

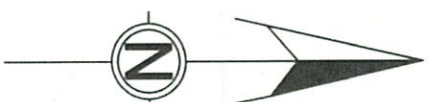
EXHIBIT "A"

2023-3388-ZC

A parcel of land located in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Quarter Section Comer common to Sections 26 & 27 in said township and range; Thence South 89 degrees 32 minutes 46 seconds West 36.93 feet to a point; Thence North 00 degrees 20 minutes 40 seconds West 357.03 feet to a point Thence North 00 degrees 02 minutes 13 seconds East 173.27 feet to a 1/2-inch iron pipe found; Thence North 00 degrees 14 minutes 20 seconds West 172.73 feet to a 1/2-inch iron rod found; Thence South 89 degrees 53 minutes 19 seconds West 500.15 feet to a 1/2-inch iron rod found; Thence South 00 degrees 16 minutes 13 seconds East 174.13 feet to a 1/2-inch iron pipe found; Thence South 89 degrees 43 minutes 28 seconds West 17.34 feet to a 1/2-inch iron rod found being the Point of Beginning, Thence South 00 degrees 16 minutes 27 seconds East 252.12 feet to a 1/2-inch pipe found; Thence South 89 degrees 57 minutes 34 seconds West 238.66 feet to a 1/2-inch iron rod set on the West Side of Atwood Road; Thence North 16 degrees 13 minutes 26 seconds West 261.19 feet to a 1/2-inch iron rod set; Thence North 89 degrees 43 minutes 28 seconds East 310.44 feet to the Point of Beginning, containing 1.585 Acres.

REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Rod (B)
 S89°53'19"W
 (per Reference Survey)



- LEGEND**
- ⊗ = 1/2" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊚ = 1/2" IRON ROD FOUND
 - ⊛ = 1/2" IRON ROD SET

APPROVAL:

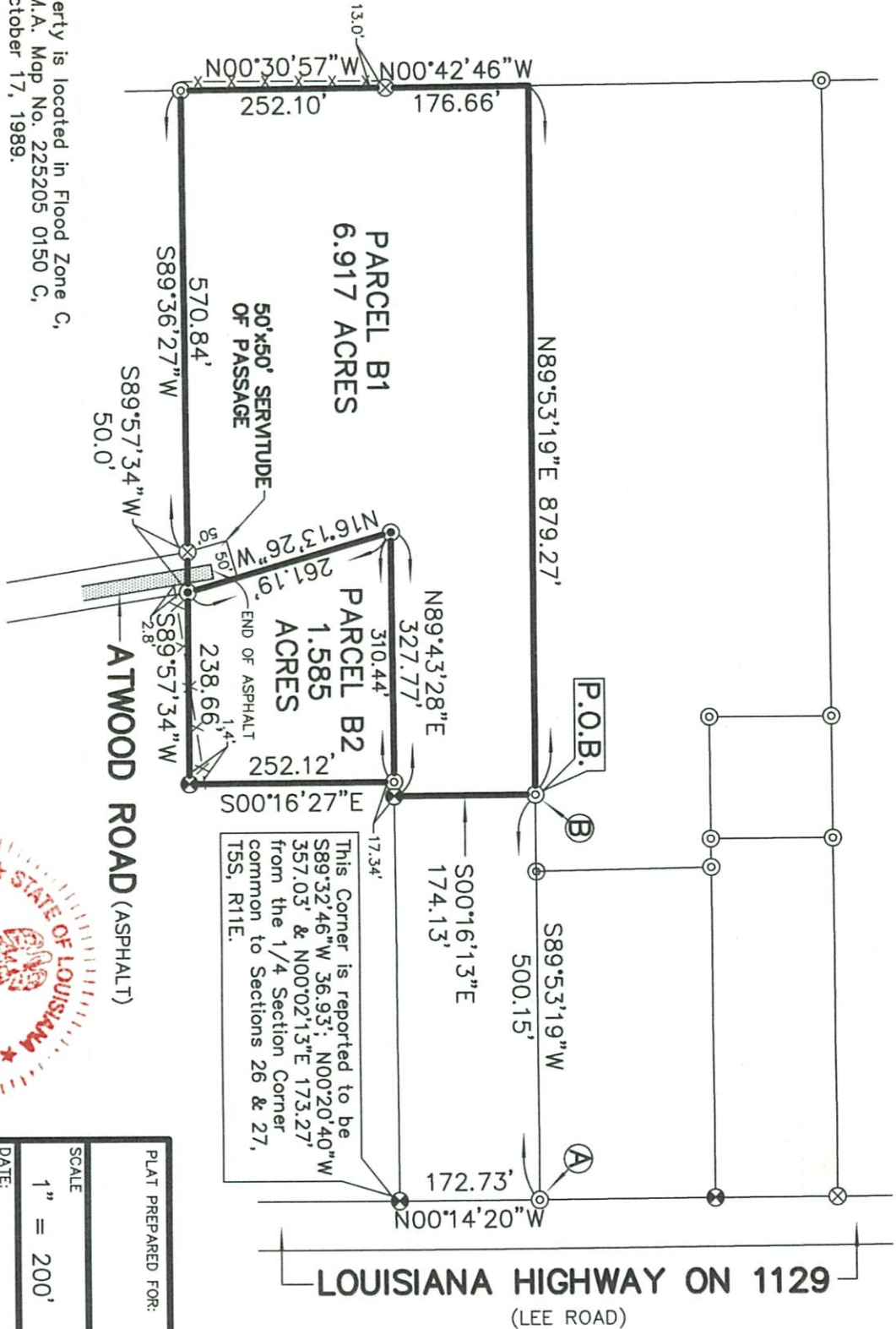
DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

CHRISTOPHER & ASHTAN CARROLL



This Corner is reported to be
 S89°32'46"W 36.93'; N00°20'40"W
 357.03' & N00°02'13"E 173.27'
 from the 1/4 Section Corner
 common to Sections 26 & 27,
 T5S, R11E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Christopher Carroll by John G. Cummings, Surveyor, dated 09/17/2009, Job No. 09160.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



PLAT PREPARED FOR:

CHRISTOPHER & ASHTAN CARROLL

SCALE

1" = 200'

DATE:

05/10/2023

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION OF PARCEL B INTO PARCEL B1 & PARCEL B2, LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

(985) 892-1549
 503 N. JEFFERSON AVE.
 COVINGTON, LA 70433

JOB NO.

09160-E

2023-3388-ZC

JUBAN

27

A-2

A-2

1129

A-1A

26

A-2

40

ATWOOD

A-2

40

ED-1



Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3388-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 at the end of Atwood Road, west of Louisiana Highway 1129, Covington S27, T5S, R11E; Ward 2, District 2 **Council District:** 2

Owner: Christopher Carroll **Posted:** June 16, 2023

Applicant: Kerrie Carroll **Commission Hearing:** July 5, 2023

Size: 1.585 acres **Determination:** Approved, Denied, Postponed



Current Zoning
A-1A Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agriculture
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

- The applicant is requesting to rezone the 1.585-acre parcel from A-1A Suburban to A-2 Suburban District. The property is located at the end of Atwood Road, west of Louisiana Highway 1129, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay

Site and Structure Provisions

- The subject property is currently undeveloped and is a part of a pending minor subdivision to create a 6.917-acre parcel and 1.585-acre parcel out of the existing 8.502-acre parcel.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay

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5. The subject property abuts A-1A Suburban District on the north, east, and west sides. Directly south lies a 5.31-acre parcel that was rezoned to obtain the A-2 Suburban District classification in 2013 as per ordinance 13-2950.
6. The purpose of the existing A-1A Suburban District is to provide a single-family residential environment on large, multi-acre lots. The minimum lot size for the A-1A Suburban District is 3 acres with a density minimum of one unit per every 3 acres. The purpose of the requested A-2 Suburban District is to provide a single-family residential environment on large, multi-acre lots. The minimum lot size for the A-2 Suburban District is 1 acre with a density minimum of one unit per every one-acre.
7. Should this rezoning request be approved, the applicant can proceed with their minor subdivision to create two lots that conform with both the A-1A Suburban District and A-2 Suburban District zoning designations.

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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