

EXHIBIT "A"

2022-2864-ZC

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 29, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana.

From the 1/4 section corner common to Sections 29 and 32, of said township and range, run North 636.5 feet; thence West, 750.5 feet; thence North 28 degrees West 47.0 feet; thence North 66 degrees 15 minutes West, 59.0 feet; thence North 88 degrees West, 425.5 feet to the Point of Beginning.

From the Point of Beginning continue North 88 degrees West, 138.0 feet to a 1/2-inch iron rod set; thence North 87 degrees 30 minutes West, 196.0 feet to a 1/2-inch iron rod set; thence South 77 degrees 54 minutes 17 seconds West 133.82 feet (South 78 degrees 45 minutes West title) to a 1/2-inch iron rod found; thence North 43 degrees 59 minutes 47 seconds West, 389.89 feet to a 1/2-inch iron rod set on the Southeasterly side of Louisiana Highway 1077 (Willie Road); thence North 43 degrees 56 minutes 27 seconds East, 76.99 feet along the Southeasterly side of said highway to a L.D. H. concrete monument found; thence. North 41 degrees 04 minutes 36 seconds East 314.66 feet, along the Southeasterly side of said highway to a 1/2 inch iron rod set; thence North 35 degrees 24 minutes 26 seconds East 25.08 feet along the Southeasterly side of said highway to a 1 inch iron rod found; thence South 68 degrees 59 minutes 25 seconds (South 68 degrees 45 minutes East title), 375.0 feet to a 1/2 inch iron rod set; thence South 13 degrees 58 minutes 39 seconds East (South 14 degrees 00 minutes East title), 458.00 feet back to the Point of Beginning.

Case No.: 2022-2864-ZC

PETITIONER: Jason Mulvey

OWNER: Jason Mulvey

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

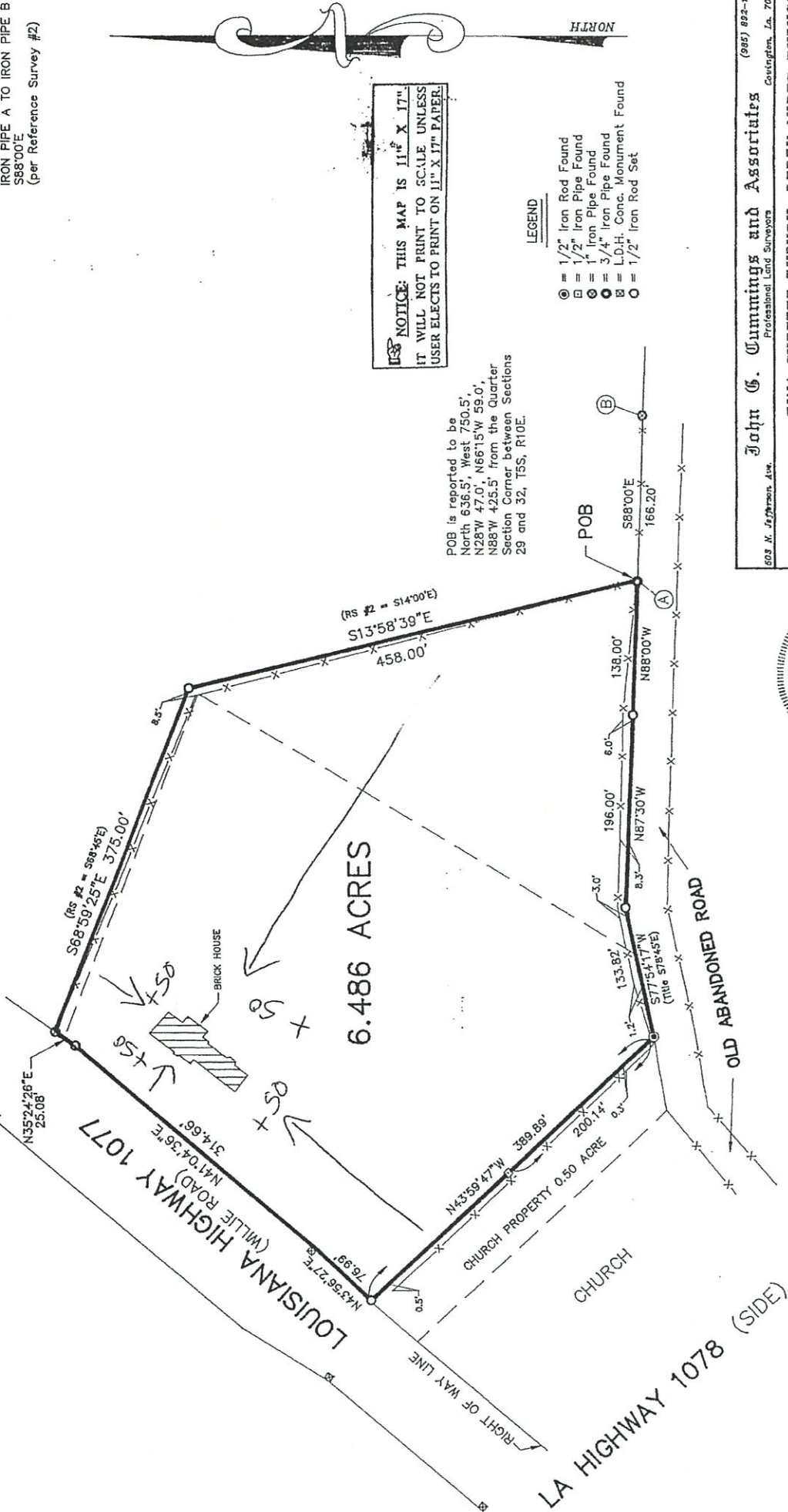
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1078; Folsom; S29, T5S, R10E, Ward 2 District 3

SIZE: 6.486 acres



2022-2864-ZC

REFERENCE BEARING:
IRON PIPE A TO IRON PIPE B
S88°00'E
(per Reference Survey #2)



US NOTICE: THIS MAP IS 11" X 17".
IT WILL NOT PRINT TO SCALE UNLESS
USER ELECTS TO PRINT ON 11" X 17" PAPER.

LEGEND

- = 1/2" Iron Rod Found
- = 1/2" Iron Pipe Found
- = 1" Iron Pipe Found
- = 3/4" Iron Pipe Found
- ⊗ = L.D.H. Conc. Monument Found
- = 1/2" Iron Rod Set

POB is reported to be
North 636.5', West 750.5',
N28°W 47.0', N66°15'W 59.0',
N88°W 425.5' from the Quarter
Section Corner between Sections
29 and 32, T5S, R10E.

John G. Cummings and Associates
Professional Land Surveyors
(985) 892-1549
Covington, La. 70433

PLAT PREPARED FOR: **TINA SUZETTE THRUSH, DEREK MIPES THRUSH,**
ARCENT MORTGAGE CO., & STEWART TITLE OF LA
SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO ALL APPLICABLE STANDARDS SET
FORTH BY THE STATE OF LOUISIANA, AND BEARS A
CLASS C SURVEY.

SCALE: 1" = 100' DATE: 8-18-04 NUMBER: 04161
PROFESSIONAL LAND SURVEYOR



REFERENCE SURVEYS:

- Survey by LA Dept. of Highways
Hwy. 1077, Project No. 852-05-06,
Sheet No. 4, Last Revised 3-14-62.
- Survey of Various Properties
by Lowell E. Cummings, Surveyor,
dated February 8, 1971, revised
November 18, 1971.
- Survey for Reverend Douglas M. Bishop
by Lowell E. Cummings, Surveyor,
dated December 5, 1980.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE RECORD AND FOR WHICH THE UNDERSIGNER HAS BEEN ADVISED
IN TITLE OR PUBLIC RECORD FOR SUCH PURPOSES. THE UNDERSIGNER
BY THE UNDERSIGNER IN COMPLYING DATA FOR THIS SURVEY.

An aerial photograph overlaid with a planning map. The map shows several land parcels outlined in blue. Some parcels are filled with diagonal black hatching. One parcel on the left is shaded solid red and labeled "HC-2". Other parcels are labeled "MHO" or "A-1". A large green-labeled area on the right is designated "T5 - R10E". Roads shown include "SAVANNAH RD" running diagonally from top-left to bottom-right, "RICHARDS RD" along the top edge, and "BENNETT BRIDGE RD" running horizontally across the lower half. A circular road marker with the number "1078" is located near the intersection of Savannah Rd and Bennett Bridge Rd. On the far left, vertical labels "29", "31", and "32" are visible. The text "2022-2864-ZC" appears in the top-left corner.

2022-2864-ZC

MHO

SAVANNAH RD

SAVANNAH RD

RICHARDS RD

A-1

29

MHO

T5-R10E

MHO

HC-2

MHO

29

BENNETT BRIDGE RD

1078

A-1

MHO

31

32

A-1

[illegible]

2022-2864-ZC

MHO

SAVANNAH RD

SAVANNAH RD

RICHARDS RD

A-1

29

MHO

MHO

A-1

HC-2

MHO

29

31

32

MHO

A-1

BENNETT BRIDGE RD

1078

T5-R10E

A-1

[illegible][illegible]

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[illegible][illegible][illegible]

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2022-2864-ZC

MHO

SAVANNAH RD

SAVANNAH RD

RICHARDS RD

A-1

29

MHO

A-1

HC-2

MHO

29

31

32

MHO

A-1

BENNETT BRIDGE RD

1078

T5-R10E

A-1

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: June 28, 2022
Case No.: 2022-2864-ZC
Posted: June 16, 2022

Meeting Date: July 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jason Mulvey
OWNER: Jason Mulvey
REQUESTED CHANGE: A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1078; Folsom; S29, T5S, R10E, Ward 2 District 3
SIZE: 6.486 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway LA-1077

Road Surface: 2-Lane Asphalt

Condition: Great

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	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District and MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

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 east side of LA Highway 1077, north of LA Highway 1078, Folsom. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property is surrounded by parcels zoned A-1 Suburban District, many of which also have the MHO Manufactured Housing Overlay. It should be noted that a portion of the subject property is already zoned with the Manufactured Housing Overlay Zoning along the eastern rear boundary lines. A change in zoning will allow the applicant to obtain a building permit to place a mobile home on any of remaining portion of this parcel.