

EXHIBIT "A"

2025-4318-ZC

All that certain tract or parcel of land with all the buildings and improvements thereon, and all rights, ways, privileges or advantages thereto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as follows:

Being Ten (10) acres of land taken from the West half of the Northwest quarter of Section No. 16, Township Five (5) South, Range Twelve (12) East, the Ten (10) acres herein [conveyed] being the Southwest (SW 1/4) of the Northwest (NW 1/4) Quarter of the Northwest (NW 1/4) Quarter of said Section No. 16, Township Five (5) South, Range Twelve (12) East.

A Sketch Map of a 10.12 Acre Parcel of Land

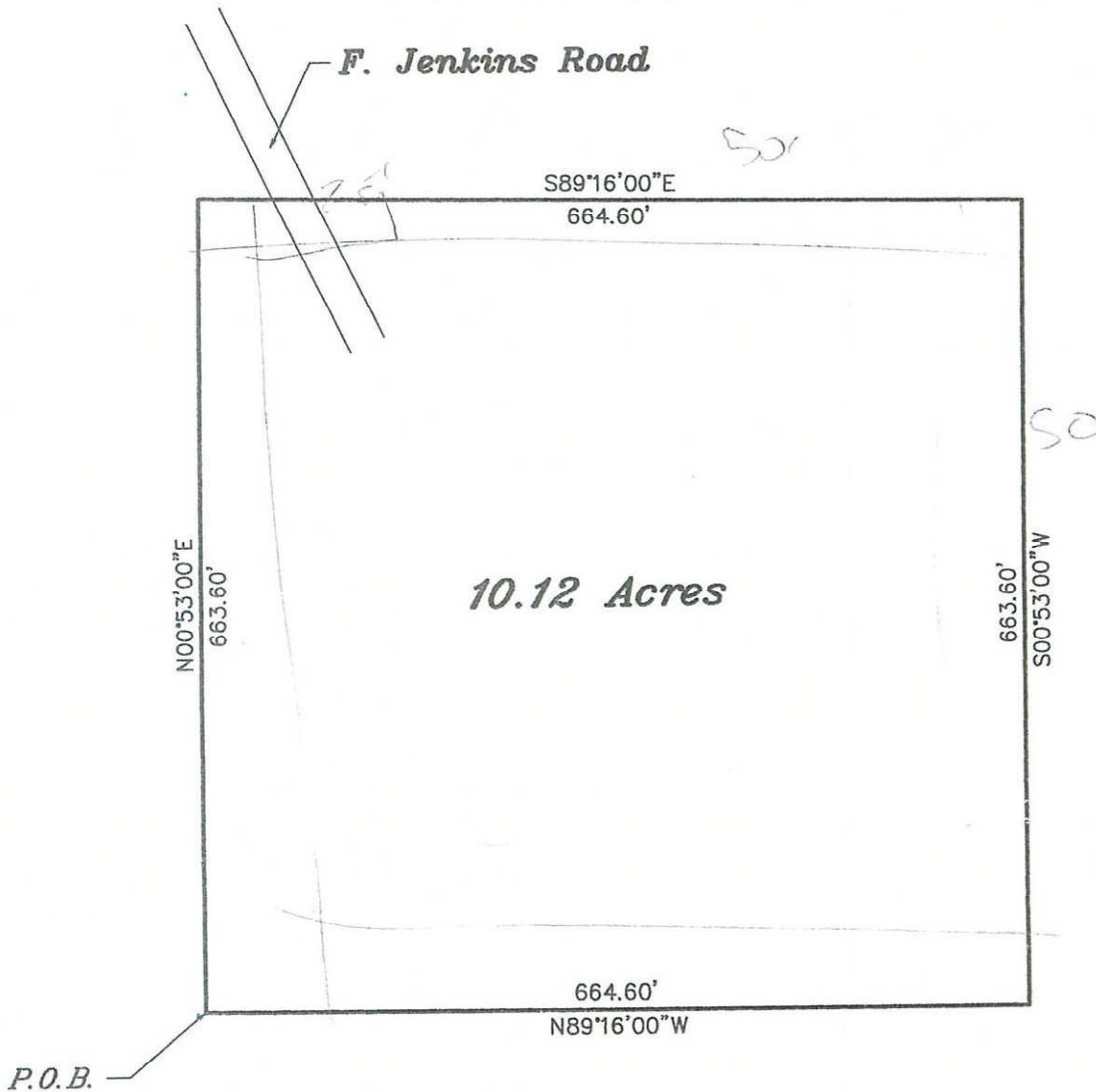
P.O.B. is N00°50'E, 1329.3'
from the 1/4 Section Corner
common to Sections 16 & 17
T-5-S, R-12-E, St. Tammany
Parish, Louisiana

Reference:
Survey prepared by Land Surveying, Inc.
dated 7-24-1981 Survey No. 2396

This property is located in Flood Zone
C as per FEMA FIRM, Comm. Panel
No. 225205 0150 C, map dated
10-17-1989



2025-4318-ZC



Improvements if any are
not shown on this sketch

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 UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR

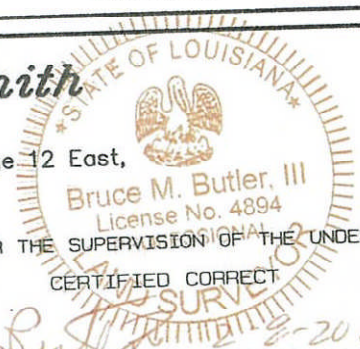
Davy Keith and Linda D. Smith

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Section 16 Township 5 South Range 12 East,
St. Tammany Parish, Louisiana

THIS MAP IS NOT 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.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



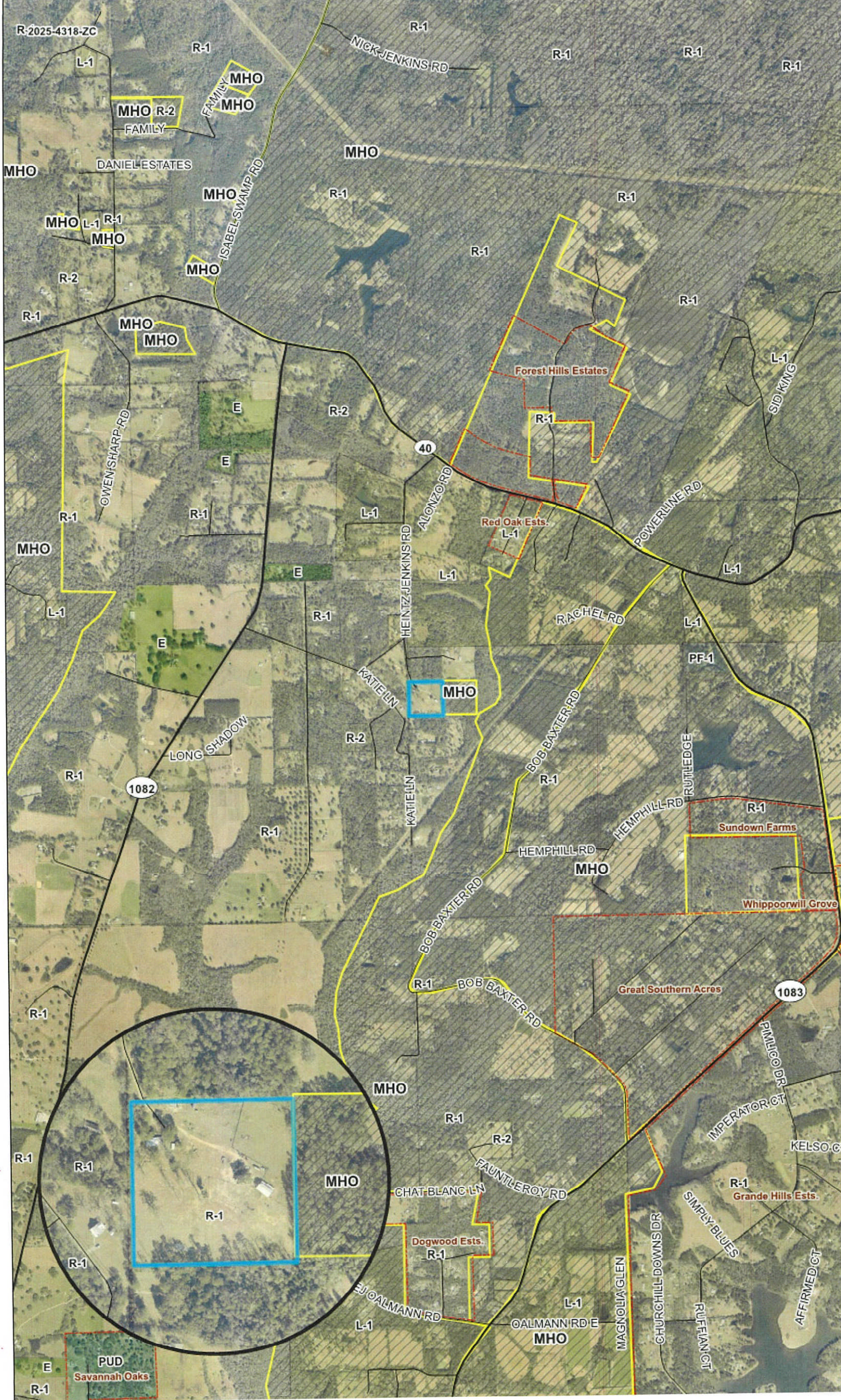
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 150'

DATE: 02-08-2023

NUMBER: 21112

Terr3/DavyKeithSm



October 2, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4318-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 at the end of F Jenkins Road, south of Sherwood Forest, being, 81443 F Jenkins Road, Bush; S16, T5S, R12E; Ward 5, District 6 **Council District:** 6

Petitioner: Linda Jenkins Smith **Posted:** August 18, 2025

Owner: Linda Jenkins Smith **Commission Hearing:** September 2, 2025

Size: 10.12 acres **Determination:** Approved



Current Zoning:

R-1 Rural Residential District and RO Rural Overlay

Requested Zoning: R-1 Rural 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

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 10.12-acres from R-1 Rural Residential District and RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The parcel is located at the end of F Jenkins Road, south of Sherwood Forest, Bush.

Zoning History

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	R-1 Rural Residential District

Site and Structure Provisions

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

Compatibility or Suitability with Adjacent Area

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

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3. As seen in Table 2, the subject site abuts property zoned R-1 Rural Residential District and RO Rural Overlay to the north, south, west, and R-1 (Rural Residential District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay) to the east.
4. The existing R-1 (Rural Residential District) and RO (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' and the RO (Rural Overlay) allows for agricultural uses.
5. The purpose of the 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.

Table 3: History of MHO Zoning in the Area		
Case Number	Address	Ordinance
2017-728-ZC	81496 F. Jenkins Road	10-2233

6. If approved, the applicant may apply for a building permit to place a manufactured home on the property.

Consistency with New Directions 2040

Rural/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.

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 conditions, 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.

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