

Exhibit "A"

2024-3746-ZC

A parcel of land located in Section 21, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Thence South 711.58 feet to a 5/8-inch iron rod found, Thence South 89 degrees 24 minutes 41 seconds West 413.28 feet to a 1/2 inch iron rod set, Thence North 00 degrees 08 minutes 09 seconds East 711.74 feet to a 1/2 inch iron rod set, Thence North 89 degrees 25 minutes 53 seconds East 411.59 feet to the POINT OF BEGINNING, containing 6.738 Acres.

DONOR declares that it is her intention to make a donation inter vivos to DONEE. The property donated herein shall be separate property of DONEE. This donation is made as an extra portion, not subject to collation. Commencing from a concrete monument found at the Quarter Section Comer common to Sections 21 & 28, in said township and range, Thence North 1320.0 feet to a point, Thence South 89 degrees 26 minutes 12 seconds West 888.16 feet to a 1/2 inch iron rod found being the POINT OF BEGINNING

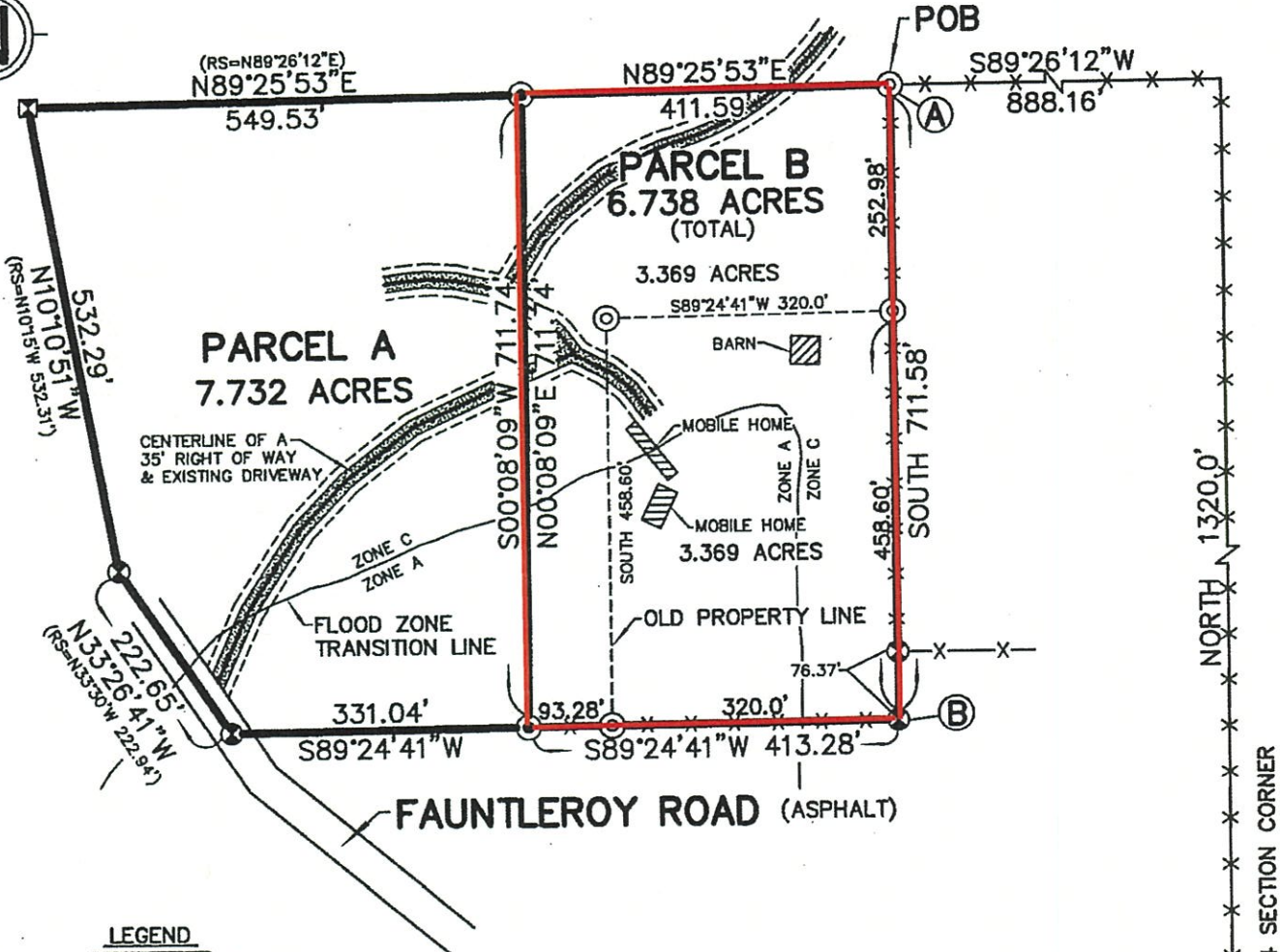
BOUNDARY LINE ADJUSTMENT

REFERENCE BEARING;  
Iron Rod A to Iron Rod B  
South  
(per Reference Survey)

DEPARTMENT OF PLANNING

APPROVED

BY *[Signature]* DATE 12/11/2015



- LEGEND**
- ☒ = WOOD CORNER FOUND
  - ⊗ = CONCRETE MONUMENT FOUND
  - ⊗ = 5/8" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD SET
  - RS = REFERENCE SURVEY NO. 1

SECTION 21  
SECTION 28

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. THIS PLAT REPRESENTS A BOUNDARY LINE ADJUSTMENT AND THEREFORE DOES NOT REPRESENT A DIVISION OF PROPERTY.

REFERENCE SURVEYS:

1. Survey for Clifton C. Fauntleroy, Leo E. Fauntleroy, Marilyn R. Bruhl, & June E. Heck by Herbert C. Sanders, Civil Engineer, dated August 21, 1979.
2. Survey for Melissa Hughes by John G. Cummings, Surveyor, dated January 3, 2000, Job No. 99215.

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 DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Madeline Fauntleroy**

SHOWING A SURVEY OF: A BOUNDARY LINE ADJUSTMENT OF PARCELS OF LAND LOCATED IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 12 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 THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*[Signature]*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 99215-C

DATE: 12-8-2015

REVISED:





2024-3746-ZC

SWEENEY RD

BOB BAXTER RD

HOLLOW HILL LN



CHAT BLANC LN

FAUNTLEROY RD

1083

ROBALI DR

MONTICINO RD



Administrative Comment

June 6, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3746-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 Fauntleroy Road, west of LA Highway 1083, being 24093 Fauntleroy Road, Bush; S21, T5S, R12E; Ward 5, District 6

**Council District:** 6

**Petitioner:** Madelyn Hughes

**Posted:** April 15, 2024

**Owner:** Melissa Hughes

**Commission Hearing:** May 7, 2024

**Size:** 6.738 acres

**Determination:** Approved

**Current Zoning**

A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**Requested Zoning**

A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone X

**Critical Drainage:**

Yes

**Elevation Requirements**

BFE 105' + 1' Freeboard =106' FFE



**FINDINGS**

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The subject property consists of 6.738 acres and has a municipal address of 24093 Fauntleroy Road, Bush.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2233 – Comprehensive Rezoning	Unknown	A-1 Suburban District

*Site and Structure Provisions*

3. According to the application submitted, the land is currently developed with one single-family dwelling on-site.

*Compatibility or Suitability with Adjacent Area*

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

Zoning Commission  
May 7, 2024

Department of Planning and Development  
St Tammany Parish, Louisiana

2024-3746-ZC



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East	Undeveloped	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

- 5. The subject property abuts residentially-zoned parcels zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay on all sides
- 6. The existing A-1 Suburban District requires a minimum parcel size of 5 acres with 300’ of parish road frontage. The allowable density under the A-1 Suburban District is one dwelling unit per every 5 acres. The requested A-1A Suburban District requires a minimum parcel size of 3 acres with 200’ of parish road frontage and an allowable density of 1 dwelling unit per every 3 acres.
- 7. If approved to the A-1A Suburban District, the applicant could either apply for a minor subdivision and create two parcels that are a minimum of 3 acres, or apply for building permits to place another dwelling unit on the existing property.
- 8. Per the petitioner’s application, the request is to apply for building permits to place a manufactured home on-site in addition to the existing single-family dwelling.

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.

- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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