

Exhibit "A"

2023-3466-ZC

A CERTAIN PIECE OR PORTION OF LAND and its component parts, together with all buildings and improvements thereon; also, all rights, ways, means privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 5, Township 5 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the quarter section comer on the north boundary of Section 5 of the above Township and Range, run South 0 degrees 15 minutes West, 822.8 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 0 degrees 15 minutes West, 411.4 feet; thence South 89 degrees 50 minutes West, 1327.5 feet; thence North 0 degrees 15 minutes East, 411.4 feet; thence North 89 degrees 50 minutes East, 1327.5 feet to the POINT OF BEGINNING.

Containing 12.51 acres. Being the same property acquired by Audrey L. Baham by Act of Partition dated December 12, 1973, and recorded in COB 721, folio 148 of the official records of St. Tammany Parish, Louisiana.

LESS AND EXCEPT:

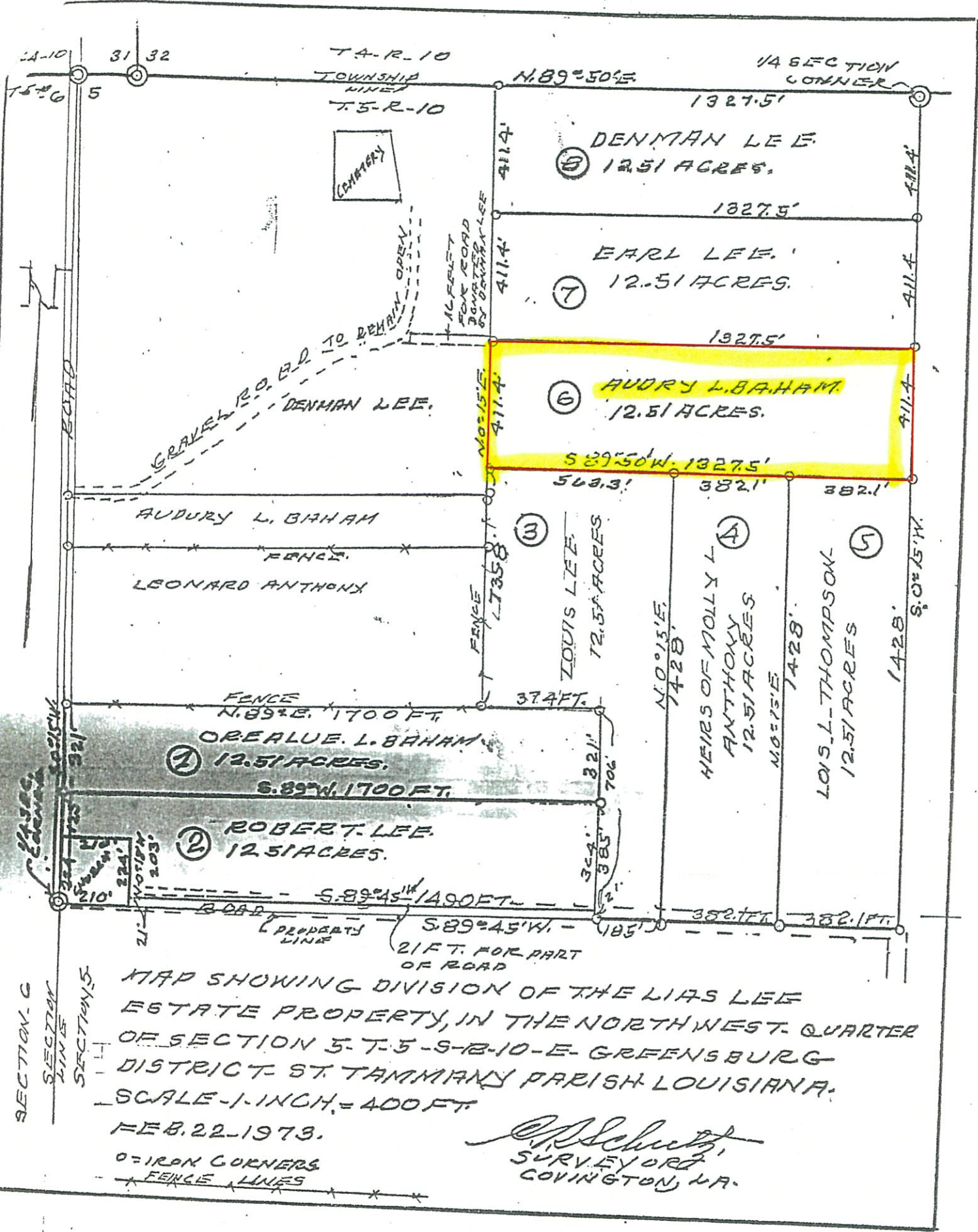
One acre of land, more or less, sold by Audrey Lee Baham, wife of Carl Baham to Carl Edward Baham, et ux by Act of Sale dated March 16, 1974, and filed for record in the office of the Clerk of Court for St. Tammany Parish, Louisiana, more fully described as follows:

From the quarter section comer on the North boundary of Section 5 of the above township and range (Section 5, Township 5 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana) run South zero degrees 15 minutes West, 822.8 feet to the Northeast comer of Audrey Lee Baham's 12.51 acres per survey by C. R. Schultz, surveyor of record, thence South 89 degrees 50 minutes West, 1327.5 feet and this is the point of beginning; thence South 208 feet; thence East, 208 feet; thence North 208 feet; thence West 208 feet to POINT OF BEGINNING, being a square acre in the Northwest comer of Audrey Lee Baham's 12.51 acres. Also included herein is all of donor's right, title and interest in and to that certain right of way granted by Gary A. Vinyard, et ux, in favor of Audrey Lee Baham, dated December 12, 1973, and recorded in COB 721, folio 552 of the records of St. Tammany Parish, Louisiana.

LESS AND EXCEPT:

Five (5) acres located in Section 5, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit;

From the Quarter comer common to Section 32, Township 4 South, Range 10 East and Section 5, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana run South 00 degrees 15 minutes West, 822.80 feet to the POINT OF BEGINNING. From the Point of Beginning run South 00 degrees 19 minutes 27 seconds West, 410.73 feet to a point; thence North 89 degrees 31 minutes 15 seconds West, 529.78 feet to a point; thence North 00 degrees 19 minutes 27 seconds East, 411.50 feet to a point; thence South 89 degrees 26 minutes 14 seconds East, 529.78 feet back to the Point of Beginning. AH as shown on the survey by Jeron R. Fitzmorris, Registered Surveyor, Land Surveying, Inc., dated March 13, 2002.



2023-3466-ZC

DEERFIELD

A-1

T4-R10E

32

ELIZA LEE CEMETERY

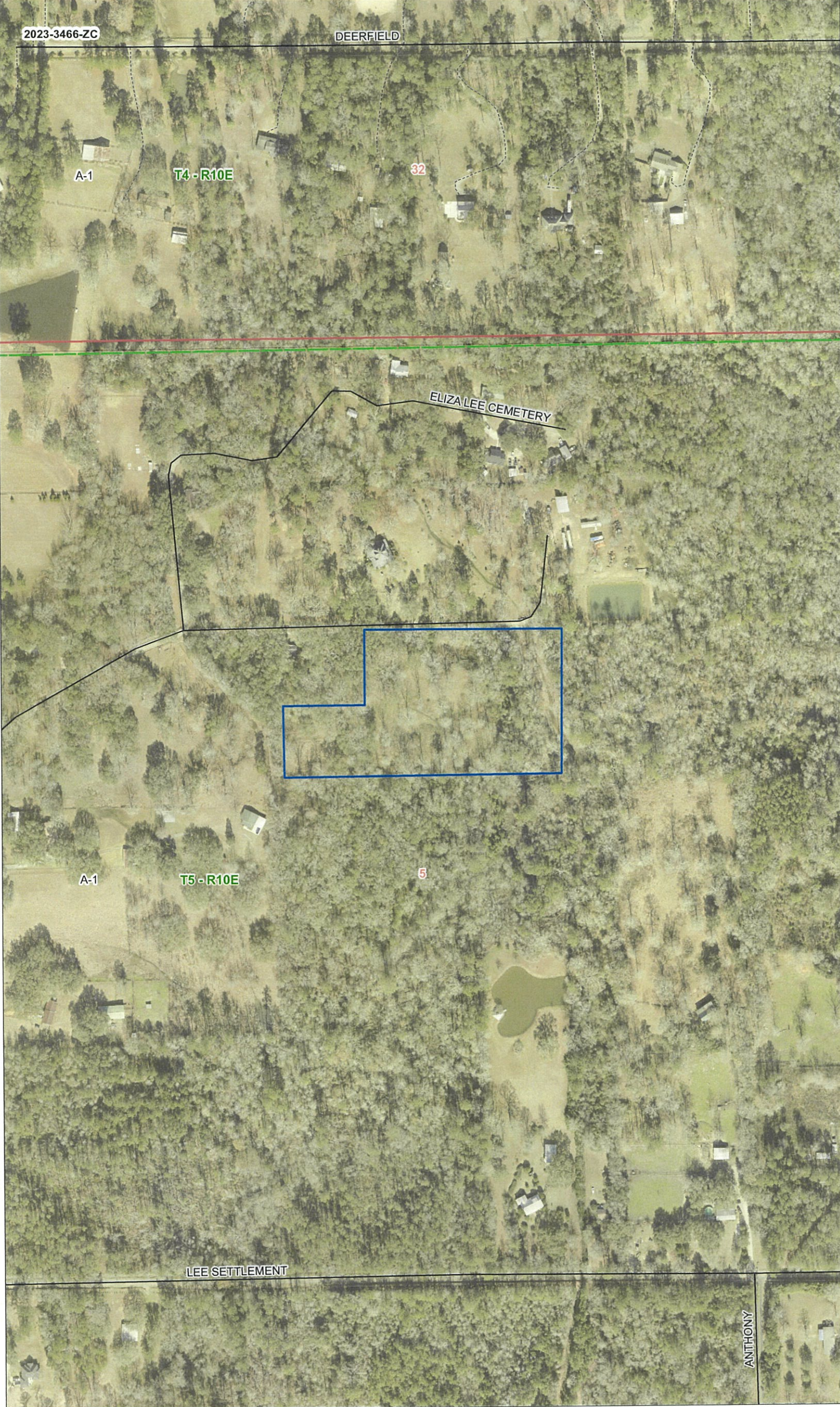
A-1

T5-R10E

5

LEE SETTLEMENT

ANTHONY



Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3466-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 south side of Eliza Lee Cemetery Road, east of Neal Cemetery Road, Folsom; S5, T5S, R10E; Ward 3
Council District: 2

Petitioner: Penny Ernst

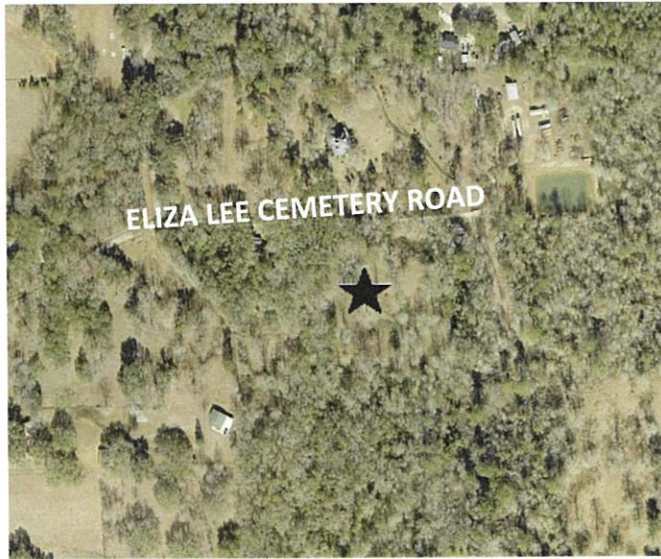
Posted: August 11, 2023

Owner: Carl Baham

Commission Hearing: September 5, 2023

Size: 6.51 acres

Determination: Approved



Current Zoning

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

Requested Zoning

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

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone A

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the south side of Eliza Lee Cemetery Road, east of Neal Cemetery Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

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

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

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

Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3466-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. 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 request A-1A Suburban District requires a minimum of 3 acres and a minimum parcel width of 200ft.
5. If approved, the applicant could petition to place a total of 2 residential dwellings on the property or subdivide the 6-acre parcel into two 3-acre parcels.

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-1A Suburban District (Proposed)	1 unit per every 3 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. 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
2023-3466-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

