

Exhibit "A"

2024-3901-ZC

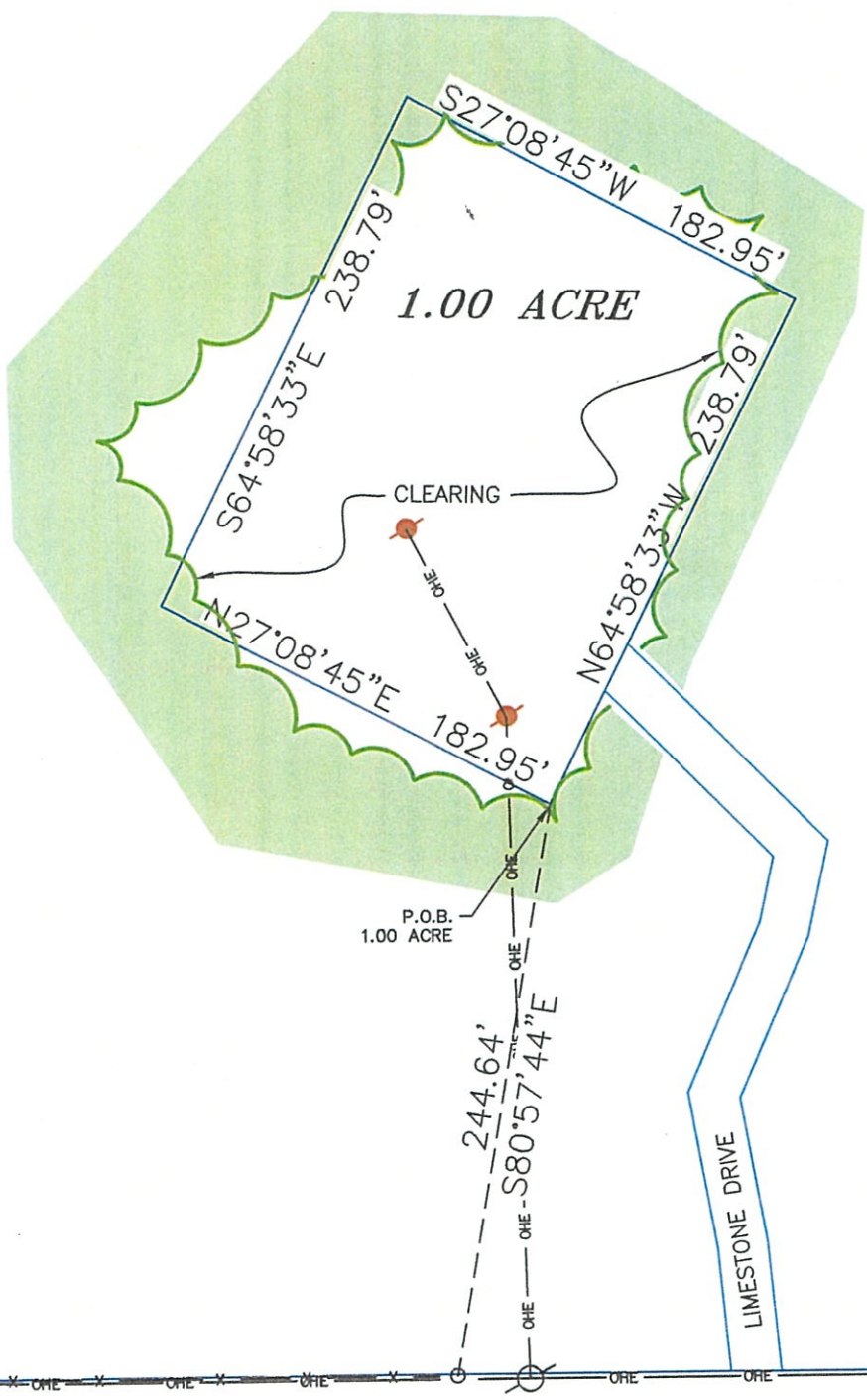
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 2 & 3 TOWNSHIP 6 SOUTH, RANGE 12 EAST AND SECTIONS 34 & 35 TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 89 DEGREES 10 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 3988.56 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 15 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1388.69 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 1355.83 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 59 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 2850.24 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 26 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 450.04 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 40 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 2517.41 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 26 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 1786.47 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 06 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 399.34 FEET TO A POINT; THENCE RUN SOUTH 38 DEGREES 42 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 3749.07 FEET TO A POINT; THENCE RUN SOUTH 39 DEGREES 07 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 601.17 FEET TO A POINT; THENCE RUN SOUTH 38 DEGREES 45 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 3370.34 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 19 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 168.73 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 146.21 FEET TO A POINT; THENCE RUN SOUTH 54 DEGREES 44 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 139.41 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 45 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 649.92 FEET TO A POINT; THENCE RUN SOUTH 59 DEGREES 00 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 374.22 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 50 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 275.39 FEET TO A POINT; THENCE RUN SOUTH 59 DEGREES 09 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 165.54 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 15 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1292.71 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 41 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 1318.46 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 29 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 1312.56 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 246.74 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 25 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 780.64 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 53 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 360.95 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 02 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1304.21 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 09 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 1296.30 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 26 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 1340.46 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 32 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 1267.66 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 18 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 128.16 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 54 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 1181.93 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 54 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 299.58 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 57 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 244.64 FEET TO THE POINT OF BEGINNING ACRE).

FROM THE POINT OF BEGINNING (1.00 ACRE), RUN NORTH 27 DEGREES 08 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 182.95 FEET TO A POINT THENCE RUN SOUTH 64 DEGREES 58 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 238.79 FEET TO A POINT; THENCE RUN SOUTH 27 DEGREES 08 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 182.95 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 58 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 238.79 FEET BACK TO THE POINT OF BEGINNING (1.00 ACRE)

SAID PARCEL OF LAND CONTAINS 1.00 ACRE MORE OR LESS.

PARCEL A



LOUISIANA HIGHWAY 1083

A RE-ZONING MAP OF
A 1.00 ACRE PARCEL OF LAND
situated in
SECTION 9, TOWNSHIP 6 SOUTH, RANGE 12 EAST
St. Tammany Parish, Louisiana
for
ASFC, LLC

Survey No. 2015 230 F
Date: JUNE 19, 2024

Drawn by: SPH
Revised: 07/01/24(OFFICE-SH)

Scale: 1" = 80'



Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3901-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 Louisiana Highway 1083, north of Cleland Road, Covington; S9, T6S, R12E; Ward 10, District 6

Council District: 6

Petitioner: Bruce Wainer

Posted: August 14, 2024

Owner: ASFC, LLC

Commission Hearing: September 3, 2024

Size: 1 acres

Determination: Approved



Current Zoning

R-2 (Rural Residential District) and RO (Rural Overlay)

Requested Zoning

R-2 (Rural Residential District), RO (Rural Overlay) and MHO (Manufactured Home Overlay)

Future Land Use

Rural & 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 the 1-acre parcel from R-2 Rural Residential District to R-2 Rural Residential and MHO Manufactured Housing Overlay. The property is located on the east side of Louisiana Highway 1083, north of Cleland Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	R-2 Rural Residential District (formerly A-1A Suburban District)

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-2 Rural Residential District
South	Undeveloped	R-2 Rural Residential District
East	Undeveloped	R-2 Rural Residential District
West (Across Hwy 1083)	Cleared (undeveloped)	R-2 Rural Residential District

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5. The subject parcel is flanked by undeveloped parcels zoned R-2 Rural Residential District on all sides.
6. If approved, the applicant could apply for a building permit to place one manufactured home on-site.

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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. 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.
- 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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