

Exhibit "A"

2023-3415-ZC

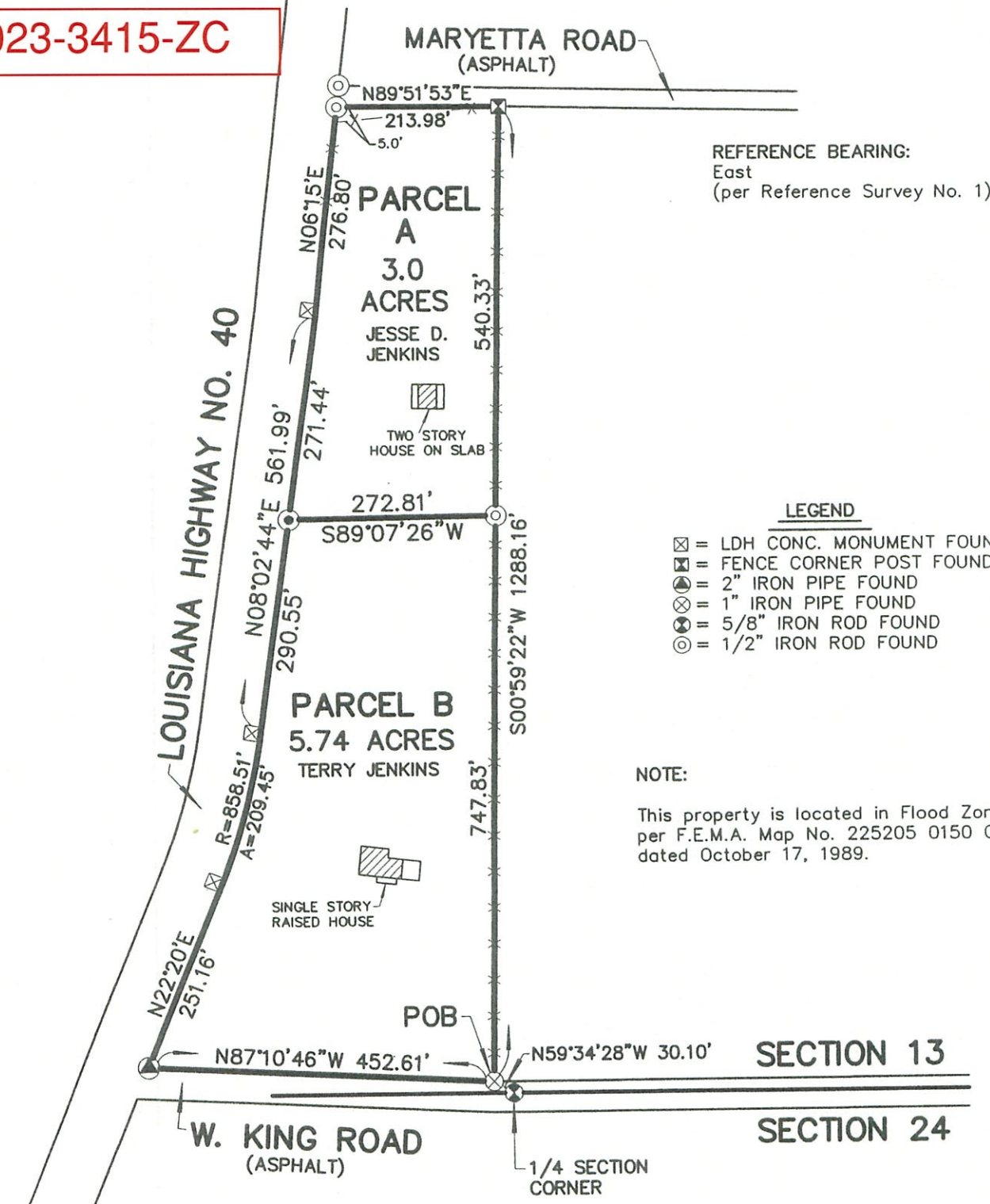
A parcel of land located in Section 13, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Quarter Section Comer common to Sections 13 & 14 in said township and range being a 5/8 inch iron rod found; Thence North 59 degrees 34 minutes 28 seconds West 30.10 feet to a 1 inch iron pipe found on the North Side of W. King Road Thence North 00 degrees 59 minutes 22 seconds East 383.33 feet to a 1/2 inch iron rod set being the **Point of Beginning**,

Thence North 81 degrees 57 minutes 16 seconds West 315.04 feet to a 1/2 inch iron rod set on the East Side of Louisiana Highway Number 40; Thence run in a Northeast direction along a curve having a Radius of 858.51 feet, an Arc length of 28.89 feet and a Chord Bearing and Distance of North 09 degrees 32 minutes 57 seconds East 28.88 feet to a L.D.H. Concrete monument found on the East Side of said Highway; Thence North 08 degrees 02 seconds 44 minutes East 290.56 feet along the East Side of said Highway to a 1/2 inch iron rod found; Thence North 89 degrees 07 minutes 26 seconds East 272.81 feet to a 1/2 inch iron rod found; Thence South 00 degrees 59 minutes 22 seconds West 364.50 feet to the **Point of Beginning**, containing 2.290 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated 08/25/2023, Job Number 99108-PB

2023-3415-ZC



REFERENCE BEARING:
East
(per Reference Survey No. 1)



LEGEND

- ⊠ = LDH CONC. MONUMENT FOUND
- ⊡ = FENCE CORNER POST FOUND
- ⊙ = 2" IRON PIPE FOUND
- ⊗ = 1" IRON PIPE FOUND
- ⊕ = 5/8" IRON ROD FOUND
- ⊖ = 1/2" IRON ROD FOUND

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

APPROVAL:

A RESUBDIVISION OF 8.74 ACRES OF LAND INTO PARCELS A & B, LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

[Signature]
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
 SECRETARY/PARISH PLANNING COMMISSION

[Signature]
 CLERK OF COURT

DATE FILED 8/24/2011 FILE NO. 5002 F

REFERENCE SURVEY:

Survey for Terry Jenkins by John G. Cummings, Surveyor, dated June 25, 1999, Job No. 98108.

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** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Terry Jenkins**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 11 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. 99108F-1A DATE: 6-15-2010 REVISED: SHOWING IMPROVEMENTS 7-19-2011

2023-3415-ZC

BEN KING

A-1

BUSH FOLSOM RD

MORGAN

MARYETTA

13

T5 - R11E

FDUTRUCH

A-1A

WALLACE KING

24



Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3415-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 LA Highway 40, north of Wallace King Road, Bush S13, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Terry & Sandra Jenkins

Posted: July 21, 2023

Applicant: Terry Jenkins

Commission Hearing: August 1, 2023

Size: 5.74 acres

Determination: Approved as amended to rezone 2.74 acres to A-2 Suburban District



Current Zoning

A-1A Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

1. The applicant is requesting to rezone the 5.74 acres parcel from A-1A Suburban District to A-2 Suburban District. The property is located on the east side of LA Highway 40, north of Wallace King Road, Bush

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
Unknown	Unknown	A-1 Suburban District
10-2370	A-1 Suburban District	A-1A Suburban District

2. This 5.74-acre parcel was previously subdivided from an 8.74-acre parcel, which had been rezoned from A-1 to A-1A in 2009 (Case No. ZC-10-09-109, Ord. 10-2370) to allow for the reconfiguration of the property.

Site and Structure Provisions

3. The subject property is currently developed with a single story raised house per the applicant's survey.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

- 5. The subject property abuts residential property zoned A-1 Suburban District to the south, east and west
- 6. The existing A-1A Suburban District requires a minimum 3-acre parcel size with an allowable density of 1 unit per every 3 acres and a minimum parcel width of 200ft. 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.
- 7. If approved, the applicant will able to apply to subdivide their parcel into lots with a minimum 1-acre parcel size and 150 feet of road frontage.

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.

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