

EXHIBIT "A"

2025-4274-ZC

Parcel E2

Located in Section 36 Township 4 South Range 11 East, St. Tammany Parish, Louisiana.

From the SE Corner of section 36 Township 4 South Range 11 East, St. Tammany Parish, Louisiana run North 02 degrees 21 minutes 18 seconds East, 37.98 feet; thence North 02 degrees 25 minutes 58 seconds East, 306.80 feet to the Point of Beginning.

From the Point of Beginning run South 69 degrees 35 minutes 10 seconds West, 313.27 feet to a point, thence North 57 degrees 40 minutes 45 seconds West, 259.62 feet to a point; thence North 40 degrees 33 minutes 05 seconds West, 87.79 feet to a point; thence North 12 degrees 10 minutes 45 seconds West, 139.63 feet to a point; thence North 72 degrees 04 minutes 43 seconds East, 648.70 feet to a point; thence South 02 degrees 20 minutes 40 seconds West, 432.70 feet back to the Point of Beginning.

This tract contains 5.00 Acres as per survey prepared by Land Surveying, LLC dated 04-16-2025 being Survey No. 21973.

FINAL APPROVAL

CHAIRMAN OF PLANNING & ZONING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY OF PLANNING & ZONING COMM.

CLERK OF COURT

DATE: 07-21-2025 FILE NO. 6409D
 Monique T Bringol, Deputy Clerk

A MINOR SUBDIVISION OF PARCEL E (14.16 ACRES) INTO PARCELS E1 & E2, LOCATED IN SECTION 36, T-4-S, R-11-E, ST. TAMMANY PARISH, LA.



LINE TABLE:

- L1=N40°33'05"W-87.79'
- L2=N12°10'45"W-139.63'
- L3=N12°10'45"W-68.87'
- L4=N08°22'09"W-137.63'
- L5=N11°38'58"W-127.81'
- L6=N19°56'51"E-91.36'

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 5/8" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

Reference: A Resub Plat by this Firm, File Date 4-24-2018, File No. 5735B, Clerk of Courts Office (Based Bearings)

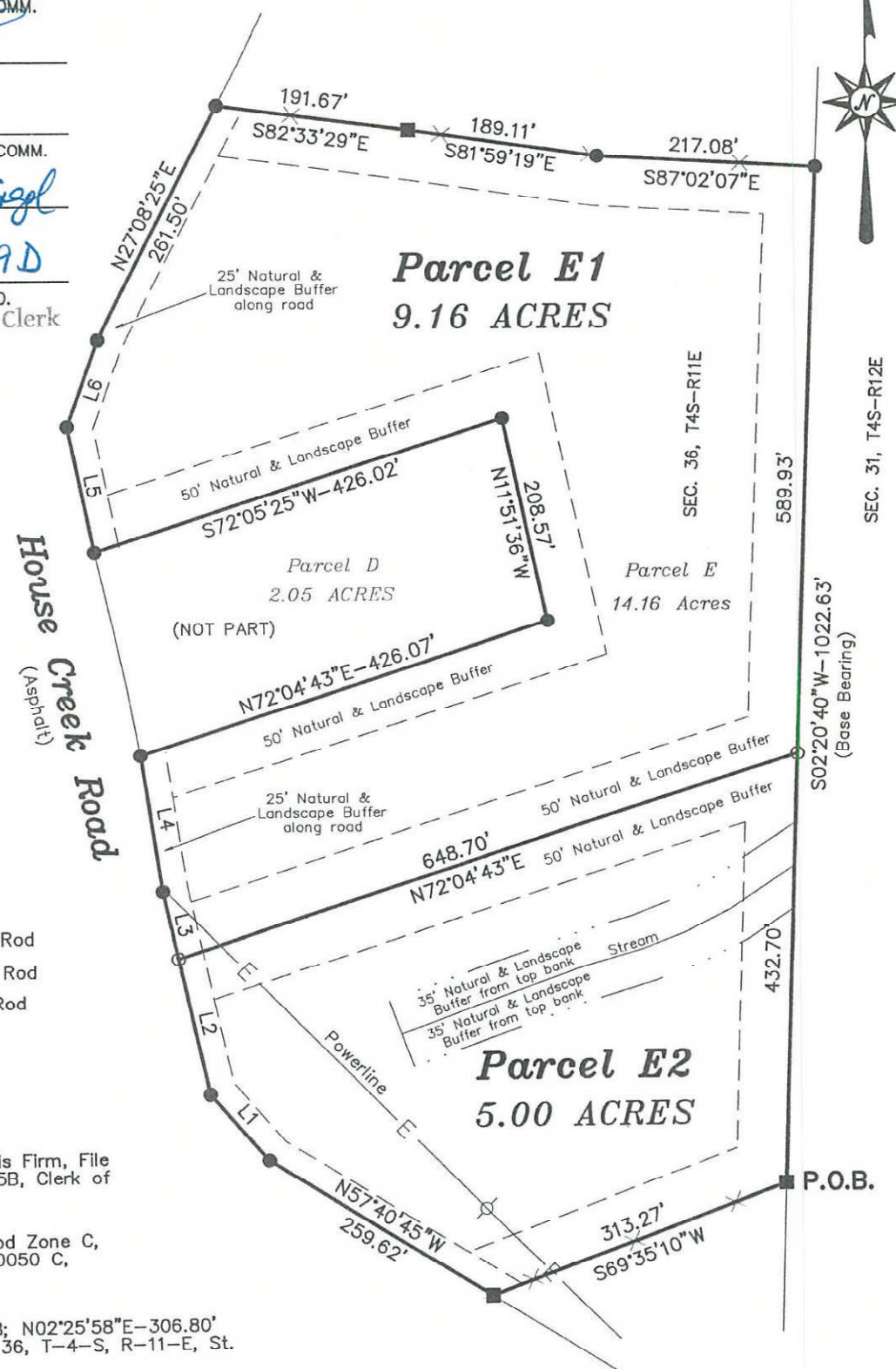
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0050 C, Dated 10-17-1989

The P.O.B. is N02°21'18"E-37.98; N02°25'58"E-306.80' from the SE Corner of Section 36, T-4-S, R-11-E, St. Tammany Parish, Louisiana

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.

(Must verify prior to Construction)
 Building Setbacks -
 Front:
 Side:
 Rear:
 Side Street:



MAP PREPARED FOR **JESSE & BAILEY BURAS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-4-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com

STATE OF LOUISIANA
 Bruce M. Butler, III
 License No. 4894
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED CORRECT
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 160' DATE: 4-16-2025 NUMBER: 21973

2025-4274-ZC

46

47

42

R-1

36

31

R-1

HOUSE CREEK RD

SIDNEY SPELL

1

6



Administrative Comment

September 4, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4274-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 east side of House Creek Road, north of Sidney Spell Road, Bush; S36, T4S, R11E; Ward 2, District 6
Council District: 6

Petitioner: Bailey Buras

Posted: July 18, 2025

Owner: Tommie Galloway

Commission Hearing: August 5, 2025

Size: 5.0-acres

Determination: Approved

Current Zoning

R-1 (Rural Residential District) and RO (Rural Overlay)

Requested Zoning

R-1 (Rural Residential District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)

Future Land Use

Rural and Agriculture

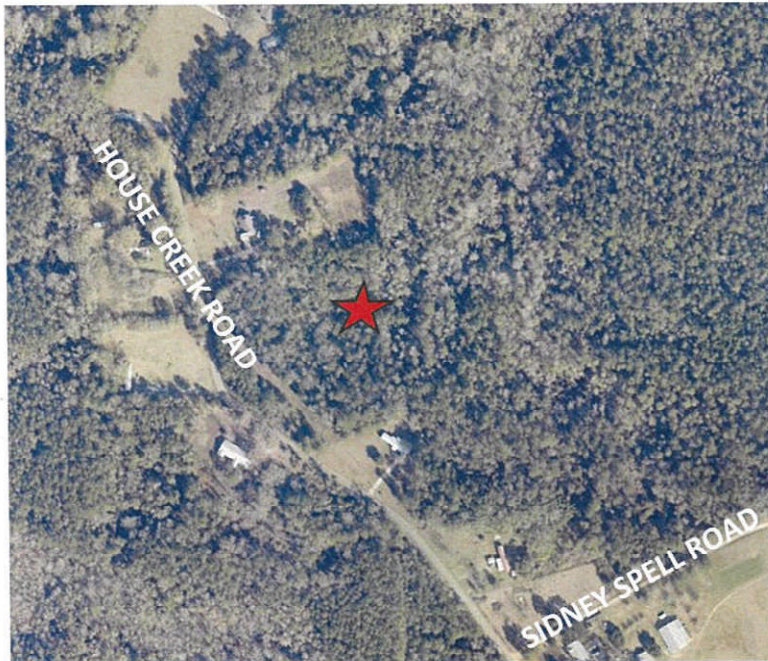
Flood Zone

Effective Flood Zone C; Preliminary Flood Zone X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

- The applicant is requesting to rezone 5.0-acres from R-1 (Rural Residential District) and RO (Rural Overlay) to R-1 (Rural Residential District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay). The parcel is located on the east side of House Creek Road, north of Sidney Spell Road, Bush.

Zoning History

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

Site and Structure Provisions

- The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District)

Administrative Comment

September 4, 2025

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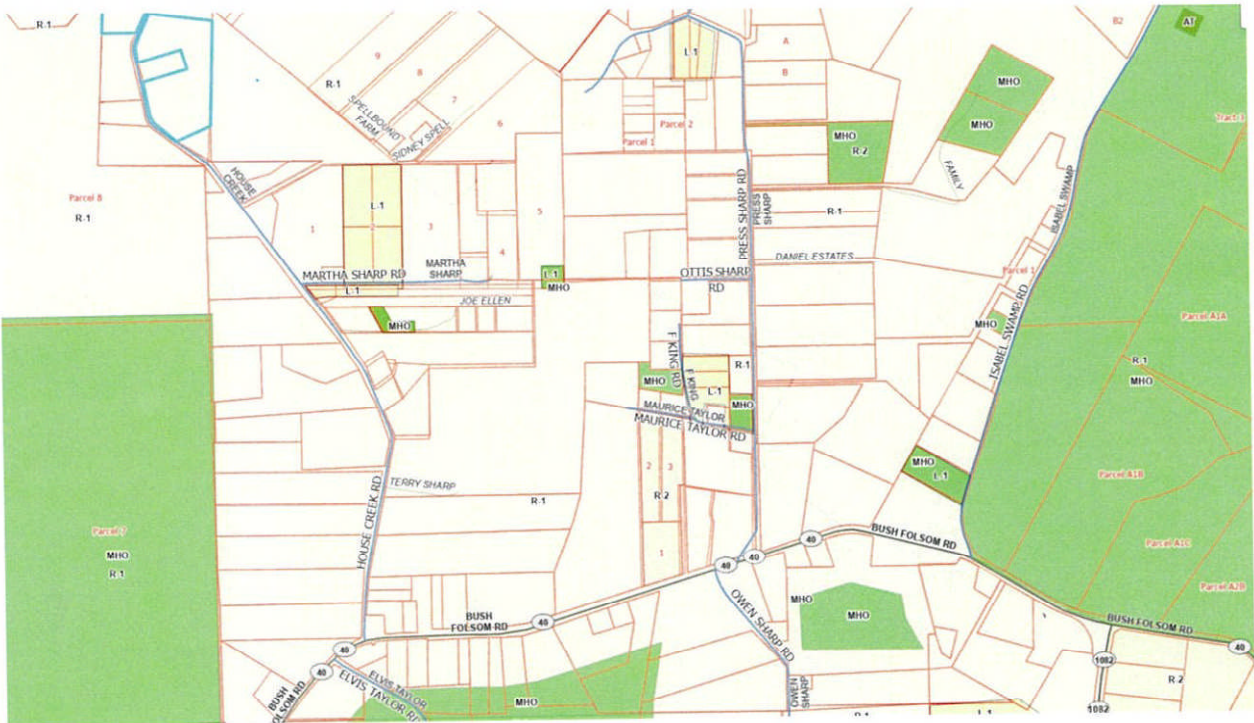
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		and RO (Rural Overlay)
East (across HWY 25)	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

- As shown in Table 2, the subject property abuts property which is zoned R-1 (Rural Residential District) and RO (Rural Overlay) to the north, south, east, and west and is primarily flanked by undeveloped property and property which is developed with single family residential uses.
- The existing R-1 (Rural Residential District) and RO (Rural Overlay) are intended to provide a single-family rural and agricultural environment. The R-1 District requires a minimum parcel size of 5 acres and a minimum lot width of 300'.
- The purpose of the MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
- While there is no existing Manufactured Housing Overlay (MHO) along House Creek Road, several nearby parcels along Martha Sharp Road and Sidney Spell Road—highlighted in bright green on the map below—do have the MHO zoning designation.
- If approved, the applicant may apply for a building permit to place a manufactured home on the property.



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 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

Administrative Comment

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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.
- 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 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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