

**EXHIBIT "A"**

**2023-3580-ZC**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated in ST, Tammany Parish, Louisiana, and being more fully described as follows, to-wit:**

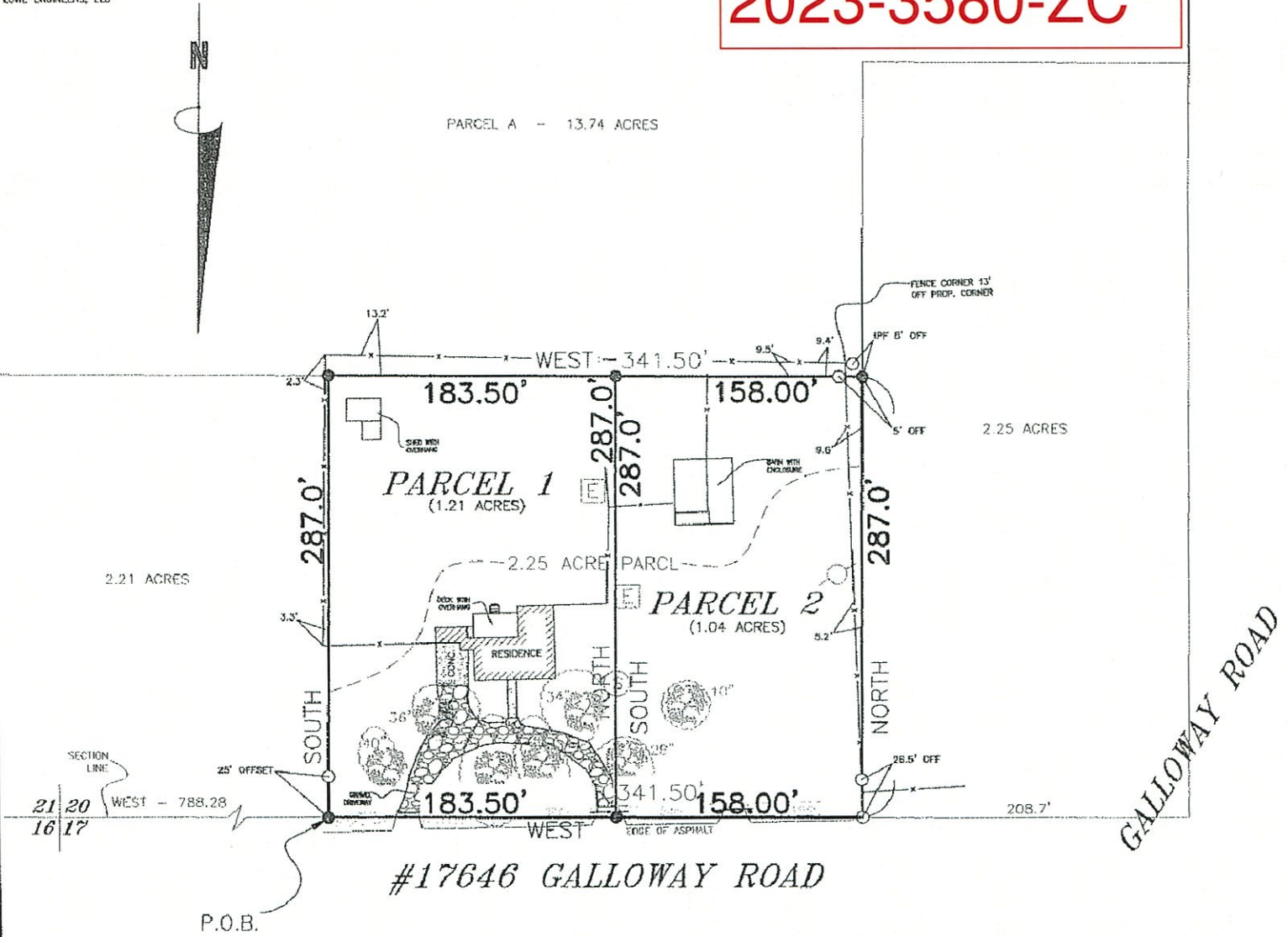
**From the Section corner common to Sections 16,17, 20 and 21, above Township and Range, go West along the section line between Sections 17 and 20 a distance of 788.28 feet to the Point of Beginning of the Property herein described.**

**From said Point of Beginning, go South a distance of 287.0 feet to a point; thence go West a distance of 341.50 feet to a point; thence go North a distance of 287.0 feet to a point on the Section line, a distance of 341.50 feet to the Point of Beginning heretofore set, and containing 2.25 acres, more or less.**

**The Improvements thereon bear Municipal No, 17646 Galloway Rd, Covington, LA 70435**

2023-3580-ZC

PARCEL A - 13.74 ACRES



APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY - ST. TAMMANY PLANNING COMMISSION

CLERK OF COURT

DATE FILED

MAP FILE NO.

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊞ = ELECTRICAL PULL BOX
- ⊞ = SEPTIC TANK
- ⊞ = POWER POLE
- = FENCE LINES
- = CULVERTS
- 🌳 = LIVE OAK TREES

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

REFERENCE SURVEY: The Recorded Subdivision Map.

BUILDING SETBACKS:  
FRONT: N/A  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C; Revised: OCTOBER 17, 1989

Survey No. 23-140217 Drawn by: MAB Scale: 1" = 80'

Date: JUNE 20, 2023 Revised:

A RESUBDIVISION MAP OF  
A 2.25 ACRE PARCEL OF LAND  
INTO  
PARCEL 1 & PARCEL 2

situated in  
Section 20, Township-5-South, Range-11-East  
St. Tammany Parish, Louisiana

for  
ASHLEY M. O'FLYNN & SCOTT MICHAEL O'FLYNN



Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail: MandvilleTeam@loweengineers.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By

JOHN E. BONNEQUET  
Professional Land Surveyor  
Registration No. 4423



NEW ZION CHURCH

A-1

A-1

DAWSEY

BUSH FOLSOM RD

A-3

GALLOWAY

CANDIES

A-1

A-1

SINGLETARY

A-1A

SAMS BRANCH





Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3580-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 Galloway Road, west of LA Highway 40, Covington S20, T5S, R11E; Ward 2, District 6  
**Council District:** 6

**Petitioner:** Ashley and Scott O'Flynn      **Posted:** October 20, 2023

**Owner:** Ashley and Scott O'Flynn      **Commission Hearing:** November 1, 2023

**Size:** 2.25 acres      **Determination:** Approved



**Current Zoning**

- A-1 Suburban District
- RO Rural Overlay

MHO Manufactured Housing Overlay

**Requested Zoning**

- A-2 Suburban District
- RO Rural Overlay

MHO Manufactured Housing Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:** No

**FINDINGS**

- The applicant is requesting to rezone the 2.25-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the south side of Galloway Road and has a municipal address of 17646 Galloway Road.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

*Site and Structure Provisions*

- The site is currently developed with one single family dwelling and a barn with enclosure, per the survey provided with their application.



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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential - Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

5. The subject property is flanked by property zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay zoning on all sides.
6. There is a parcel at the intersection of Galloway Road and Highway 40 that was rezoned from A-1 to A-3 Suburban District in 2010 (Council Ord. 10-2361) which is within approximately 1,000 feet of the subject property.
7. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre and a minimum parcel width of 150ft.
8. If approved, the applicant can apply to place one dwelling unit per acre on the 2.25-acre parcel or apply for a minor subdivision to allow for the parcel to be divided as shown on the attached survey.

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. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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