

EXHIBIT "A"

2023-3394-ZC

THAT CERTAIN PORTION OF GROUND, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in SECTION 22, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST, TAMMANY PARISH, LOUISIANA, and more fully described as follows:

From the Quarter corner common to Sections 15 and 22 of said Township and Range go South 89 degrees, 58 minutes East 614.66 feet to a point; thence go South 00 degrees, 03 minutes West 865.34 feet to a point; thence go South 89 degrees, 30 minutes West 40,25 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING go South 03 degrees, 36 minutes West along the arc of a curve having a radius of 3759.72 feet, a distance of 240.0 feet to a point; thence go North 89 degrees, 30 minutes West 726.00 feet to a point; thence go North 03 degrees, 36 minutes East. 240.0 feet to a point; thence go South 89 degrees, 30 minutes East 726.0 feet to the POINT OF BEGINNING.

Containing 4,0 ACRES OF LAND MORE OR LESS. AH in accordance with survey of Edward J. Murphy, Registered Land Surveyor, dated August 3, 1978, and recorded at COB 888, folio 472 of the official records of St. Tammany Parish, Louisiana.

The Improvements thereon bear the municipal number: 87023 Highway 25, Franklinton, Louisiana 70438

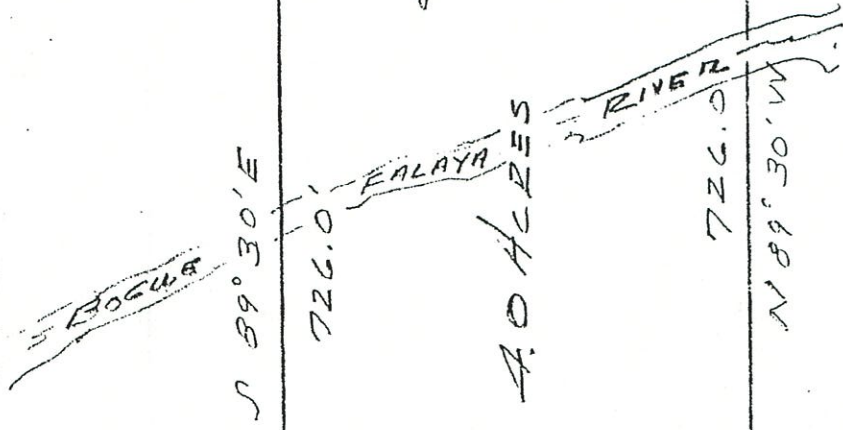
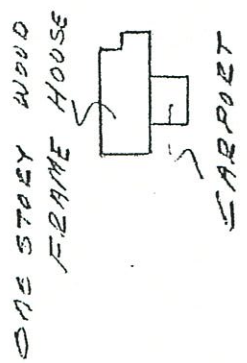
500°03'W, 865.34'

53°30'E, 40.25'



503°36'W Highway 25
240.0'

P.O.B



S 89°30'E

N 89°30'W

240.0'

N 03°36'E

SECTION 22

ED. MURPHY, SURVEYOR

PREPARED FOR: MARY GAUTTSO

PROPERTY SURVEYED: 4.0 acres, Section 22, Township 4

South, Range 10 East, St. Tammany Parish,
Louisiana.

August 3, 1978 SCALE:

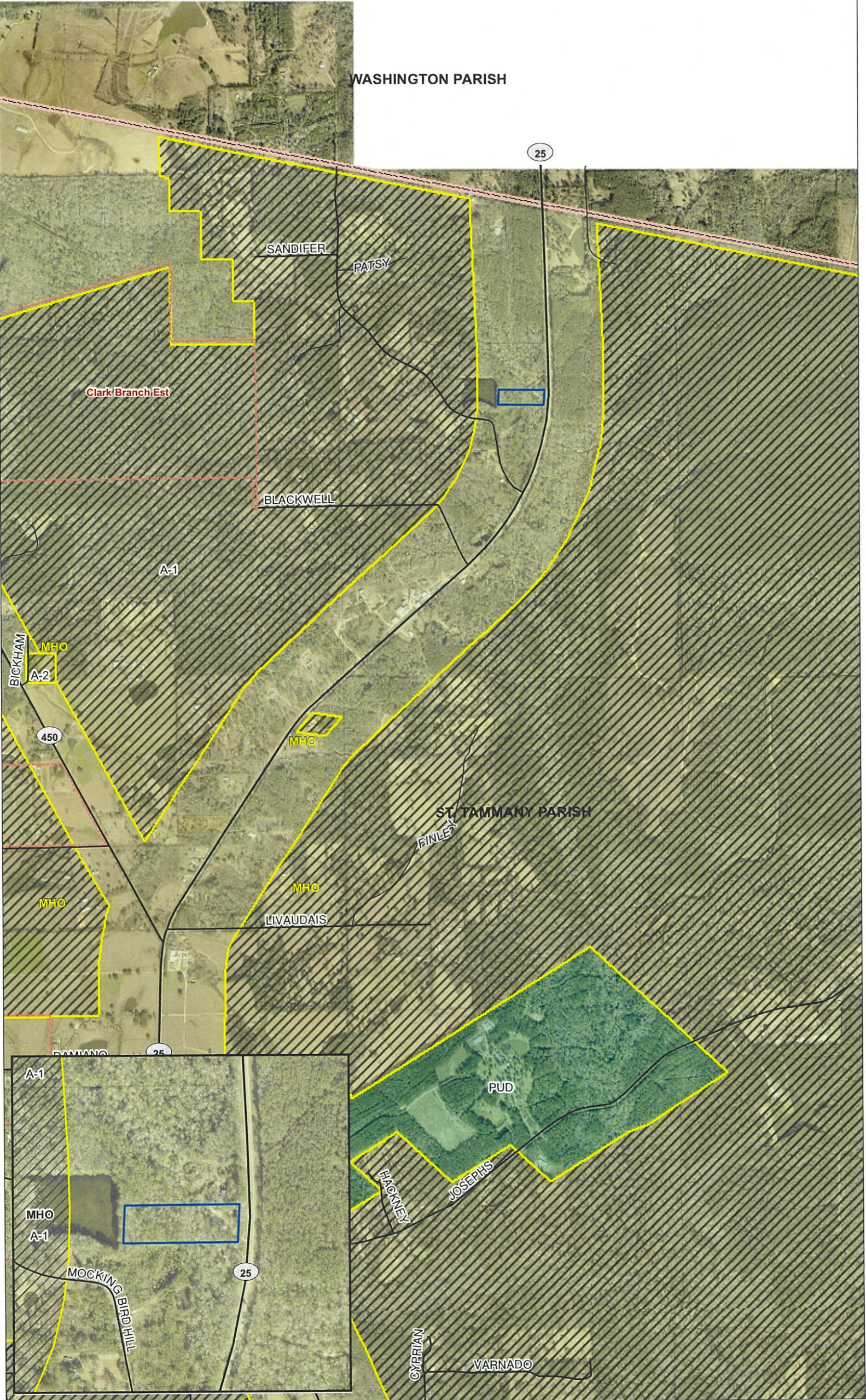
NO:

308 SOUTH JAHNCKE AVE., COVINGTON, LA.

892-0493



WASHINGTON PARISH



Administrative Comment

September 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3394-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 LA Highway 25, north of Mocking Bird Hill Road, Franklinton; Ward 2, District 3 **Council District:** 3

Owner: Amy & Troy Wise

Posted: July 12, 2023

Applicant: Amy & Troy Wise

Commission Hearing: August 1, 2023

Size: 4 acres

Determination: Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District and 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 applicant is requesting to rezone the 4-acre parcel from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 25, north of Mocking Bird Hill Road, Franklinton.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District, RO Rural Overlay

Site and Structure Provisions

- 2. The subject property is currently developed with a stick-built home and an attached carport per the survey provided by the applicant.

Compatibility or Suitability with Adjacent Area

- 3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East (Across LA Highway 25)	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay

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4. The subject property is surrounded by A-1 Suburban District zoning classifications. Properties to the north, east, and west are undeveloped. In addition, there is a single-family residence to the south.
5. The existing A-1 Suburban District zoning designation calls for 5-acre parcel sizes and allows for a density of 1 dwelling unit per every 5 acres. Because the subject property is 4 acres and does not meet the minimum parcel size of the A-1 Suburban District, the property is considered to be a lot of record as per Sec. 130-2191. As such, the proposed manufactured home will either have to replace the existing structure on-site, or be used as an accessory guest home not to exceed 999 sqft of living space.
6. This property is located on north of the Urban Growth Boundary Line along LA Highway 25. During the Parish's 2010 Comprehensive rezoning, a Manufactured Housing Overlay was applied with a 1,000-foot setback on either side of LA Highway 25 (Ordinance 10-2234). This area is considered to be part of the "North-East Study Area" as part of the comprehensive rezoning. This property is located within the 1,000 setbacks, just outside of the Manufactured Housing Overlay.



Figure 1: MHO Manufactured Housing Overlay in surrounding area

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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.

