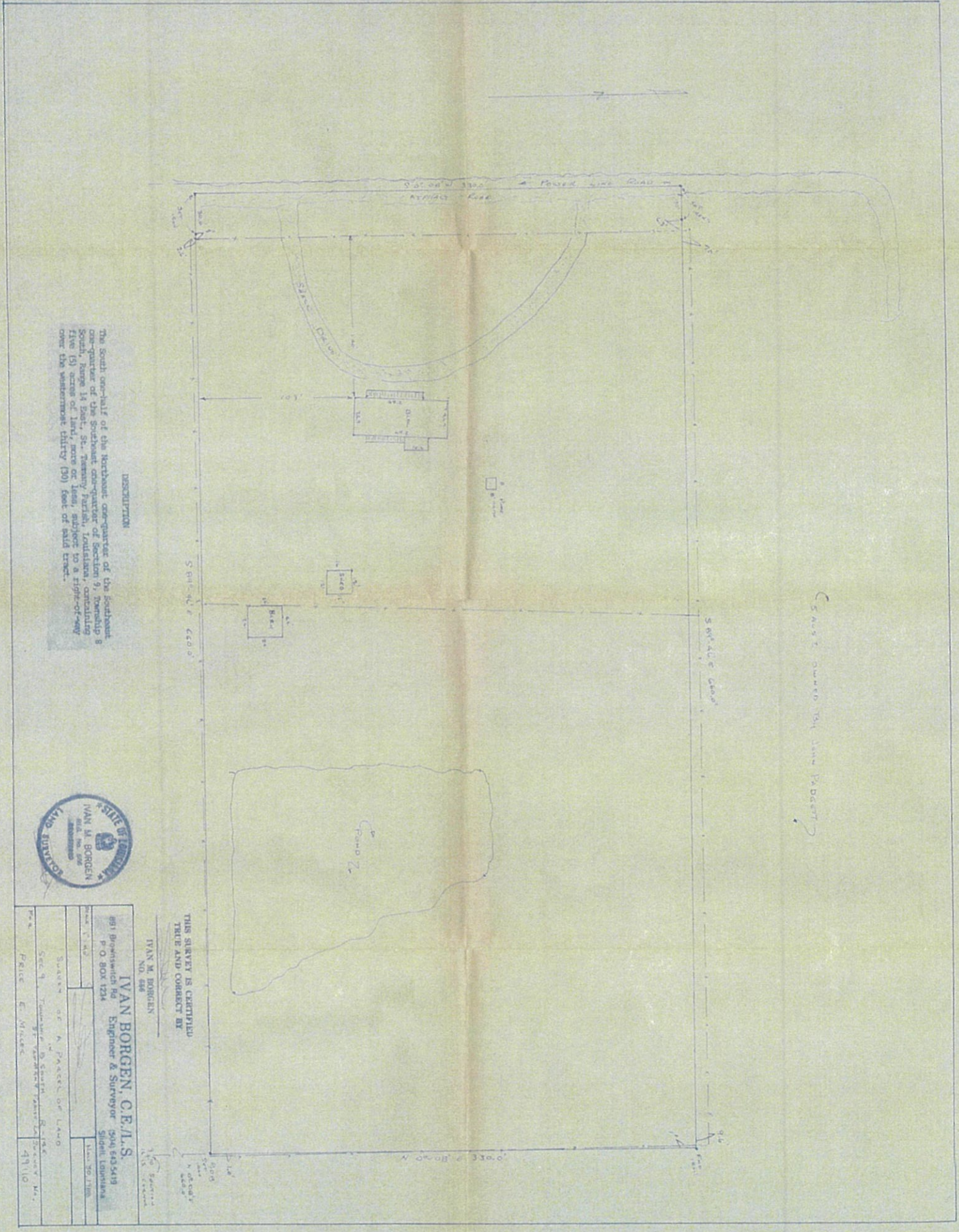


EXHIBIT "A"

2023-3385-ZC

The south one-half of the northeast one-quarter of the southeast one-quarter of the southeast one quarter (S/2 OF NE/4 of SE/4 of SE/4) of Section Nine (9), Township Eight South (T8S), Range Fourteen East (R14E), in the Parish of St. Tammany, State of Louisiana, containing Five (5) acres more or less, subject to a right of way over the westernmost Thirty (30) feet of said tract.



Grant owned by John Robert

DESCRIPTION
 The South one-half of the Northwest one-quarter of the Southeast one-quarter of the Southeast one-quarter of Section 9, Township 8 South, Range 14 East, St. Tammy Parish, Louisiana, containing five (5) acres of land, more or less, subject to a right-of-way over the watercourse thirty (30) feet of said tract.



THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

IVAN M. BORGEN
 No. 444

IVAN BORGEN, C.E./L.S.
 Engineer & Surveyor

881 Brownsville Rd
 P.O. BOX 1234
 Slidell, Louisiana
 70458-1234

Section of A Parcel of Land	49110
Section 9, Township 8 South, Range 14 East, St. Tammy Parish, Louisiana	
Price E. Miller	49110

2023-3385-ZC

A-2

4

CHRIS KENNEDY

EASY

A-2

3

BOYET

MURRAY ROAD

A-1A

ADAMS
GUM CREEK

A-2

PINE STREET

NORTH

RHONDA



A-2

AT-1

Oak Downs

OAK DOWNS

RHONDA

SMITH

A-3

MICHEL

HIDDEN OAKS

9

A-2

Live Oak Ranches

10

OAK RANCH

POWERLINE

STICKER

A-2

MHO

PURCELLA



MHO

TELLIS

MHO
BUD LIGHT

CAREY

RADAR

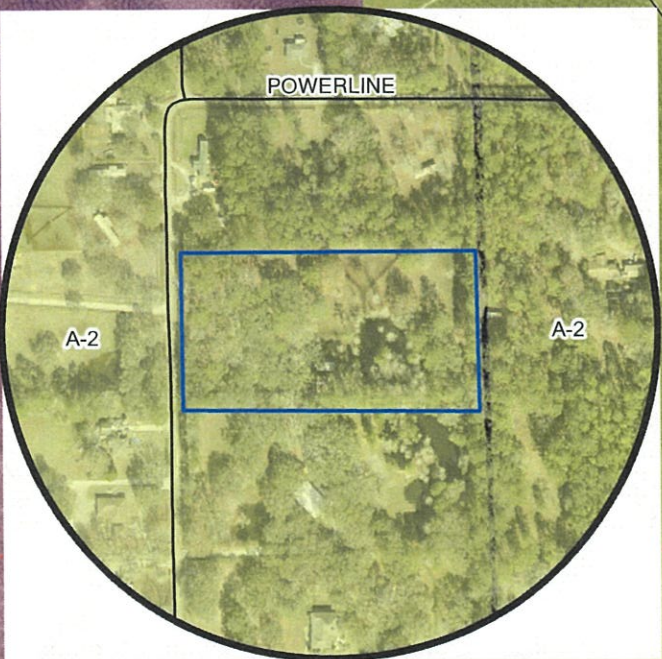
A-2

MAVERICK RUN

YEARLING

MHO

HEFER RUN



POWERLINE

A-2

A-2

15

BUCK RUN

A-2

GARRETT'S PRIME RUN

Ponderosa Ranches

MHO

DOE RUN

BOBCAT RUN

ARMADILLO RUN

FAWN RUN

QUAIL RUN

HARE RUN

BULL RUN

A-2

DR TJ SMITH SR

RECEIVING STATION

22

Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3385-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 southeast side of West Powerline Road, north of Radar Road, Pearl River S9, T8S, R14E; Ward 9, District 9 **Council District:** 9

Owner: Price Miller

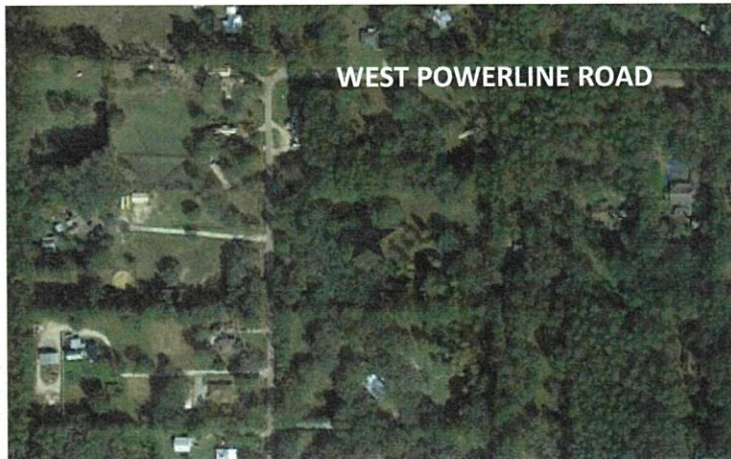
Posted: June 13, 2023

Applicant: Karen Hess

Commission Hearing: July 5, 2023

Size: 5 acres

Determination: Approved



Current Zoning

A-2 Suburban

Requested Zoning

A-2 Suburban and MHO Manufactured Housing Overlay

Future Land Use

Mixed Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone A

Critical Drainage:

Yes

FINDINGS

- 1. The applicant is requesting to rezone the 5-acre parcel from A-2 Suburban to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the southeast side of West Powerline Road, north of Radar Road, Pearl River.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

- 2. The subject property is currently developed with a mobile home. Per Sec 130-161, it is considered a legal non-conforming use.

Compatibility or Suitability with Adjacent Area

- 3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

Administrative Comment

August 3, 2023

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ZONING STAFF REPORT
2023-3385-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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- 4. The A-2 Suburban District calls for a minimum of one-acre parcel sizes with a density minimum of 1 unit per-acre. If approved, the applicant may apply for building permits for the placement of 2 additional mobile homes on the site.

Consistency with New Directions 2040

Mixed Use areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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.

