

## EXHIBIT "A"

### 2022-2913-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 17 and 18, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the corner common to Sections 7, 8, 17 and 18, Township 4 South, Range 10 East, run North 02 degrees 25 minutes West 26.9 feet; thence North 83 degrees 07 minutes East 561.8 feet; thence South 11 degrees 19 minutes East 1275.1 feet; thence South 89 degrees 49 minutes West 54.6 feet; thence South 89 degrees 26 minutes West 417.4 feet; thence North 89 degrees 54 minutes East 1062.4 feet; thence South 00 degrees 06 minutes West 858.8 feet to the point of beginning.

From the point of beginning, run South 00 degrees 54 minutes East 329.75 feet; thence West 510.36 feet; thence North 00 degrees 54 minutes West 330.07 feet; thence North 89 degrees 54 minutes East 510.37 feet to the point of beginning heretofore set. Said parcel of land contains 3,865 feet and is designated as Lot 1 on map and plat of Edward J. Murphy, Surveyor, dated November 1, 1979, copy of which is attached hereto and made part hereof.

#### LESS AND EXCEPT:

That portion of the above described property which forms a part of Louisiana Highway 450, as shown on the above described survey.

#### SUBJECT TO:

A 20' gravel road which runs the entire length of the northern boundary of the above described property, as shown on survey above described. The said DONEES do hereby accept donation and take delivery and possession of said hereinabove described property with full gratitude and appreciation. The parties hereto do hereby agree to dispense with the certificate required by Article 3364 of the Revised Civil Code of the State of Louisiana and do exonerate the said Notary from all liability of its non-production. The above described property is received as, where is and with ail of the improvements contained thereon, if any.

**Case No.:** 2022-2913-ZC

**PETITIONER:** Leanne Jackson

**OWNER:** Clyde Jackson and Leanne Heisser-Jackson

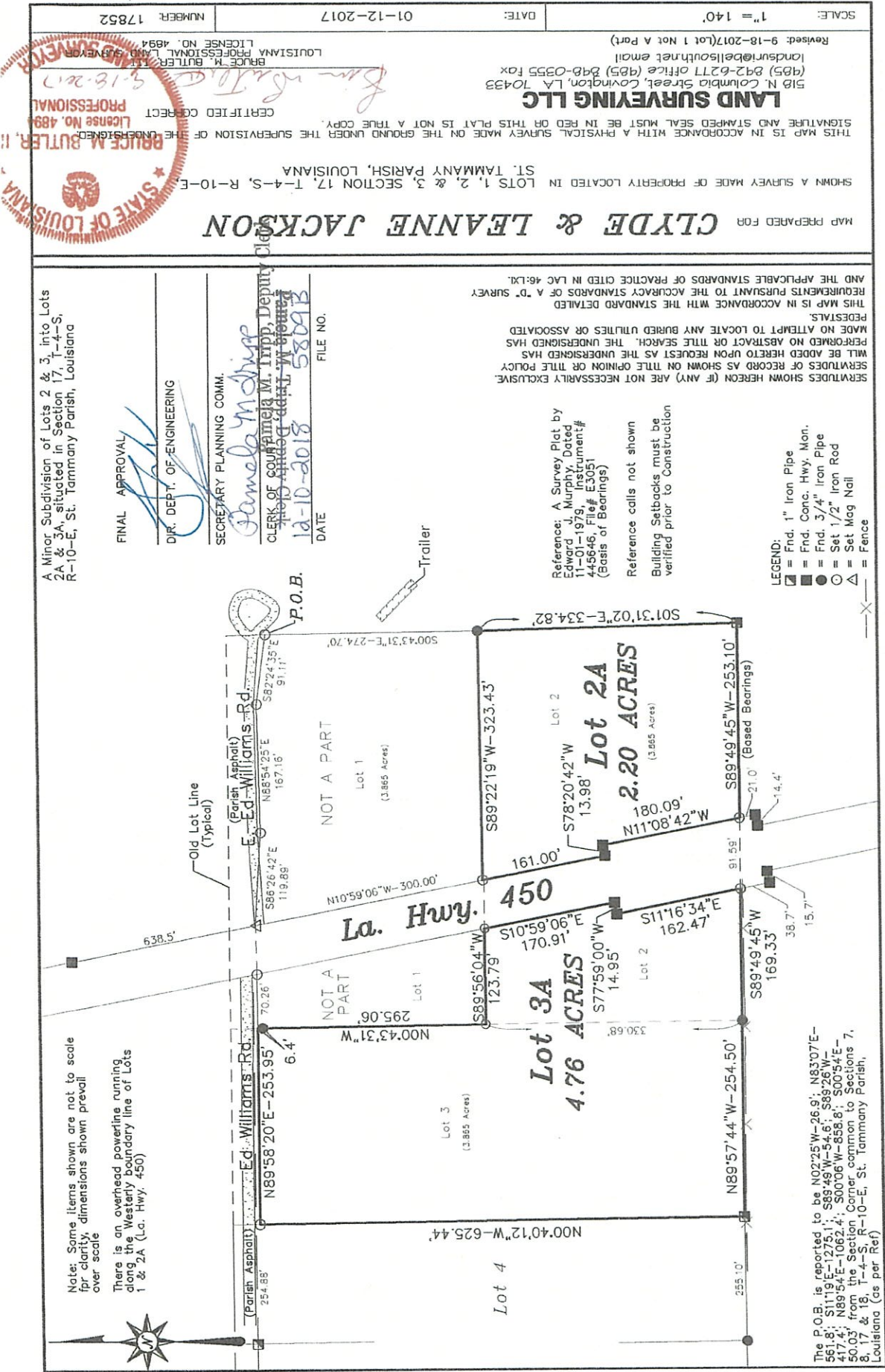
**REQUESTED CHANGE:** A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Ed Williams Road West, west of Louisiana Highway 450; Folsom; S17, T4S, R10E, Ward 2, District 3

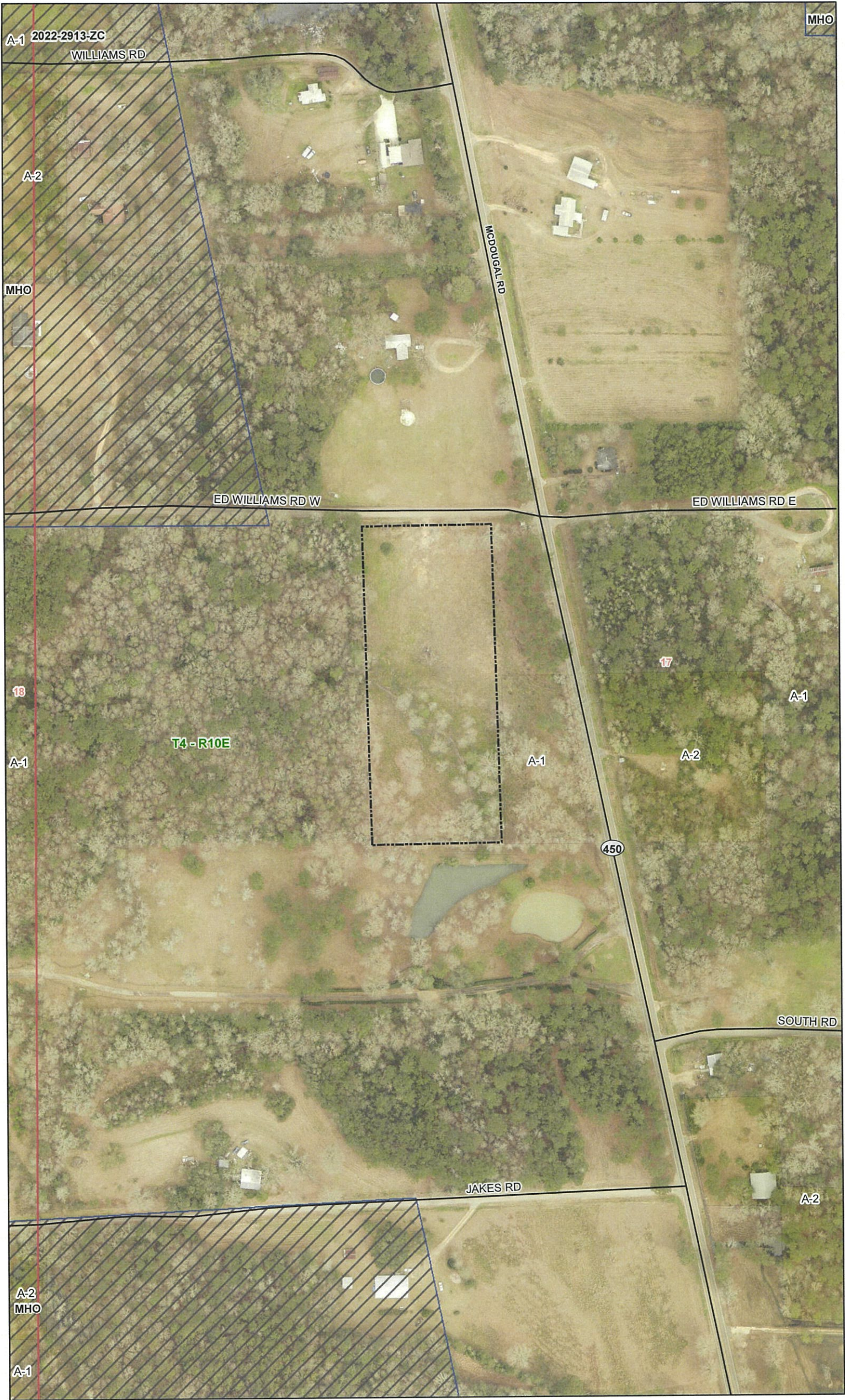
**SIZE:** 3.865 acres



2022-2913-ZC







A-1 2022-2913-ZC

WILLIAMS RD

MHO

A-2

MHO

MCDUGAL RD

ED WILLIAMS RD W

ED WILLIAMS RD E

18

T4-R10E

A-1

A-1

A-2

A-1

450

SOUTH RD

JAKES RD

A-2

A-2  
MHO

A-1



## ADMINISTRATIE COMMENT

### ZONING STAFF REPORT

**Date:** June 28, 2022  
**Case No.:** 2022-2913-ZC  
**Posted:** June 16, 2022

**Meeting Date:** July 5, 2022  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Leanne Jackson

**OWNER:** Clyde Jackson and Leanne Heisser-Jackson

**REQUESTED CHANGE:** A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** State Highway (LA 450)

**Road Surface:** 2-Lane Asphalt

**Condition:** Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

##### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Ed Williams Road West, west of Louisiana Highway 450; Folsom. The 2025 Future Land Use Plan designates the site to be designated for agricultural uses and single-family residential development.

The subject property is currently an undeveloped tract of land. There is a vast portion of MHO Manufactured Housing Overlay zoning that encompasses larger portions of the northern part of the Ed Williams Road. This change was implemented as a part of comprehensive rezoning “North West Study Area” adopted in 2009 and 2010 (Council Ordinance 10-2234).

A change in zoning will allow the applicant to obtain a building permit to place a mobile home on the property.