Exhibit "A"

2026-4778-ZC

A CERTAIN PIECE OR PARCELOF GROUND, situated in Section 33, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section Corner common to Section 5 Township 5 South, Range 10 East, and Sections 31 and 32, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, run South 89 degrees 22 minutes East 4053.5 feet; thence North 02 degrees 59 minutes East 1236.3 feet; thence South 89 degrees 48 minutes East 1526.8 feet; thence North 00 degrees 14 minutes West 1234.2 feet; thence South 89 degrees 41 minutes East 1113.1 feet; thence North 01 degrees 33 minutes East, 50.38 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 39 minutes 00 seconds East, 205.02 feet to a point; thence South 01 degrees 33 minutes 00 seconds West, 550.19 feet to a point; thence North 88 degrees 25 minutes 43 seconds West, 204.98 feet to a point; thence North 01 degrees 33 minutes 00 seconds East, 213.23 feet to a point; thence North 88 degrees 25 minutes 43 seconds West, 103.00 feet to a point; thence North 01 degrees 33 minutes 00 seconds East, 332.59 feet back to the Point of Beginning.

This tract contains 2.08 acres as per survey prepared by Land Surveying, LLC, dated May 30, 2019.

A certain piece or portion of ground situated in Section 33. Township 4 South, Range 10 East, St Tammany Parish, Louisiana, mere fully described as follow:

Commence at the Section Corner common to Section 5, Township 5 South Range 10 East and Sections 31 and 32, Township 4 South, Range 10 thence measure South 89 degrees 22 minutes East, a distance of 4053.5 feet to a point thence measure North 02 degrees 59 minutes East, a distance of 1236.3 feet to a point; thence measure South 89 degrees 48 minutes East, a distance of 1526.8 feet to a point; thence measure North OO degrees 14 minutes West, a distance of 1234.2 feet to a point; thence measure South 89 degrees 41 minutes East, a distance of 1113.1 feet to a point: thence measure South 01 degree 33 minutes West, a distance of 495.4A feet to the **Point of Beginning.**

From the Point of Beginning measure South 88 degrees 27 minutes East, a distance of 204.98 feet to a point; thence measure North 01 degree 33 minutes East, a distance of 106.24 feet to a point; thence measure North 88 degrees 27 minutes West, a distance of 204.98 feet to a point; thence measure South 01 degree 33 minutes West, a distinct of 106.24 feet back to the Point of Beginning, containing 0.5 Acres.

Together with a 20' Servitude of Passage as more fully shown on plat of survey by Fontcuberta Surveys, Inc., dated June 26, 1998, bearing Plat File No. 126-401.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4778-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 Stonehill Road, east of Deerfield Road, Folsom; S33, T4S, R10E; Ward 2, District 3

Petitioner: Kelly Dolese

Owner: Kelly Dolese and Angel Dolese

Size: 2.58 acres

Posted: September 17, 2026

Commission Hearing: October 6, 2026

Determination: Approved

Current Zoning:

R-1 Rural Residential District & RO Rural Overlay



Requested Zoning:

L-1 Large Lot Residential District & RO Rural Overlay

Future Land Use: Rural/Agricultural

Flood Zone:
Effective Flood Zone: C & Preliminary Flood Zone X; Non CDA

Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone two parcels which total 2.58 acres from R-1 Rural Residential District & RO Rural Overlay to L-1 Large Lot Residential District & RO Rural Overlay. The parcels are located on the south side of Stonehill Road, east of Deerfield Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
10-2234	Unknown	R-1 Rural Residential District & RO Rural Overlay

Site and Structure Provisions

2. The subject properties are currently developed with two single-family residences/one on each parcel.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Undeveloped	R-1 Rural Residential District
South	Developed Residential	R-1 Rural Residential District and Rural Overlay
East	Developed Residential	R-1 Rural Residential District and RO Overlay
West	Undeveloped	R-1 Rural Residential District and RO Rural Overlay

3. As shown in Table 2, the subject property is abutting undeveloped property zoned R-1 Rural Residential to the north and the west, and developed property zoned R-1 Rural Residential District to the south and the east. There is also a R Rural Overlay on the property and on the south, east and west sides.

4. The purpose of the existing R-1 Rural Residential District is to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas

where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

a. The minimum lot area is 5 acres or greater with a minimum lot width of 300 feet.

b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

5. The purpose of the property's existing RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.

   a. Permitted uses in the Rural Overlay: Agriculture uses, Farming and any other agricultural use, Agricultural buildings, Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet.

   b. Wholesale/retail greenhouses and nurseries, v. Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor, trailers, and excavation equipment is permitted as an accessory to the above listed uses when stored on an operable, licensed transport vehicle, where the area utilized, for storage is not more than 10 percent of the property.

6. The purpose of the proposed L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.

   a. The minimum lot area is 1 acre with a minimum lot width of 150'.

   b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*

7. If approved, the applicant could apply for a minor subdivision to separate the properties into equal acreage through the minor subdivision process.

Additional Information:

8. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps will have to be identified on the survey. If crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/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

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT | **PLANNING & DEVELOPMENT**

2026-4778-ZC | MICHAEL B. COOPER, PARISH PRESIDENT | Ross Liner, Director

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 not consistant 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.
ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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 conditions, 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.

Administrative Comment

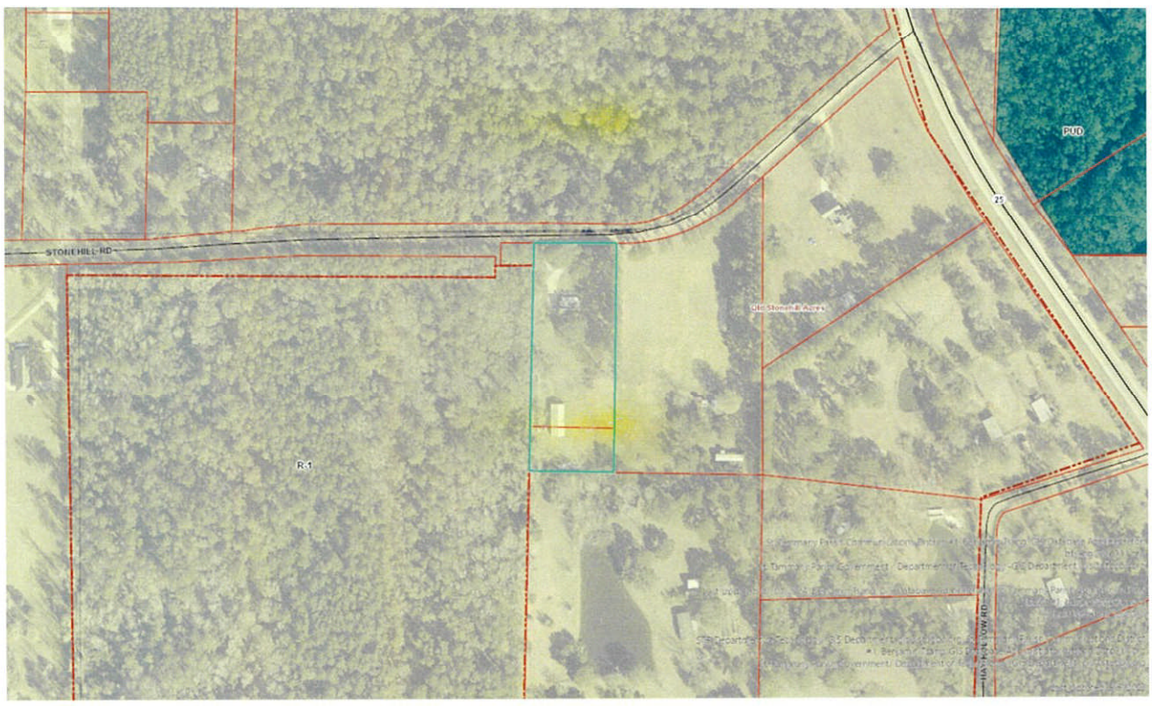
November 5, 2026

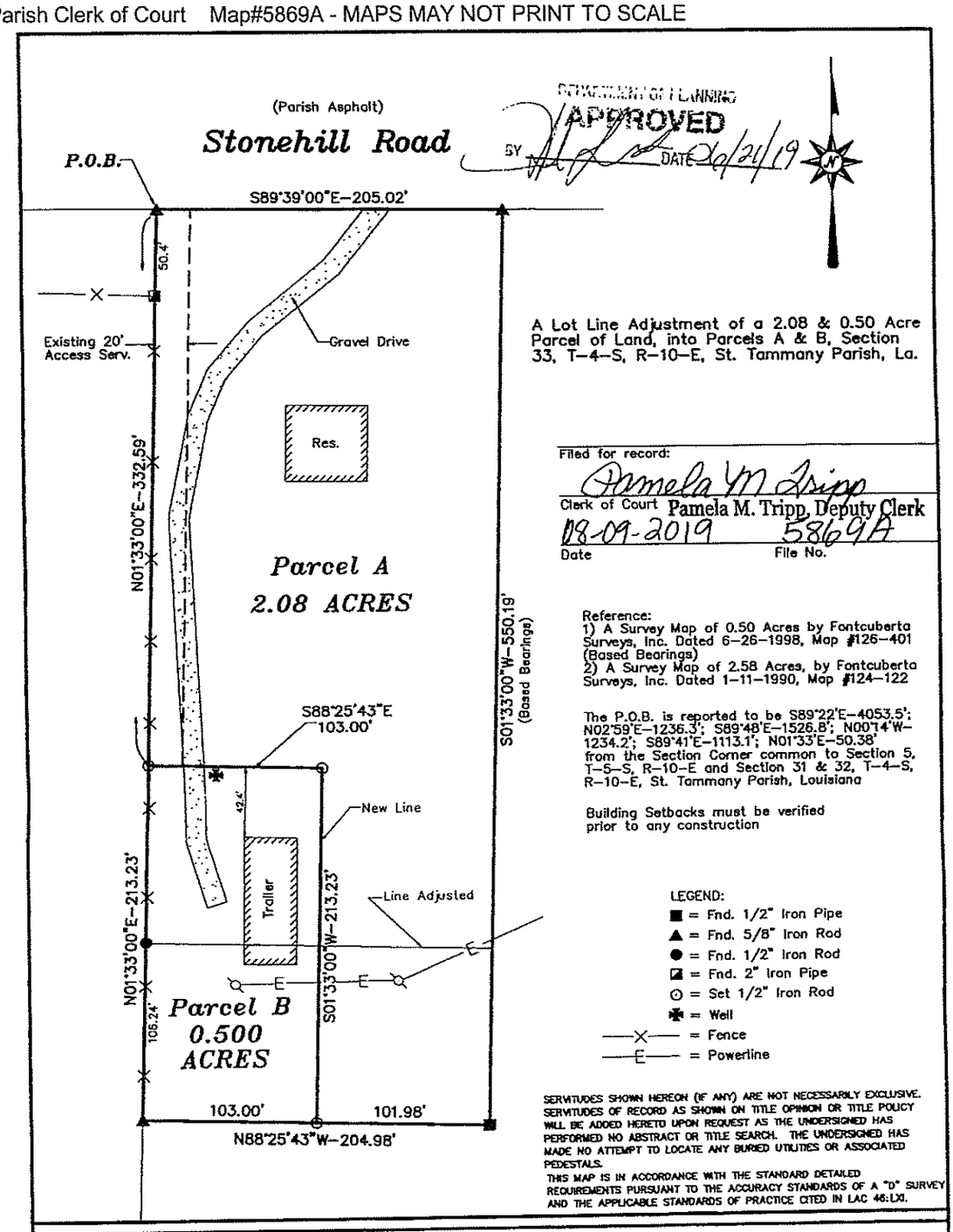
Department of Planning and Development

ZONING STAFF REPORT
2026-4778-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





DEPARTMENT OF PLANNING
APPROVED
BY _____ DATE 8/21/19

A Lot Line Adjustment of a 2.08 & 0.50 Acre Parcel of Land, into Parcels A & B, Section 33, T–4–S, R–10–E, St. Tammany Parish, La.

Filed for record:
Pamela M Tripp
Clerk of Court Pamela M. Tripp, Deputy Clerk
08-09-2019 5869A
Date File No.

Reference:
1) A Survey Map of 0.50 Acres by Fontcuberta Surveys, Inc. Dated 6–26–1998, Map #126–401 (Based Bearings)
2) A Survey Map of 2.58 Acres, by Fontcuberta Surveys, Inc. Dated 1–11–1990, Map #124–122

The P.O.B. is reported to be S89°22'E–4053.5'; N02°59'E–1236.3'; S89°48'E–1526.8'; N00°14'W–1234.2'; S89°41'E–1113.1'; N01°33'E–50.38' from the Section Corner common to Section 5, T–5–S, R–10–E and Section 31 & 32, T–4–S, R–10–E, St. Tammany Parish, Louisiana

Building Setbacks must be verified prior to any construction

LEGEND:
■ = Fnd. 1/2" Iron Pipe
▲ = Fnd. 5/8" Iron Rod
● = Fnd. 1/2" Iron Rod
◪ = Fnd. 2" Iron Pipe
⊙ = Set 1/2" Iron Rod
✠ = Well
—X— = Fence
—E— = Powerline

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

MAP PREPARED FOR ANGEL DOLESE

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 33, T–4–S, R–10–E, ST. TAMMANY PARISH, LA.

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.

STATE OF LOUISIANA
BRUCE M. BUTLER III
License No. 4894
CERTIFIED CORRECT
PROFESSIONAL
5-31-2019
LAND SURVEYOR

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurlabellsouth.net email

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

SCALE:	1"= 70'	DATE:	5–30–2019	NUMBER:	19359

Terr3/AngelDoleseSurvey


2026-4778-ZC
25
Old Stonehill Acres
R-1
R-2


PUBLIC NOTICI
An application has been made to the
Planning or Zoning Commission
CASE NUMBEF
2026-4778-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 9-17-26 by M.P
SEP 17 2026 12:42


PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4778-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o
October 6, 2026
for more information
call (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 9-17-26 by MP
SEP 17 2026 12:42