

Exhibit "A"

2026-4647-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto situated in Section 19, Township 4 South, Range 11 East being more fully describe as follows, to-wit:

From the corner common to Sections 19, 20, 19 and 30, Township 4 South, Range 11 East, go North 1255.47 feet to a point thence go North 89 degrees 36 minutes 51 seconds West 963.38 feet to an iron rod, the Point of Beginning. From the Point of Beginning continue North 89 degrees 36 minutes 51 seconds West a distance of 800.01 feet to a mag nail located in the corner of North Factory Road North 54 degrees 28 minutes 07 seconds East 545.22 feet to a mag nail; thence leaving the right of way of North Factory Road, go South 47 degrees 51 minutes East 481.3 feet back to the Point of Beginning.

All as more fully shown on plat of survey by Thomas J. Fontcuberta, dated April 12, 2004, last revised on December 15, 2004.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4647-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 North Factory Road and west of Middle Road, Folsom; S19, T4S, R11E; Ward 2, District 3

Petitioner: Sierra Gottschalk **Posted:** May 15, 2026
Owner: Chauntel Marie Fields and Joshua Michael Fields **Commission Hearing:** June 2, 2026
Size: 2.94 acres **Determination:** Approved



Current Zoning: R-1 (Rural Residential District), RO (Rural Overlay), MHO (Manufactured Housing Overlay)
Requested Zoning: L-1 Large Lot Residential District, RO (Rural Overlay), and MHO (Manufactured Housing Overlay)
Future Land Use: Rural and 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 a 2.94-acre parcel from R-1 Rural Residential District, RO Rural Residential District, MHO Manufactured Housing Overlay to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the east side of North Factory Road and west of Middle 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
10-2234	Unknown	MHO Manufactured Housing Overlay
10-2234	Unknown	RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

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), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
South	Undeveloped	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
East	Undeveloped	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
West	Undeveloped	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)

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3. As shown in Table 2, the subject site abuts property zoned R-1 Rural Residential District, RO Rural Residential District, & MHO Manufactured Housing Overlay to the north, south, east, and west.
4. The existing R-1 Rural Residential District is intended 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.
 - a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300'.
5. The L-1 Large Lot Residential District is intended 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 proposed L-1 Large Lot Residential District requires parcel sizes of 1 acre or greater with a minimum lot width of 100'.
6. If approved, the applicant can apply for a minor subdivision to separate the 2.94 acre property into 2 lots, being a minimum size of one acre each.

Consistency with New Directions 2040

Rural/Agriculture: 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.

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.

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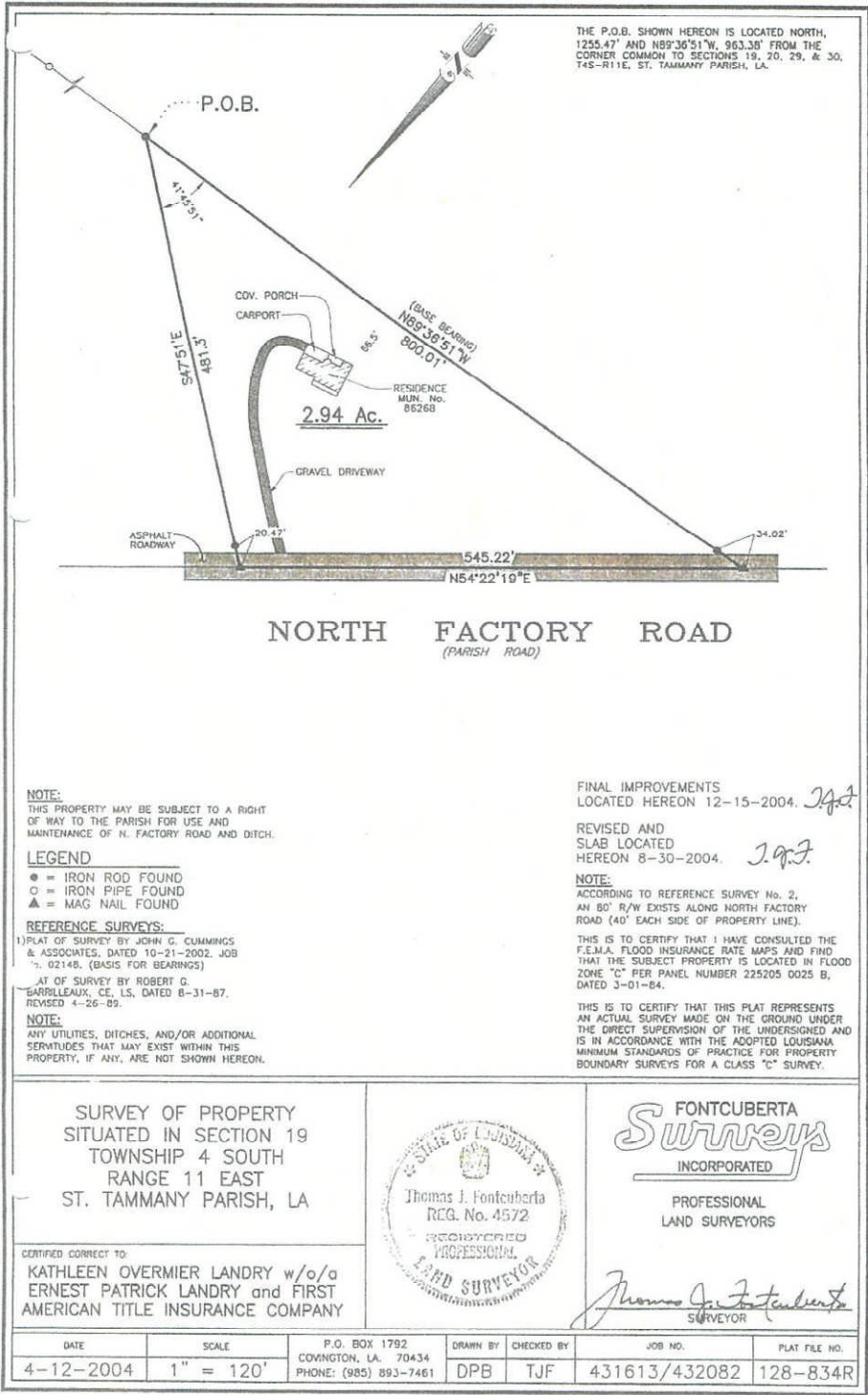
MICHAEL B. COOPER
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- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





2026-4647-ZC

19 R-1
T4-R11E

FACTORY



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4647-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

June 2, 2026

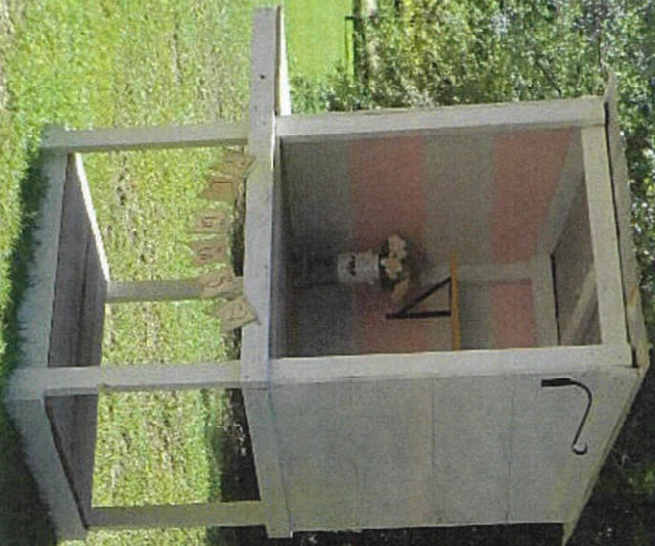
for more information
call: (985) 898-2529 or

email: planning@stpgov.org
www.stpgov.org/development

Posted on 5-15-26 by MP

15 MAY 2026 09:50

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MAY 15 2026 09:50