

EXHIBIT "A"

2025-4436-ZC

A certain parcel of land located in Section 20, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly any described as follows, to-wit; Commence at the Quarter corner common to Sections 20 and 29, Township 5 South, Range 10 East, thence North, 665.3 feet, thence, West, 537.7 feet, thence, North 00 degrees 15 minutes west, 166.2 feet to the POINT OF BEGINNING, thence North 00 degrees 15 minutes West, 499.1 feet, thence West, 262.1 feet, thence South 00 degrees 15 minutes West, 499.5 feet, thence East, 262.1 feet to the POINT OF BEGINNING, in accordance with plat of survey by Ned R. Wilson, dated 28 January, 1993.

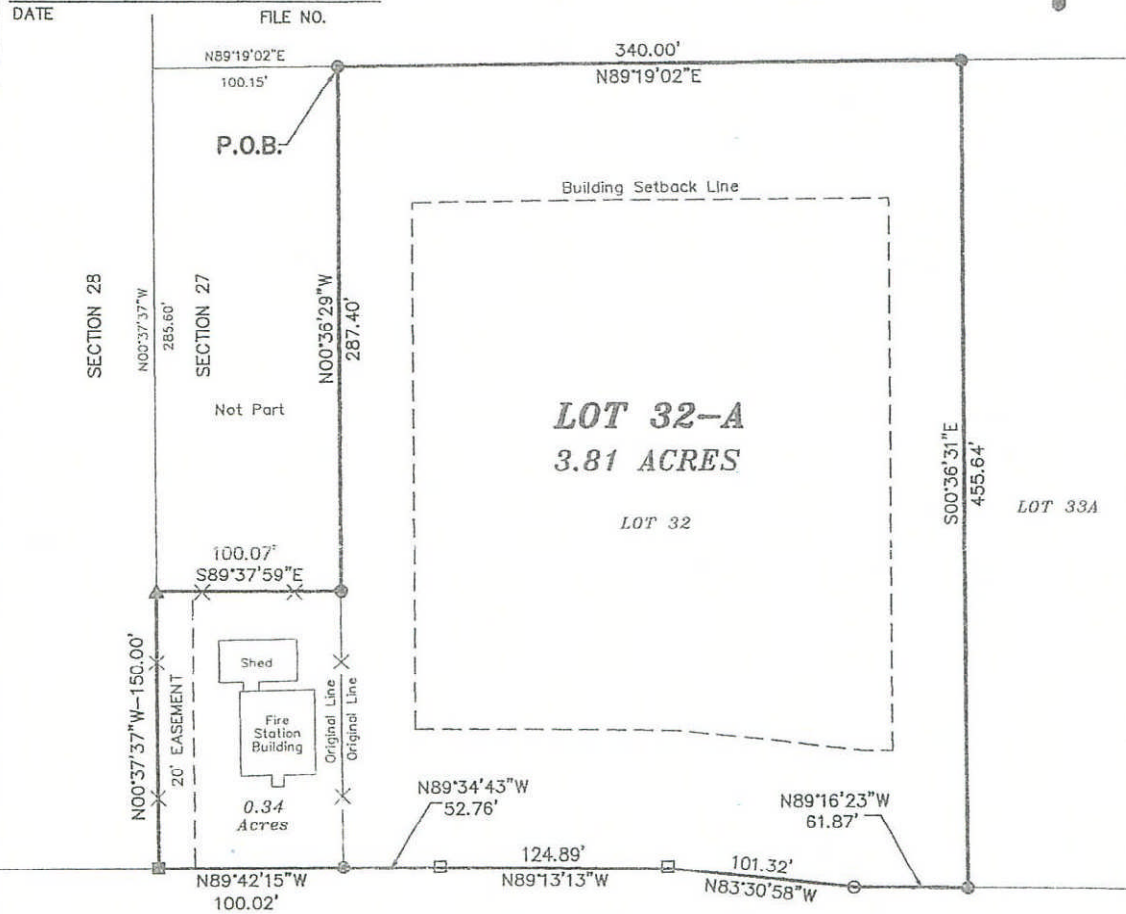
FINAL APPROVAL
PRELIMINARY
 CHAIRMAN OF PLANNING & ZONING COMM.
PRELIMINARY
 DIR. DEPT. OF ENGINEERING
PRELIMINARY
 SECRETARY OF PLANNING & ZONING COMM.
PRELIMINARY
 CLERK OF COURT
PRELIMINARY

A Resubdivision of Lot 32, Stonelake Estates, Phase 2 & a 0.34 Acre Parcel of Land into Lot 32-A, all in Section 27, T-5-S, R-10-E, St. Tammany Parish, La.

Reference:
 1. A Survey Plat of Lot 32 by John Bonneau, Dated 8-3-1992, Job No. 92884
 2. A Survey Plat of 0.34 Acres by Jeron Fitzmorris, Dated 12-2-1992, revised 3-4-1993, Job No. 5945
 3. A Survey Plat of 1.00 Acre by Jeron Fitzmorris, Dated 9-9-1992, Job No. 5864

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is reported to be N00°33'46"W-25.21'; S89°47'00"W-2617.86'; S00°01'46"E-2162.87; S89°58'14"W-2537.74' from the Section Corner common to Sections 22, 23, 26 & 27, T-5-S, R-10-E, St. Tammany Parish, Louisiana



This property is located in Flood Zone C, per FEMA Map No. 225205 0125 C, Dated 10-17-1989

LA. HWY. 1077
 (Willie Road)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Verify prior to Construction)
 Building Setbacks
 Front: 75'
 Side: 40'
 Rear: 75'
 Side Street: **

LEGEND:
 ● = Fnd. 1/2" Iron Rod
 ■ = Fnd. 3/4" Iron Pipe
 □ = Fnd. Disturbed Conc. Mon.
 ▲ = Fnd. 60D Nail
 ○ = Set 1/2" Iron Rod

MAP PREPARED FOR **ST. TAMMANY PARISH FIRE DISTRICT NO. 5**
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 32, STONELAKE ESTATES PHASE 2 & 0.34 ACRES ALL IN SECTION 27, T-5-S, R-10-E, ST. TAMMANY PARISH, LA.
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.
LAND SURVEYING LLC
 318 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com
 CERTIFIED CORRECT
PRELIMINARY
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 80' DATE: 7-16-2025 NUMBER: 22128

2025-4436-ZC

WILLIE CEMETERY RD

BOLLINGER RD

R-1

FORTIER R-1



Administrative Comment

January 8, 2025

Department of Planning and Development



ZONING STAFF REPORT

2025-4436-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 Willie Cemetery Road, west of Bollinger Road, Folsom; S20, T5S, R10E; Ward 2, District 3

Petitioner: Brittany Loup

Posted: November 17, 2025

Owner: Stephen Loup III

Commission Hearing: December 2, 2025

Size: 3.0 acres

Determination: Approved

Current Zoning:

R-1 (Rural Residential District), MHO (Manufactured Housing Overlay, & RO (Rural Overlay)

Requested Zoning:

L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)

Future Land Use:

Rural/Agricultural

Flood Zone

Effective Flood Zone: C

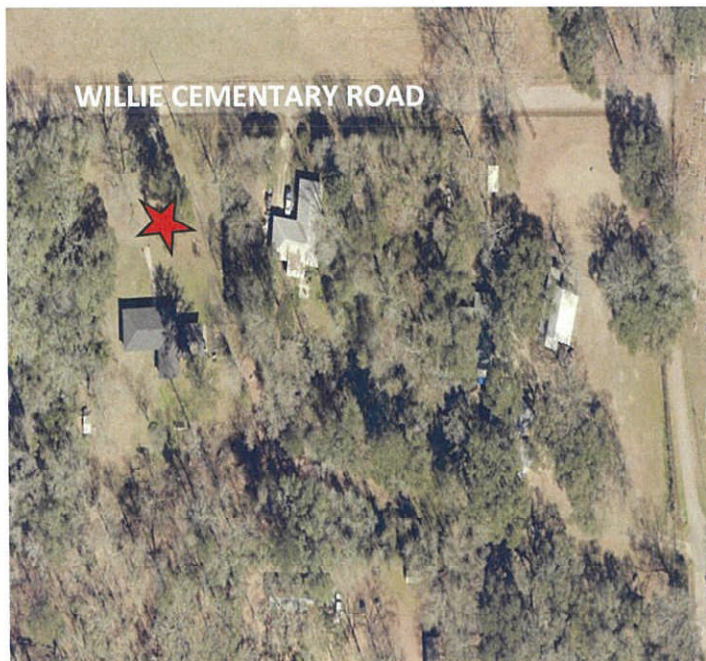
Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

* Any structures within the utility ROW will need



FINDINGS

- The applicant is requesting to rezone 3.0 acres from R-1 (Rural Residential District), MHO (Manufactured Housing Overlay, & RO (Rural Overlay) to L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The parcel is located on the south side of Willie Cemetery Road, west of Bollinger Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential)

Site and Structure Provisions

- The subject property is currently developed with a residential residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)

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South	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)

3. As shown in Table 2, the subject site abuts undeveloped residential properties zoned R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay) to the North and south, and developed residential properties zoned R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay) to the east and west.
- 4a. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
- 4b. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
- 4c. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
5. The proposed L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
 - a. The required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
6. If approved, the applicant may apply for a minor subdivision to create a maximum of three 1-acre lots.

Consistency with New Directions 2040

Rural/Agriculture: 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.

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Director

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1: Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish Stakeholders.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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