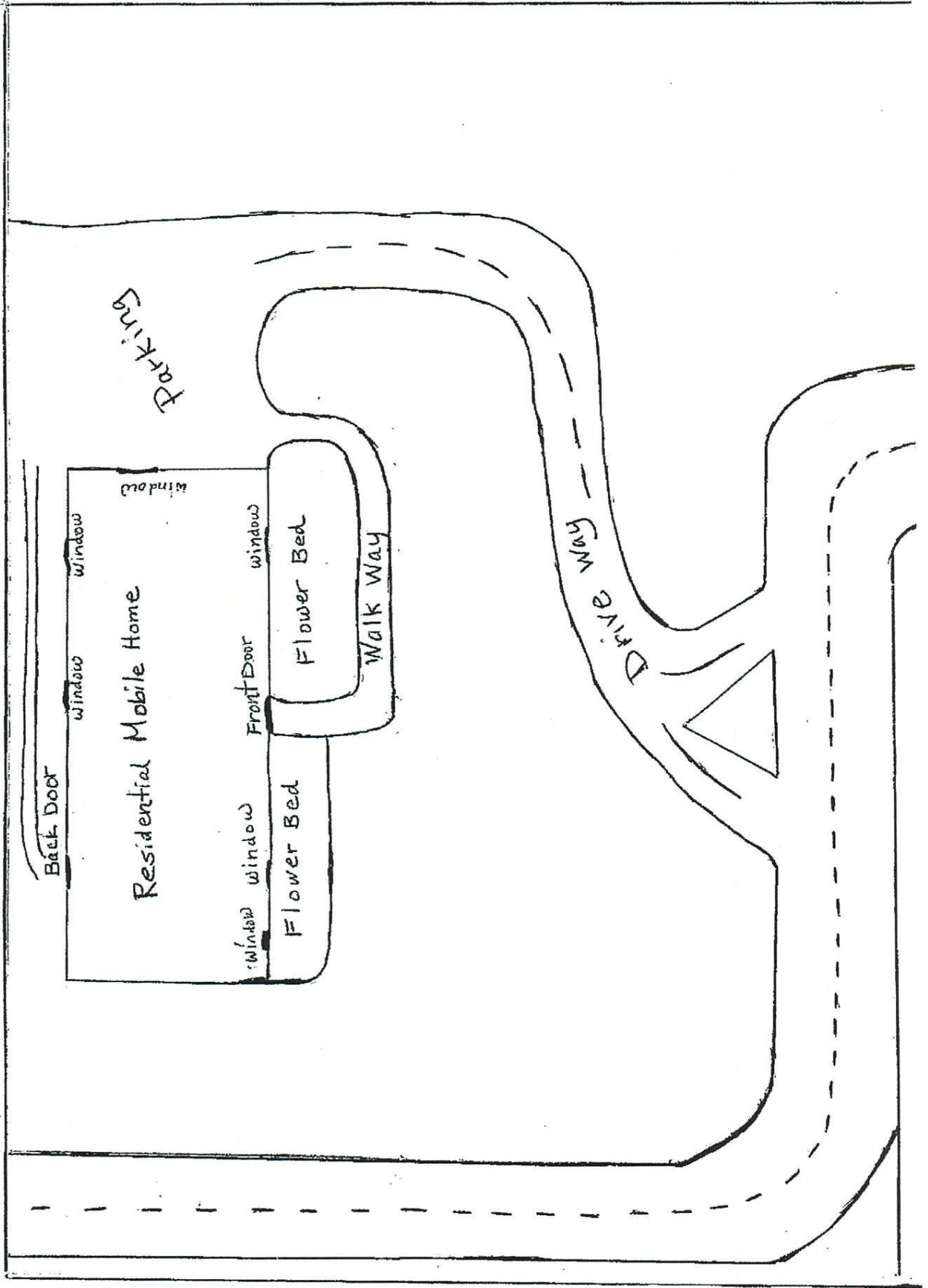
Commencing at the center of the said Section Four thence North 0 degrees 15 minutes West 20.13 chains; thence North 39 degrees West 18.51 chains; thence East 3 chains to the Point of Departure

Thence North 89 degrees 45 minutes East 12.65 chains' thence North 3.16 chains to the Point of departure, and containing four acres. All as per survey of Lowell E. Cummings, dated September 3, 1949.

A Description for a 2 parcels-(resubdivision)

For A Family Member

8409 Hill Road, Folsom, La



2023-3361-ZC

Old Stonehill Acres

25

PUD

A-1 33

CELIA BRUMFIELD

HILL

A-1A

HAY HOLLOW

LENOIR

NAYLOR

RICHARDSON HILL

A-1

4

HOLLINS



Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3361-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the west side of Hill Road, south of Celia Brumfield Road; Folsom S4, T5S, R10E; Ward 2, District 3 **Council District:** 3

Owner: Mary Ann Morris Perry **Posted:** June 2, 2023

Applicant: Mary Ann Morris Perry **Commission Hearing:** July 5, 2023

Size: 4 acres **Determination:** Approved



Current Zoning

A-1 Suburban

Requested Zoning

A-2 Suburban

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

- 1. The applicant is requesting to rezone the 4-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the west side of Hill Road, south of Celia Brumfield Road; Folsom.

Zoning History

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

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

Site and Structure Provisions

- 3. The site is currently developed with one single-family dwelling

Compatibility or Suitability with Adjacent Area

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

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5. The subject property abuts A-1 Suburban District on all sides, with MHO Manufactured Housing Overlay on the south, east, and west sides of the property.
6. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
7. If approved, the applicant would be allowed to place one dwelling unit per acre on a 4-acre parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum size of 1 acre.
8. Per the petitioner's application, the reason for the request is to apply for a minor subdivision to create two separate 2-acre parcels.

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

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