

EXHIBIT "A"

2025-4221-ZC

Together with a 30-foot wide Ingress-Egress and Utility Easement (lying 15-feet each side of centerline) lying and being in Section 31, Township 5 South, Range 10 East, Tammany Parish, Louisiana, and being a portion of the lands of Margaret Genevieve Christy Charbonnet, as recorded in Instrument 2356597, Tammany Parish records, and being more particularly described by the following centerline data:

All that tract or parcel of land lying and being in Section 31, Township 5 South, Range 10 East, Tammany Parish, Louisiana, and being a portion of the lands of Margaret Genevieve Christy Charbonnet, as recorded in Instrument 2356597, Tammany Parish records, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a 1.5-inch open top pipe, said pipe having a Louisiana Grid North (NAD83) South Zone value of N=755673.5632 E=3626023.2155;

thence running along the south right-of-way Limpopo road, North 87°26'16" East, 12.12 feet to a point;

thence leaving said right-of-way line and running, South 01°27'07" East, 32.90 feet to a point;

thence, North 87°26'16" East, 361.32 feet to a point;

thence, 47.15 feet along the arc of a curve to the right, having a radius of 30.18 feet and being scribed by a chord bearing, South 47°39'50" East, 42.50 feet to a point;

thence, South 02°32'50" East, 187.03 feet to a point on the Lease Area.

thence running, North 87°27'10" East, 50.00 feet to a point and the true POINT OF BEGINNING;

Thence, South 02°32'50" East, 100.00 feet to a point;

Thence, South 87°27'10" West, 100.00 feet to a point;

Thence, North 02°32'50" West, 100.00 feet to a point;

Thence, North 87°27'10" East, 100.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Louisiana Grid North, NAD83, South Zone.

Said tract contains 0.2296 acres (10,000 square feet), more or less, as shown in a survey prepared for AT&T by POINT TO POINT LAND SURVEYORS, INC. dated January 5, 2024, last revised April 23, 2025.

AND

Together with a 25-foot Wide Landscape Buffer, measuring 25 to the outside of the Lease Area and being trimmed to the 30' Ingress-Egress & Utility Easement, lying and being in Section 31, Township 5 South, Range 10 East, Tammany Parish, Louisiana, and being a portion of the lands of Margaret Genevieve Christy Charbonnet, as recorded in Instrument 2356597, Tammany Parish records.

Bearings based on Louisiana Grid North, NAD83, South Zone.

Said tract contains 0.2297 acres (11,750 square feet), more or less, as shown in a survey prepared for AT&T by POINT TO POINT LAND SURVEYORS, INC. dated January 5, 2024, last revised April 23, 2025.



PARENT PARCEL

OWNER: MARGARET GENEVIEVE CHRISTY CHARBONNET
SITE ADDRESS: 78428 LIMPPO ROAD, FOLSOM, LA 70437
PARCEL ID: 66686
AREA: 27.4 ACRES
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.
REFERENCE: INSTRUMENT 2356597

GNSS NOTES

[illegible]

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.


G. DARRELL TAYLOR
LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 05199

DATE: 4/23/2025

DATE: 4/23/2025

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



2025-4221-ZC



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

• THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ALEX AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON, AND SHOULD NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE TITLE SAME TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUND INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS IS NOT A PROPERTY BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM
ROBOTIC AID/DR LEICA TS12 [DATE OF LAST FIELD VISIT: 12/12/2023] ;
GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURSUEY ARE ADJUSTED TO MVD 88 DATUM (COMPUTED USING GEOID18). HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIA SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON
LOUISIANA GRID NORTH (NAD 83) SOUTH ZONE

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE A2 (BFE = 66.5'). COMMUNITY PANEL NO. 2252050125C DATED: 10/17/1989

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY. INFORMATION, THE SURVEYOR MAKES NO GUARANTEE THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.



Know what's below.

SURVEY NOT VALID WITHOUT SHEET 2-3 OF 3

Call before you dig

NO.	DATE	REVISION
1	4/22/2024	REVISED LEASE/EASEMENT
2	4/23/2025	25' US BUFFER



* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

Firm License Number: 2017036700
100 Governors Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:



NSB HWY 1077
FA NO. 10050402

SECTION 31,
TOWNSHIP 5 SOUTH,
RANGE 10 EAST,
MANY PARISH, LOUISIANA

DRAWN BY: RJH

CHECKED BY: JKL

DATE: JAN 5, 2024

P2P JOB #: 231628L

F:\Point To Point Dropbox\P2P Current Jobs\2023\231628LA- NSB HWY 1077\231628LA.pro

2025-4221-ZC

SITE INFORMATION

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)
LEASING = 30°34'21.34" (NAD 83) (30.572994°)
LONGITUDE = 82°44'46.58" (NAD 83) (-80.746278°)
AT CENTER LEASE AREA
ELEVATION AT CENTER OF LEASE AREA = 66.1' AMSL



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2	4/23/2025	25' LS BUFFER

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SPECIFIC PURPOSE SURVEY
PREPARED FOR:



NSB HWY 1077
FA NO. 10050402

SECTION 31,
TOWNSHIP 5 SOUTH,
RANGE 10 EAST,
TAMMANY PARISH, LOUISIANA

DRAWN BY: RJH
CHECKED BY: JKL
APPROVED BY: D. MILLER
DATE: JAN 5, 2024
P2P JOB # 231628LA

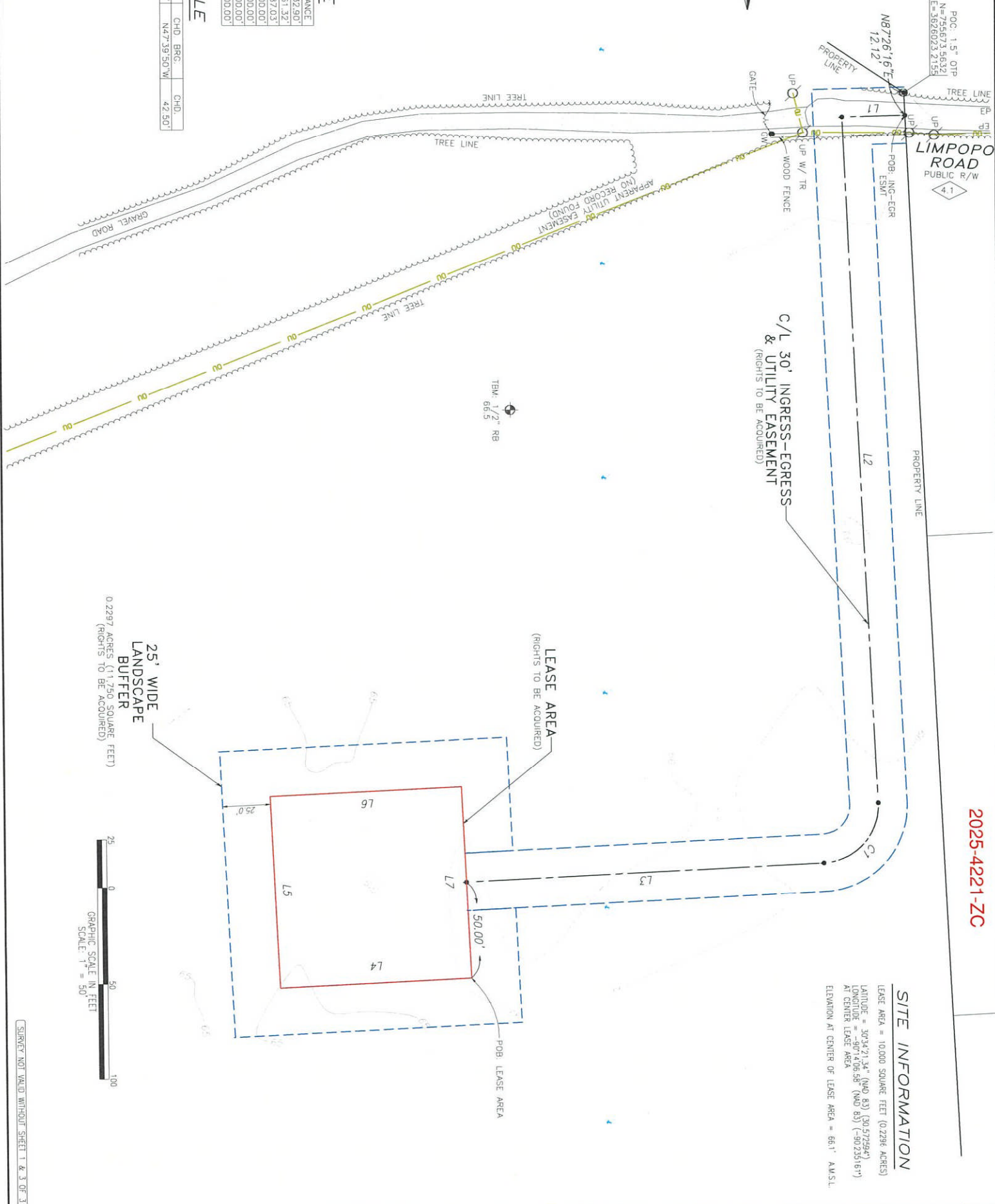
SHEET:
2
OF 3



LINE	BEARING	DISTANCE
L1	S01°27'07"E	32.90'
L2	N87°26'16"E	361.32'
L3	S02°32'50"E	187.03'
L4	S02°32'50"E	100.00'
L5	S87°27'10"W	100.00'
L6	N02°32'50"W	100.00'
L7	N87°27'10"E	100.00'

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	47°15'	30.18'	N47°59'50"W	42.50'

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
P2P POINT TO POINT
R/W RIGHT-OF-WAY
CONC. CONCRETE MONUMENT FOUND
CMB CORNER MARK
RMB REBAR
OTF OPEN TOP PIPE
UP UTILITY POLE
LUP LUGS
OU OVERHEAD UNIT
GW GROUNDWATER
W/W RIGHT-OF-WAY



25' WIDE
LANDSCAPE
BUFFER
(RIGHTS TO BE ACQUIRED)
0.2297 ACRES (11,750 SQUARE FEET)



SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3

LEGAL DESCRIPTION SHEET

2025-4221-ZC

PARENT PARCEL
PER FILE NO. UST76907

THAT PORTION OF LAND AND IMPROVEMENTS TOGETHER WITH ALL RIGHTS, WAYS, SERVITUDES AND APPURTENANCES, HEREUNTO BELONGING OR IN ANYWISE APPERTAINING AND BEING SITUATED HEREON IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE QUARTER SECTION, CORNER ON THE NORTH BOUNDARY OF SECTION 31, RUN SOUTH 1 DEGREE 30 MINUTES EAST 1350 FEET TO A STAKE BEING THE NORTHEAST CORNER OF THE PROPERTY TO BE SPLICED AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 1 DEGREE 30 MINUTES EAST 1087 FEET TO A STAKE SET ON THE TOCHUENCTE RIVER, THENCE RECOMMENCING AT THE POINT OF BEGINNING AND RUN WEST 861.5 FEET TO THE BANK OF THE TOCHUENCTE RIVER, THENCE FOLLOWING THE MEANDERS OF THE TOCHUENCTE RIVER, BEING THE SOUTHWEST CORNER OF THE DOWNSSTREAM TO THE STAKE FIRST SET, CONTAINING 9.81 ACRES AND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST.

FROM THE QUARTER SECTION CORNER OF THE NORTH BOUNDARY OF SECTION 31, RUN SOUTH 1 DEGREE 30 MINUTES EAST 1350 FEET TO A STAKE, FROM THE ABOVE STAKE RUN EAST 604 FEET TO A STAKE SET IN FIELD, THENCE SOUTH 1 DEGREES 30 MINUTES EAST 350 FEET TO A STAKE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 1 DEGREES 30 MINUTES EAST 470 FEET TO A STAKE SET ON THE BANK OF THE TOCHUENCTE RIVER, THENCE RECOMMENCING AT THE ABOVE POINT OF BEGINNING AND RUN WEST 861.5 FEET TO THE BANK OF THE TOCHUENCTE RIVER, BEING THE SOUTHWEST CORNER OF THE DOWNSSTREAM TO THE STAKE FIRST SET, CONTAINING 2.18 ACRES AND BEING A LESS AND EXCEPT.

6.34 ACRES PREVIOUSLY SOLD BY JEAN PECARETTE TO C. SHAW GREEN AS PER DEED DATED APRIL 9, 1938 AND RECORDED IN COB 139, FOLIO 600, OF THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ST. TAMMANY PARISH, LOUISIANA, IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, GREENSBURG DISTRICT, AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY OF SAID SECTION 31, RUN SOUTH 1 DEGREE 30 MINUTES EAST 1350 FEET TO A STAKE AND THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE PROPERTY TO BE SURVEYED, FROM THE ABOVE POINT OF BEGINNING, RUN SOUTH 1 DEGREE 30 MINUTES EAST IN 1087 FEET TO A STAKE SET ON THE BANK OF THE TOCHUENCTE RIVER, THENCE RECOMMENCE AT THE POINT OF BEGINNING AND RUN EAST 604 FEET TO A STAKE, BEING THE SOUTHWEST CORNER OF THE DOWNSSTREAM TO THE STAKE FIRST SET, CONTAINING 9.81 ACRES AND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

FOLLOWING THE MEANDERS OF THE TOCHUENCTE RIVER, BEING THE SOUTHWEST CORNER OF THE DOWNSSTREAM TO THE STAKE FIRST SET, CONTAINING 2.18 ACRES AND BEING THE WEST 20 ACRES OF THAT PORTION OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, LYING ON THE EAST SIDE OF THE TOCHUENCTE RIVER, AS PER SURVEY OF C.R. SCHULTZ.

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 15-FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF THE LANDS OF MARGARET GENEVIEVE CHRISTY CHARBONNET, AS RECORDED IN INSTRUMENT 2356597, TAMMANY PARISH RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1.5-INCH OPEN TOP PIPE, SAID PIPE HAVING A LOUISIANA GRID NORTH (NAD83) SOUTH ZONE VALUE OF N=755673.5632 E=3626023.2155;

THENCE, RUNNING ALONG THE SOUTH RIGHT-OF-WAY LIMPOPO ROAD, NORTH 87°26'16" EAST, 12.12 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 01°27'07" EAST, 32.90 FEET TO A POINT;

THENCE, NORTH 87°26'16" EAST, 361.32 FEET TO A POINT;

THENCE, 47°15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.18 FEET AND BEING SCRIEED BY A CHORD BEARING, SOUTH 47°39'50" EAST, 42.50 FEET TO A POINT;

THENCE, SOUTH 02°32'50" EAST, 187.03 FEET TO THE ENDING AT A POINT ON THE LEASE AREA

BEARINGS BASED ON LOUISIANA GRID NORTH, NAD83, SOUTH ZONE.

25-FOOT WIDE LANDSCAPE BUFFER

TOGETHER WITH A 25-FOOT WIDE LANDSCAPE BUFFER, MEASURING 25 TO THE OUTSIDE OF THE LEASE AREA AND BEING TRIMMED TO THE 30' INGRESS-EGRESS & UTILITY EASEMENT, LYING AND BEING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF THE LANDS OF MARGARET GENEVIEVE CHRISTY CHARBONNET, AS RECORDED IN INSTRUMENT 2356597, TAMMANY PARISH RECORDS,

BEARINGS BASED ON LOUISIANA GRID NORTH, NAD83, SOUTH ZONE.

SAID TRACT CONTAINS 0.2297 ACRES (11,750 SQUARE FEET), MORE OR LESS

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 10 EAST, TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF THE LANDS OF MARGARET GENEVIEVE CHRISTY CHARBONNET, AS RECORDED IN INSTRUMENT 2356597, TAMMANY PARISH RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1.5-INCH OPEN TOP PIPE, SAID PIPE HAVING A LOUISIANA GRID NORTH (NAD83) SOUTH ZONE VALUE OF N=755673.5632 E=3626023.2155;

THENCE, RUNNING ALONG THE SOUTH RIGHT-OF-WAY LIMPOPO ROAD, NORTH 87°26'16" EAST, 12.12 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 01°27'07" EAST, 32.90 FEET TO A POINT;

THENCE, NORTH 87°26'16" EAST, 361.32 FEET TO A POINT;

THENCE, 47°15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.18 FEET AND BEING SCRIEED BY A CHORD BEARING, SOUTH 47°39'50" EAST, 42.50 FEET TO A POINT;

THENCE, SOUTH 02°32'50" EAST, 187.03 FEET TO A POINT ON THE LEASE AREA

THENCE, SOUTH 02°32'50" EAST, 187.03 FEET TO A POINT ON THE LEASE AREA

THENCE, SOUTH 02°32'50" EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 02°32'50" EAST, 100.00 FEET TO A POINT;

THENCE, SOUTH 87°27'10" WEST, 100.00 FEET TO A POINT;

THENCE, NORTH 02°32'50" WEST, 100.00 FEET TO A POINT;

THENCE, NORTH 87°27'10" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING

BEARINGS BASED ON LOUISIANA GRID NORTH, NAD83, SOUTH ZONE, LAST REVISED APRIL 22, 2024.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY U.S. TITLE SOLUTIONS, REPORT DATE OF APRIL 4, 2024, BEING FILE NO. UST76907, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

4.1 DEED BY S.D. BULLOCH TO W. J. BENNETT, DATED JULY 07, 1931, IN BOOK 117, PAGE 232.

NOTES: RIGHT OF WAY

[THIS ITEM IS PLOTTED HEREON AS LIMPOPO ROAD, WHICH IS NOW A PUBLIC RIGHT-OF-WAY.]



NO.	DATE	REVISION
1	4/22/2024	REVISED LEASE EASEMENT
2	4/23/2025	25' LS BUFFER

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
Firm License Number: 2017036700
100 Governors Trace, Suite 103,
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:



NSB HWY 1077
FA NO. 10050402

SECTION 31,
TOWNSHIP 5 SOUTH,
RANGE 10 EAST,
TAMMANY PARISH, LOUISIANA

DRAWN BY: RJH

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: JAN 5, 2024

P2P JOB # 231628LA

SHEET:

3

OF 3

ALBERT THOMPSON JR

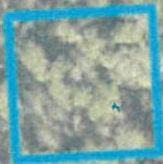
1077

R-1

R-1

LIMPOPO RD

R-1



Administrative Comment
July 10, 2025
Department of Planning & Development



ZONING STAFF REPORT
2025-4221-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 Limpopo Road, south of LA Highway 1077, Folsom, S31, T5S, R10E; Ward 2, District 3

Council District: 3

Petitioner: Baker Donelson

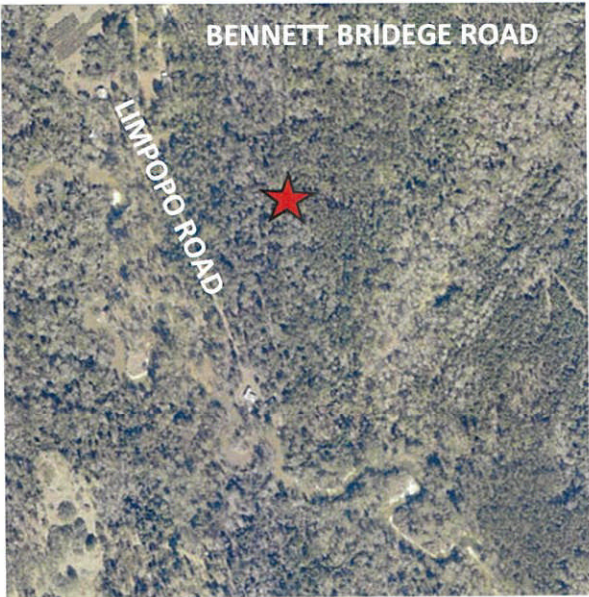
Posted: May 12, 2025

Owner: Margaret Christy Charbonnet

Commission Hearing: June 3, 2025

Size: .4593 acres

Determination: Approved



Current Zoning
R-1 Rural Residential District,
Manufactured Housing Overlay, and
Rural Overlay

Requested Zoning
PF-1 Public Facilities District

Future Land Use
Rural and Agricultural

Flood Zone
Effective Flood Zone: A2
Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:
BFE 67' + 1' Freeboard = 68' FFE

FINDINGS

1. The applicant is requesting to rezone the .4593-acre parcel from R-1 Rural Residential District, Manufactured Housing Overlay, and RO Rural Overlay, to PF -1 Public Facilities District. The property is located on the southeast side of Limpopo Road, south of LA Highway 1077, Folsom.

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

2. The site is currently is 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 MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Undeveloped	R-1 Rural Residential District MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Undeveloped	R-1 Rural Residential District

Administrative Comment
July 10, 2025
Department of Planning & Development



ZONING STAFF REPORT
2025-4221-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

3. As shown in Table 2, the subject property abuts land zoned R-1 Rural Residential District, MHO Manufactured Housing Overlay, and RO Rural Overlay on all sides—north, south, east, and west.
4. The existing R-1 Rural Residential District and 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', with a rural residential. The purpose of the existing 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.
5. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. Only those uses of land listed as permitted uses or the uses detailed in the list below are allowed within the PF-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Permitted uses include Animal services, Animal services, breeding and care for farm or research animals, Animal services, housing government (indoor/outdoor), Animal services, training, Electrical energy substation*, Funeral home or crematorium, Government maintenance facility, Government office, Office, Place of worship, Post office, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*, Transportation terminal, Utility Facility*, Veterinary clinic, no outdoor kennels.
6. Per the petitioner's application, the reason for the request is to construct a cell tower to the property. If approved, the cell tower will have to meet minimum requirements for Towers, Radios, Telecommunication towers per Sec. 400-8(TT).

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. Strategy 2:8:2: Coordinate with providers to build "fixed wireless" broadband facilities that extend the network connectivity to rural areas of the Parish.
- ii. Goal 9:2: Affordable broadband internet service will be widely available throughout the Parish.

Administrative Comment
July 10, 2025
Department of Planning & Development



ZONING STAFF REPORT
2025-4221-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

