

**EXHIBIT "A"**

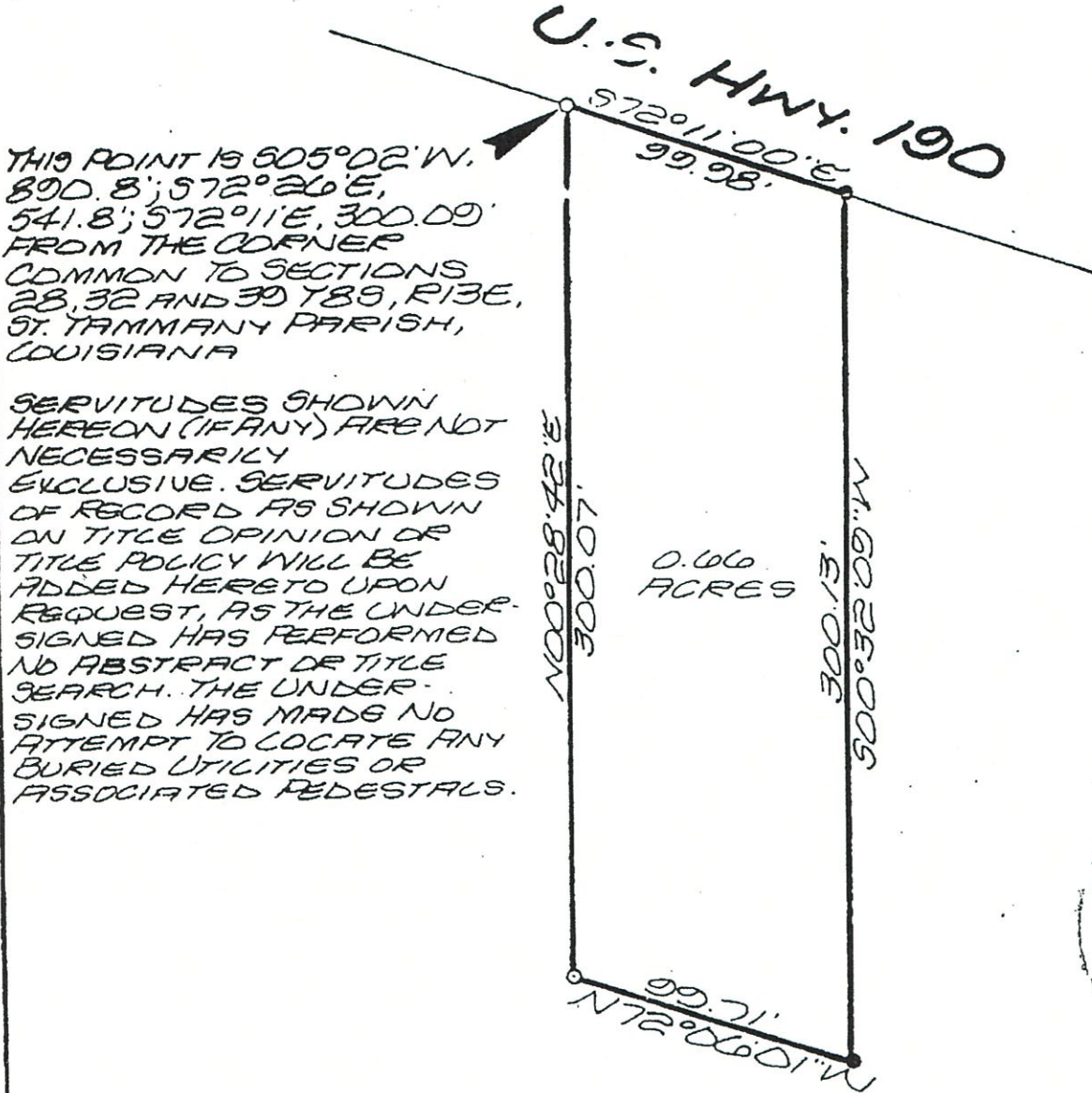
**2023-3329-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 32, Township 8 South, Range 13 East, Parish of St. Tammany, State of Louisiana, and being described as follows, to-wit:

From the Comer common to Sections 28,32 and 39, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, run South 05 degrees 02 minutes West 890.8 feet; thence South 72 degrees 26 minutes East 541.8 feet; thence South 72 degrees 11 minutes East 300.09 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue South 72 degrees 11 minutes 00 seconds East 99.98 feet to a point; thence South 00 degrees 32 minutes 09 seconds West 300.13 feet to a point; thence North 72 degrees 06 minutes 01 seconds West 99.71 feet to a point; thence North 00 degrees 28 minutes 42 seconds East 300.07 feet back to the POINT OF BEGINNING.

This tract of land contains 0.66 acres, all as more fully shown on survey of Land Surveying, Inc., dated March 20, 2001, under No. 9199, annexed to COB 1237652. Being the same property acquired by Peggy Britain Childs from Linda Britain Frank by Act of Partition dated March 23, 2001, before Alvin D. Singletary, Notary Public, duly recorded at COB Instrument #1237652 of the official records of St. Tammany Parish, Louisiana.



THIS POINT IS 605°02'W,  
890.8'; 572°26'E,  
541.8'; 572°11'E, 300.09'  
FROM THE CORNER  
COMMON TO SECTIONS  
28, 32 AND 39 T89, R13E,  
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 UNDER-  
SIGNED HAS PERFORMED  
NO ABSTRACT OR TITLE  
SEARCH. THE UNDER-  
SIGNED HAS MADE NO  
ATTEMPT TO LOCATE ANY  
BURIED UTILITIES OR  
ASSOCIATED PEDESTALS.



THIS MAP IS IN ACCORDANCE WITH THE MINIMUM  
STANDARD DETAILED REQUIREMENTS PURSUANT  
TO THE ACCURACY STANDARDS OF A D SURVEY  
AND THE APPLICABLE STANDARDS OF  
PRACTICE CITED IN LAC 40:CK1.

- 1/2" REBAR SET
- 1" IRON PIPE FOUND

MAP PREPARED FOR **PEGGY A. CHILDS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 32 TOWNSHIP 8 SOUTH,  
Range 13 East, 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.

CERTIFIED CORRECT

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

*Jean R. Lefebvre*  
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1"=60'

DATE: MARCH 20, 2001

NUMBER: 9199

2023-3329-ZC

A-3

A-2

29

MILL

EAST

A-2

39

AMBER

SAPPHIRE

AQUA

CORAL

A-3

VERMILLION

TURQUOISE

HC-2

190

COPPER

PF-1

A-2

T8 - R13E

32

JACKSON

CYPRESS

JACKSON

A-3

DINKINS

LANDOR

ROUVILLE

LANDOR

PINE

STEMEN

SPRUCE

Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3329-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 US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe; S32, T8S, R13E; Ward 7, District 7      **Council District:** 7

**Owner:** Gary & Anna Kern

**Posted:** May 11, 2023

**Applicant:** Anna Kern

**Commission Hearing:** June 6, 2023

**Size:** 1.97 acres

**Determination:** Approved



**Current Zoning**

A-3 Suburban District

**Requested Zoning**

NC-2 Indoor Retail and Service District

**Future Land Use**

Residential – Low Intensity

**Flood Zone**

Effective Flood Zone A2

Preliminary Flood Zone X

**Critical Drainage:**

Yes

**FINDINGS**

1. The applicant is requesting to rezone the 1.97-acre parcel from A-3 Suburban District to NC-2 Indoor Retail and Service District. The property is located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-3 Suburban District

*Site and Structure Provisions*

3. Per the petitioner's application, the subject property is currently developed with an existing plant nursery/garden center that was originally approved as a conditional use permit.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

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- 5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwelling every half-acre. The purpose of the requested NC-2 Indoor Retail & Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.
- 6. If approved to the NC-2 Indoor Retail & Service District, any future construction for commercial purposes on the site will have to meet current Parish parking, drainage, and landscaping requirements. The objective of the request is to bring the existing use into compliance with the appropriate zoning designation.

Consistency with New Directions 2040

**Residential Low Intensity** Neighborhoods Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.

