

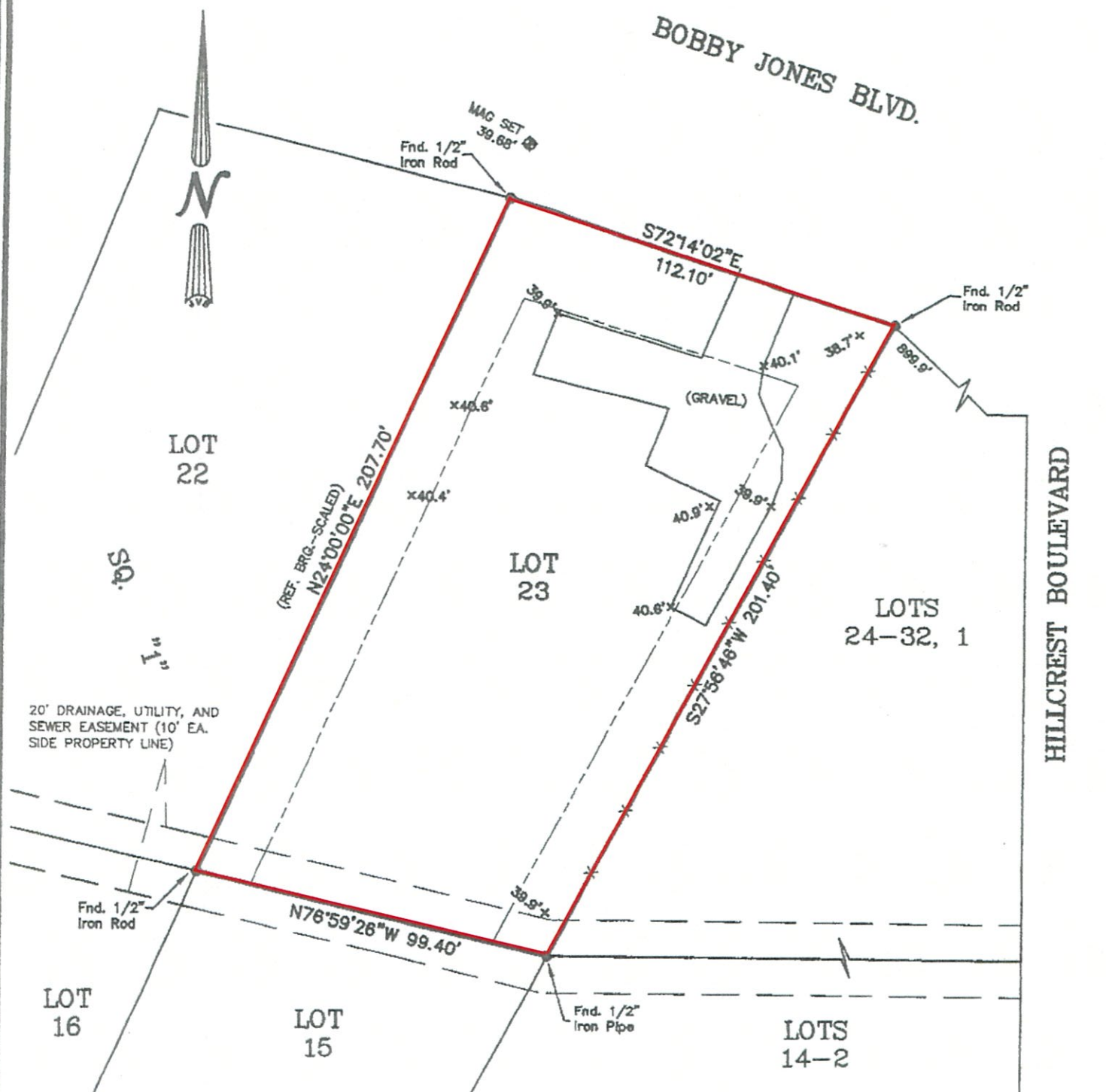
EXHIBIT "A"

2023-3322-ZC

LOTS 23, SQUARE 1, HILLCREST COUNTRY CLUB, ADDITION 2, St Tammany Parish, Louisiana; said lot measures 112 feet front on Bobby Jones Blvd., and a width in the rear Of 99.4 feet, by a depth of 207.7 feet on the sideline separating it from Lot 22 and has a depth of 201.4 feet on the sideline separating it from Lot 24, all in accordance with plan by Land Engineering Services, Inc., certified by Robert A. Berlin, R.S., dated 10/24/60 and revised on 4/18/62, and on 4/23/62 and recertified on 4/9/64.

REFERENCE: HILLCREST COUNTRY CLUB ESTATES,
 ADD. 2 Subdivision Plat by ROBERT A. BERLIN,
 Dated 10/24/2022 FILE # 28C.

2023-3322-ZC



LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross
- Fence
- Power Line
- Power Pole

GRAPHIC SCALE

(IN FEET)
 1 INCH = 40 FEET

BENCHMARK
 MAG NAIL
 ELEV. = 39.68'

BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....25'
 Side Setback.....15'
 Rear Setback.....*

ADDRESS: 18083 BOBBY JONES BLVD.

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0275C
 F.I.R.M. Date 10/17/1989
 ZN: A2 B.F.E. 41.5
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
 20220641

DATE:
 12/06/2022

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
 Sildell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

Phone: 985-640-0075 Fax: 985-640-0154

DRAWN BY: VLL
 CHECKED BY: JDL

SCALE:
 1" = 40'

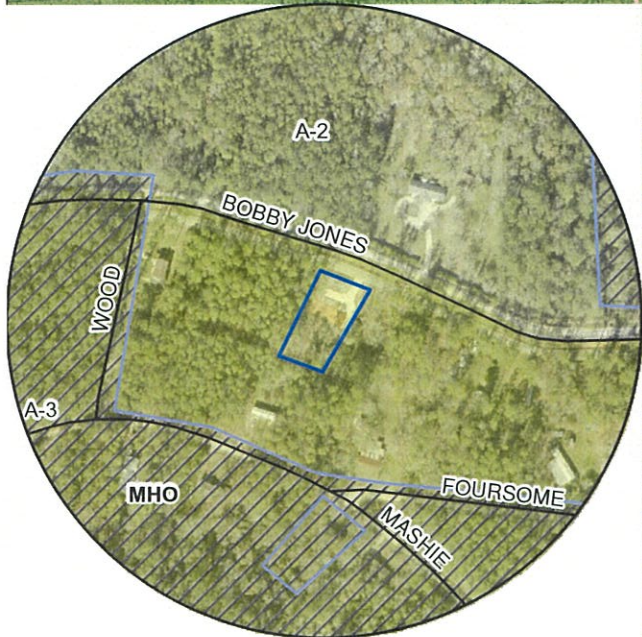
**A SURVEY PLAT OF
 LOT 23, SQ. 1, HILLCREST COUNTRY
 CLUB ESTATES, ADD. 2, IN
 SECTION 26 & 27, T-6-S, R-12-E, GDL,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: DIXON MATEO

STATE OF LOUISIANA

S. BRETT FITZGERALD
 License No. 9318
 PROFESSIONAL SURVEYOR

S. BRETT FITZGERALD
 LA. REG. No. 5018



Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3322-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 Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23, Sq.1, Hillcrest Country Club Estates. S26 & S27, T6S, R12E; Ward 10, District 6 **Council District:** 6

Owner: Dixon Yobanni Mateo Najera

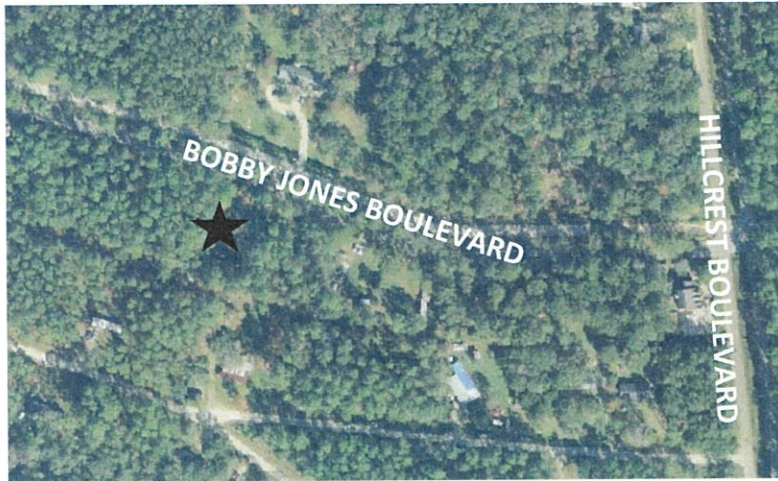
Posted: May 12, 2023

Applicant: Dennis Drury

Commission Hearing: June 6, 2023

Size: .49 acres

Determination: Approved



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A2

Preliminary Flood Zone AE

Critical Drainage:

Yes

FINDINGS

- 1. The applicant is requesting to rezone the .49 acres parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23, Sq. 1, of Hillcrest Country Club Estates.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	A-3 Suburban District

Site and Structure Provisions

- 3. The subject property is identified as Lot 23, Sq. 1, Hillcrest Country Club Estates subdivision and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

Administrative Comment

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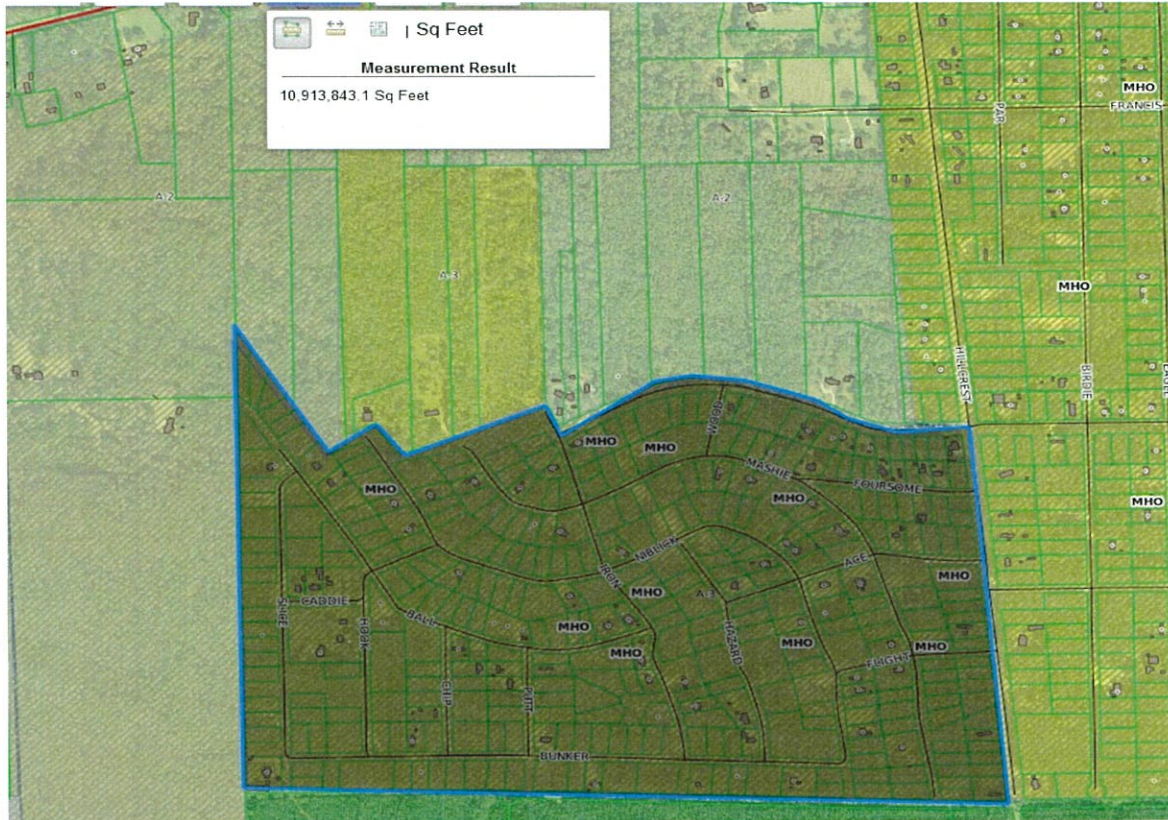
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PARISH PRESIDENT

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Director



5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwellings with one unit per every half-acre. The Hillcrest Country Club Estates subdivision is comprised of approximately 250 acres of land for single-family residential development (Figure 1).

Figure 1: Approximate Measurement of Hillcrest Country Club Estates (Measuring 10,913,843 sqft, or 250 acres)

6. Of the 250 acres within the subdivision, approximately 235 are zoned for the MHO Manufactured Housing Overlay, leaving a 15-acre portion which does not have the overlay. This 15-acre area includes the subject lot (Figure 2). In addition, the adjacent Hillcrest Country Club Subdivision is also partially zoned for the MHO Manufactured Housing Overlay, consisting of roughly 420 acres of MHO zoning.

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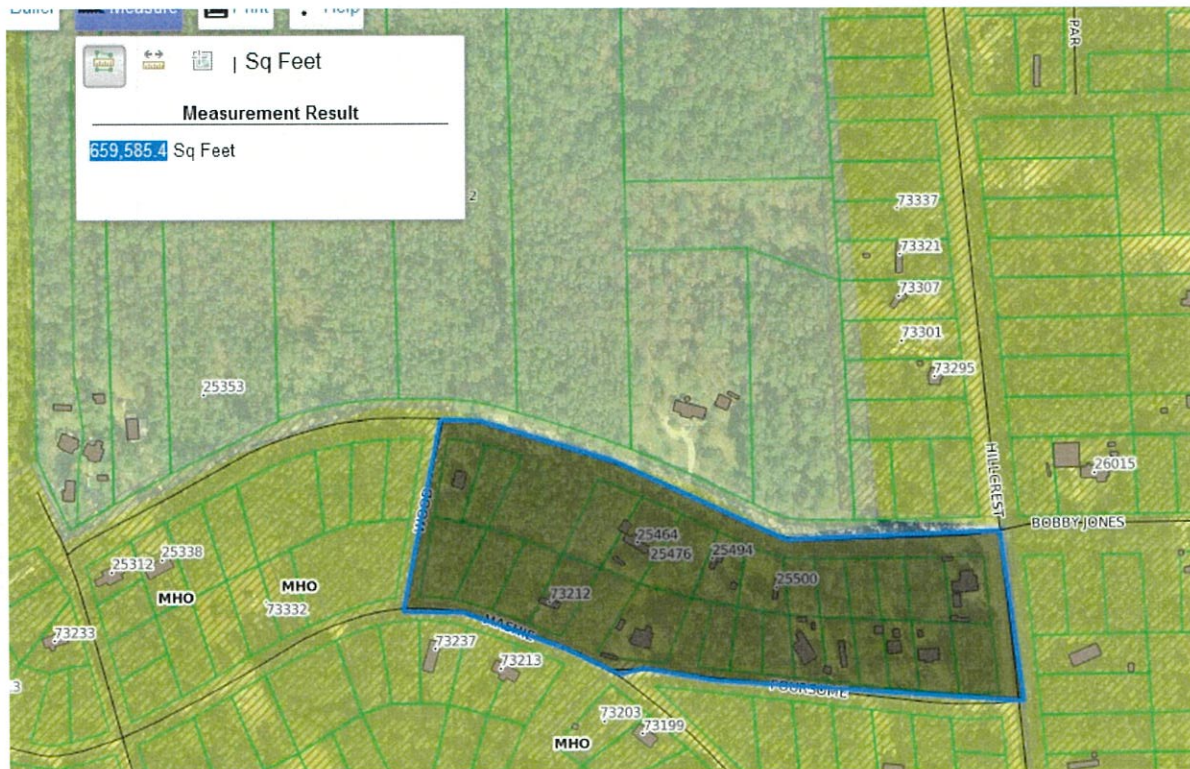


Figure 2: Approximate Measurement of a portion of Hillcrest Country Club Estates WITHOUT MHO Manufactured Housing Overlay (Measuring 659,585 sqft, or 15 acres)

7. If approved, the applicant will be able to apply for building permits to place a mobile home on the site.

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.