

Exhibit "A"

2023-3467-ZC

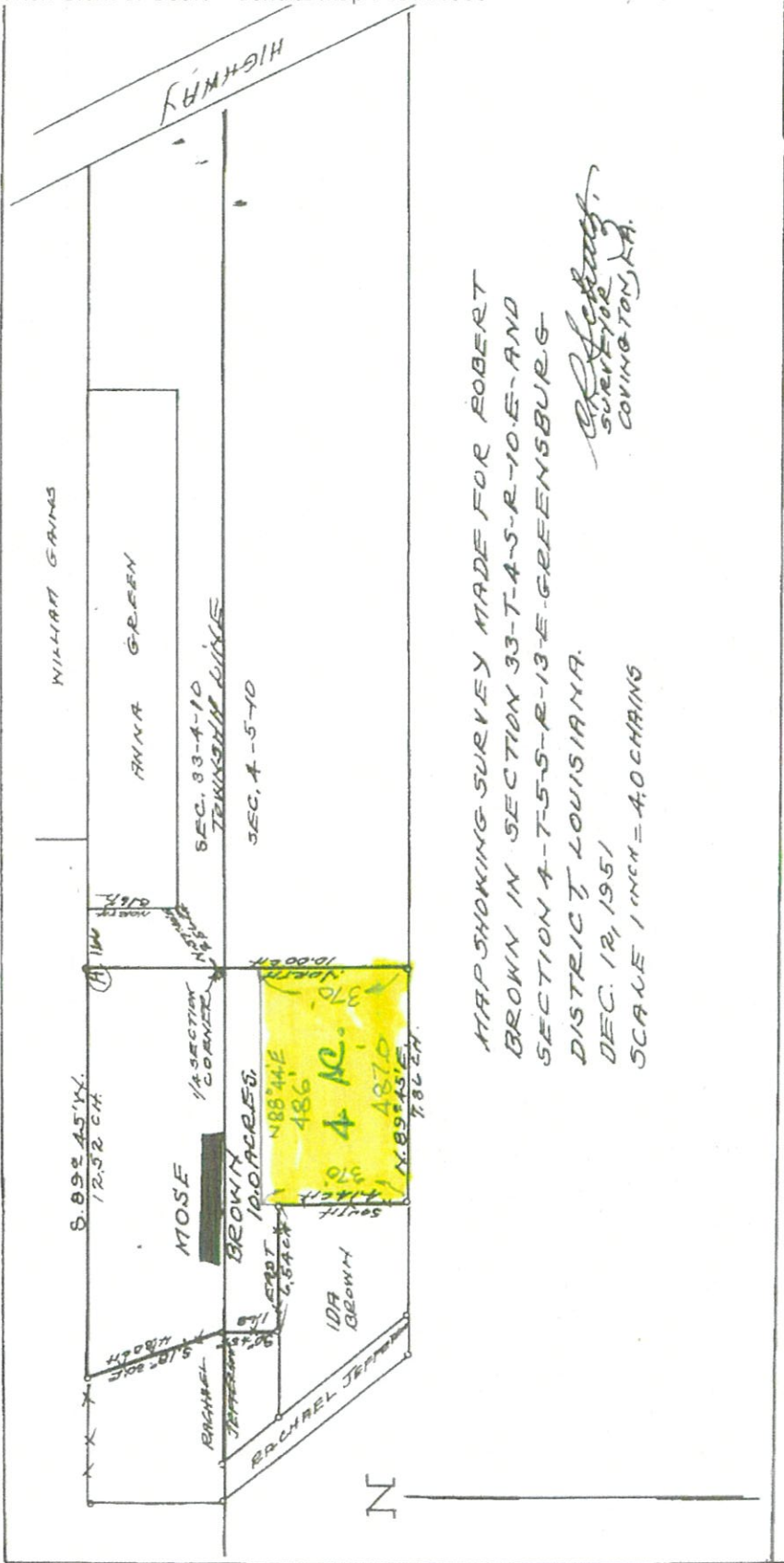
THAT CERTAIN TRACT OR PARCEL OF LAND, with all the buildings and improvements thereon, and all rights, ways, and privileges thereunto belonging or in anywise appertaining thereto, more fully described as follows:

Four (4) acres of land, located in Section (4), Township Five (5) South, Range Ten (10) East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commencing at the center of the said Section Four (4) thence North 0 degrees 15 minutes West 20.13 chains; thence North 39 degrees West 18.51 chains; thence East 3.00 chains to the Point of Departure.

Thence North 89 degrees 45 minutes East 12.65 chains; thence North 3.16 chains to the Point of departure, and containing four (4) acres. All as per survey of Lowell E. Cummings, dated September 3, 1949.

Being that same property acquired by Levi Morris, et ux by act dated October 12, 1953, registered in COB 216, folio



MAP SHOWING SURVEY MADE FOR ROBERT
 BROWN IN SECTION 33-T-A-S-R-10-E-AND
 SECTION 4-T-5-S-R-13-E-GREENSBURG
 DISTRICT LOUISIANA.
 DEC. 12, 1951
 SCALE 1" = 40 CHAINS

Robert Brown
 SURVEYOR
 COVINGTON, LA.

2023-3467-2C

STONEHILL

PUD

JOSEPHS

CELIA BRUMFIELD

A-1A

BIVINS

HAY HOLLOW

A-2

LENOIR

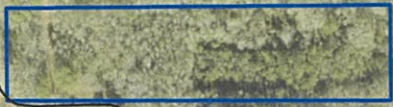
HILL

RICHARDSON HILL

A-1

HOLLINS

MILDRED



Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3467-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 west side of Hill Road, south of Hay Hollow Road, Folsom; S33, T4S, R10E; Ward 2
Council District: 3

Owner: Mary Ann Perry

Posted: August 11, 2023

Applicant: Mary Ann Perry

Commission Hearing: September 5, 2023

Size: 4 acres

Determination: Approved
Current Zoning

A-1 Suburban

RO Rural Overlay

MHO Manufactured Housing Overlay

Requested Zoning

A-2 Suburban

RO Rural Overlay

MHO Manufactured Housing Overlay

Future Land Use

Rural and Agricultural

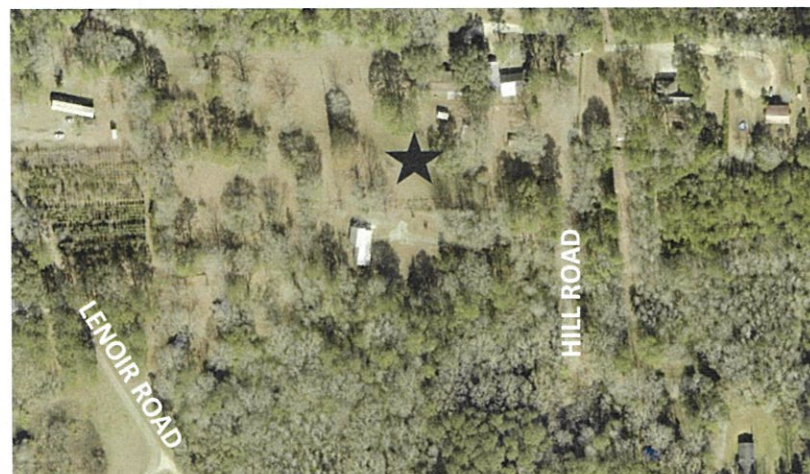
Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No



FINDINGS

- The applicant is requesting to rezone the 4-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the west side of Hill Road, south of Celia Brumfield Road; Folsom.

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

Site and Structure Provisions

- The site is comprised of 4 acres and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

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

Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3467-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts A-1 Suburban District on all sides, with MHO Manufactured Housing Overlay on the south, east, and west sides of the property.
6. A similar request was on the St. Tammany Parish Zoning Commission July 5, 2023 Agenda to rezone the owner's adjacent 4-acre parcel to the A-2 Suburban District as well. Final vote for the requested zoning change will be on the September 7, 2023 Council Agenda.
7. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
8. If approved, the applicant could apply for building permits to place one dwelling unit per acre on a 4-acre parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum size of 1 acre.

Consistency with New Directions 2040

Rural and 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.

Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3467-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

