

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 LIMPOPO ROAD, FOLSOM, LA 70437
 PARCEL ID: 659886
 AREA: 27± ACRES
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE INSTRUMENT 2356597



GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THE SURVEY WAS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
 POSITIONAL ACCURACY: 0.02 FEET (HORIZ), 0.14 FEET (VERT)
 TYPE OF EQUIPMENT: GARMIN BRX3 BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GNSS FIELD PROTOCOL: ONLINE POSITION USER INTERFAC
 DATA / EPOCH: 1.00 / 1.00
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOD MODEL: 18
 COMBINED GRID FACTOR(S): 0.99997703
 CONVERSION ANGLE: 0.5483416
 BENCHMARKS USED: DNY488, DNB737, DHS9586, DDB3055, DDB2054, DP1421, DDB6355, DP7054, DDB3826

SURVEYOR'S CERTIFICATION

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

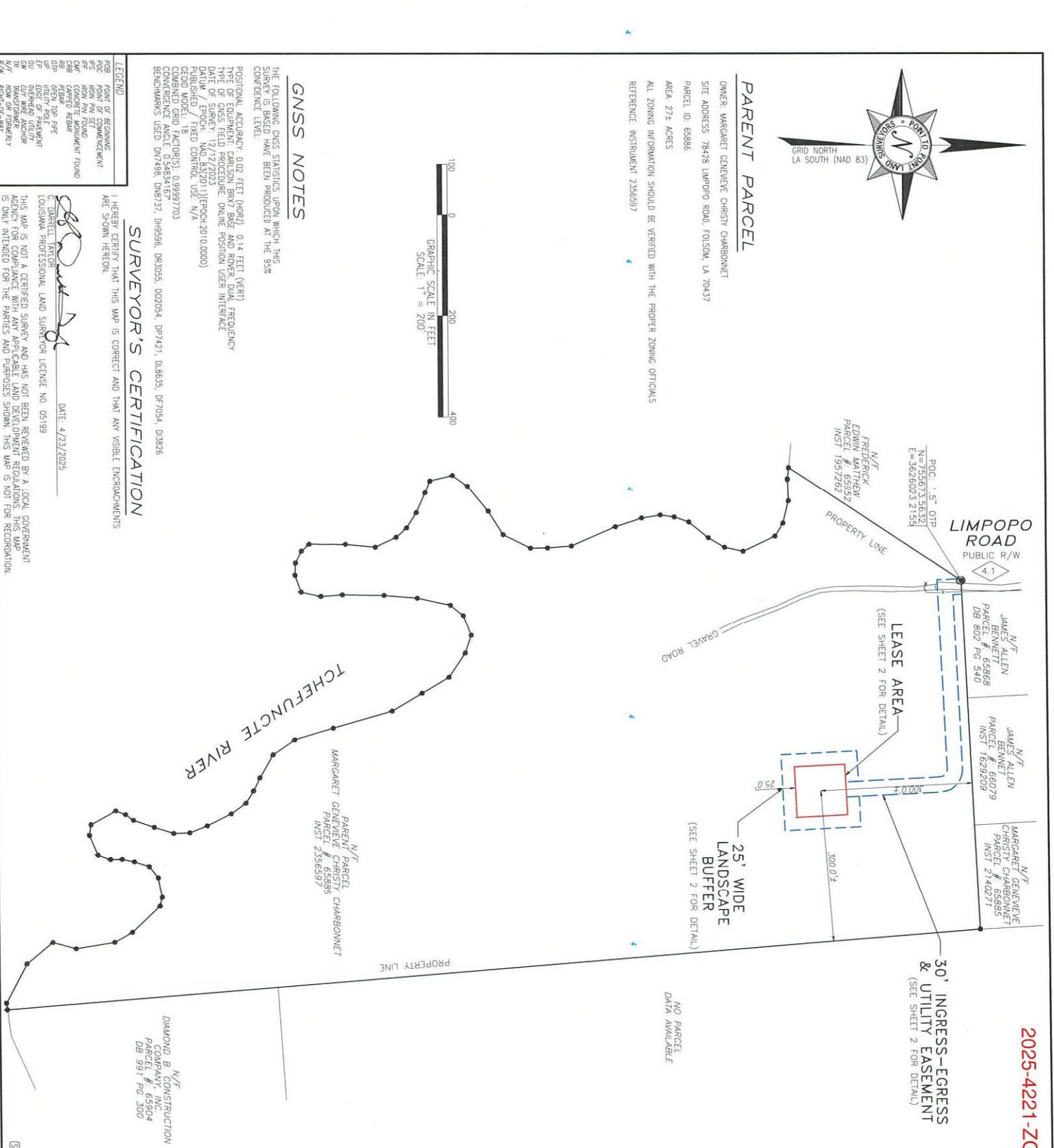
G. DARRRELL TAYLOR
 LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 05199

DATE: 4/23/2025

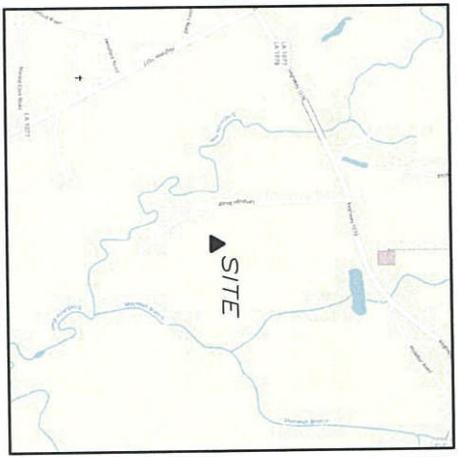
LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POST POINT FOUND
PF	POST FOUND
PM	POST NOT FOUND
QMP	CONCRETE MONUMENT FOUND
QMP	CONCRETE MONUMENT NOT FOUND
RR	REBAR
RO	OPEN TOP PIPE
OP	OPEN TOP PIPE
UP	UPPER PIPE
LP	LOWER PIPE
OW	OVERHEAD UTILITY
GW	GROUNDWATER
WA	WIRE ANCHOR
WV	WIRE
R/W	RIGHT-OF-WAY

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



2025-4221-ZC



GENERAL NOTES

THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND THE EASEMENTS SHOWN. THE SURVEY WAS PREPARED FOR THE EASEMENTS ONLY OF THE 2' AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED 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 AND/OR LEICA TOTAL STATION (LAST FIELD USE: 12/12/2023). SEE GNSS NOTES FOR GNSS EQUIPMENT.
 THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID19) AND HAVE A VERTICAL ACCURACY OF ± 0.5' CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
 BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE AO (R1/1989), COMMUNITY PANEL NO. Z232050725C 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 GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPOSE ALL 30" DIETER DIES THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY 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.
 Call before you dig.

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

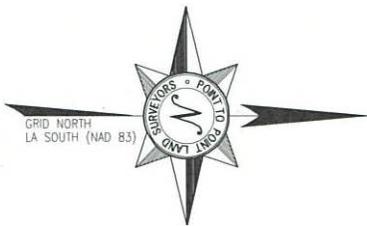


NSB HWY 1077
 FA NO. 10050402

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

DRAWN BY: RJK
 CHECKED BY: JKL
 APPROVED: D MILLER
 DATE: JAN 5, 2024
 P2P JOB # 231628LA
 SHEET: **7**
 OF 3

2025-4221-ZC



POC: 1.5" O/P
N=755673.5632
E=3626023.2155

LIMPOPO ROAD
PUBLIC R/W
4.1

POB: ING-EGR
ESMT

C/L 30' INGRESS-EGRESS
& UTILITY EASEMENT
(RIGHTS TO BE ACQUIRED)

SITE INFORMATION
LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)
LATITUDE = 30°34'21.34" (NAD 83) (30.572534°)
LONGITUDE = 86°58' (NAD 83) (-80.253167°)
AT CENTER LEASE AREA
ELEVATION AT CENTER OF LEASE AREA = 66.1' A.M.S.L.

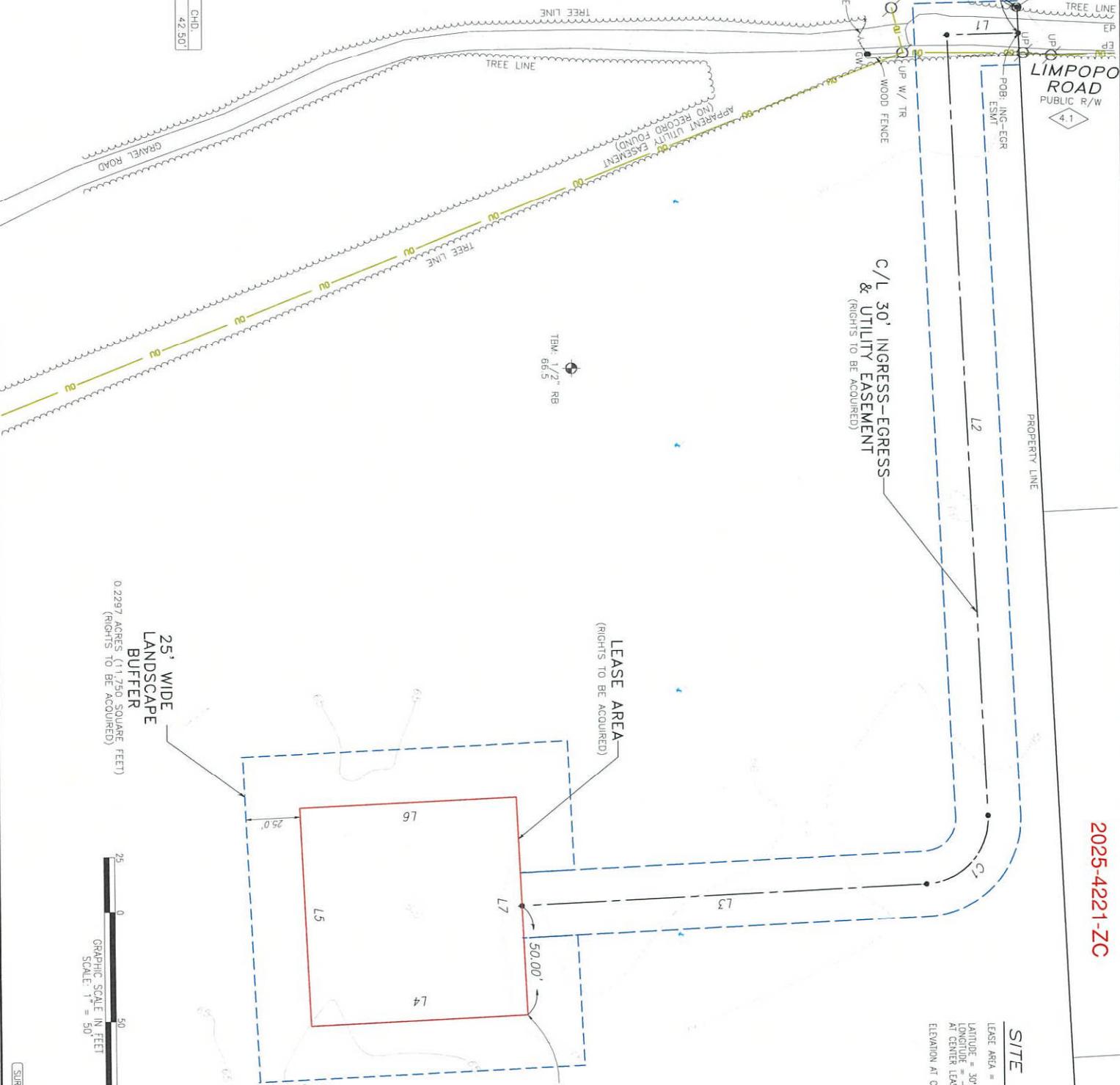
LINE TABLE

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'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	47°15'	30.18'	N47°39'50"W	42.50'

LEGEND
 FFB POINT OF BEGINNING
 FOC POINT OF COMMENCEMENT
 FIP IRON PIN FOUND
 FMR MARKER FOUND
 CMB CONCRETE MONUMENT FOUND
 RSB REBAR FOUND
 RSB REBAR FOUND
 O/P OPEN TOP PIPE
 L/P LITTLE PALE
 L/P LITTLE PALE
 O/G OVERHEAD UTILITY
 O/W OPEN WIRE ARCHER
 W/W NOW OF FORCE
 R/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



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



NSB HWY 1077
 FA NO. 10050402

SECTION 31,
 TOWNSHIP 9 SOUTH,
 RANGE 10 EAST,
 TAMMANY PARISH, LOUISIANA

DRAWN BY: RJH
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: JAN 5, 2024
 P2P JOB # 2316281A

SHEET
2
 OF 3

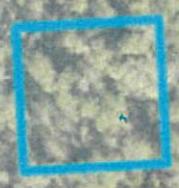
ALBERT THOMPSON JR

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

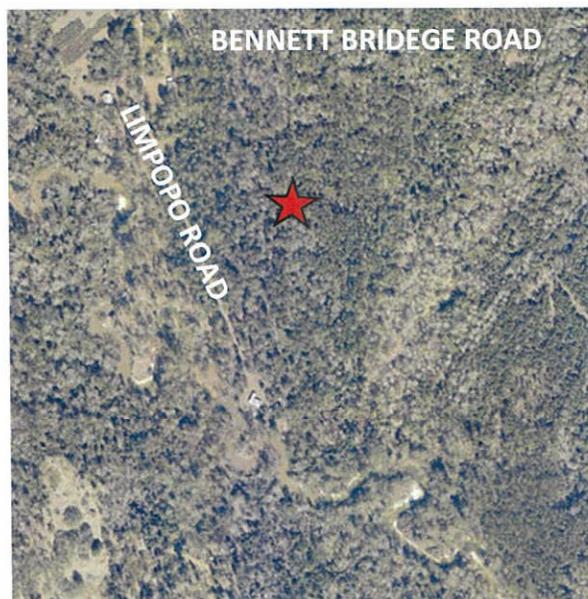
Flood Zone

Effective Flood Zone: A2
 Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 67' + 1' Freeboard = 68' FFE



FINDINGS

- 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

- 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.

