

EXHIBIT A

2023-3667-ZC

ALL THAT CERTAIN PIECE AND PORTION OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Northwest Quarter of Section 3, Township 5 South, Range 10 East, in the Parish of St Tammany, State of Louisiana, in accordance with a plat of a survey by Joseph Pugh, Parish Surveyor, dated 6th July, 1942, being more fully described as follows:

COMMENCE at the corner common to Sections 33 and 34 of Township 4 South, Range 9 East and Sections 3 and 4 of Township 5 South, Range 10 East thence run in an Easterly direction along the line dividing Sections 3 and 34 a distance of 40.24 chains to the Northeast corner of the property herein transferred; thence run South 10 chains to the Southeast corner of the property herein transferred; thence run West 20.12 chains to the Southwest corner of the said property herein transferred; thence run North 10.09 chains to a point of the line between Sections 3 and 34 to the Northwest corner of the property transferred herein and the point of Beginning; containing 20.38 acres, more or less

LESS AND EXCEPT therefrom a one-acre tract of land in Section 3, Township 5 South, Range 10 East in the Parish of St Tammany, more fully described as:

BEGINNING AT A POINT 413.16 feet West of the Southeast corner of the North half of the Northeast Quarter of the Northwest Quarter of Section 3, Township 5 South, Range 10 East; thence run along a line within the apparent Right-of-Way of a Parish gravel road West 100.00 feet; thence North 00 degrees 07 seconds West 435.60 feet; thence run East 100.00 feet; thence run South 00 degrees 07 minutes East 435.60 feet back to the Point of Beginning containing one acre in all.

2023-3667-ZC

SECTION 34
T4S, R10E

SECTION 3
T5S, R10E

POB
1/4 SECTION CORNER

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
East
(per Reference Survey No. 1)



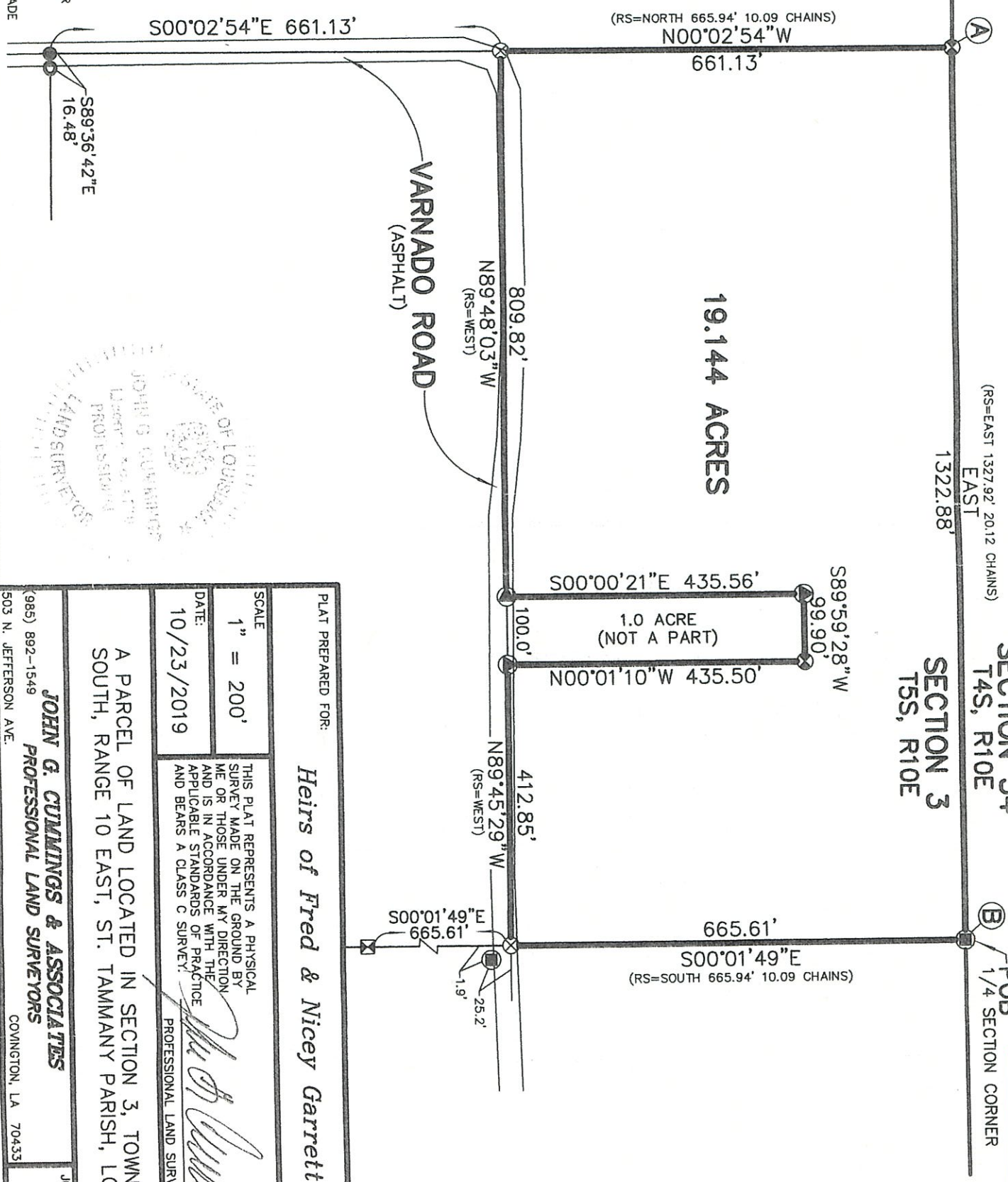
- LEGEND**
- ☒ = WOOD CORNER FOUND
 - = 1" IRON PIPE FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - ⊘ = MAG NAIL SET
 - ⊙ = 1/2" IRON ROD SET
 - ⊗ = REFERENCE SURVEY NO. 1

NOTE:
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

REFERENCE SURVEY:

1. Survey for Fred & Hulon Garrett by Joseph Pugh, Surveyor, dated July 6, 1942.
2. Survey for the Paul Garrett Estate by Jeron R. Fitzmorris, Surveyor, dated April 29, 1971.

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.



PLAT PREPARED FOR:
Heirs of Fred & Nicey Garrett

SCALE
1" = 200'

DATE:
10/23/2019

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

John G. Cummings

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE.
CONNINGTON, LA 70433

JOB NO.
19211

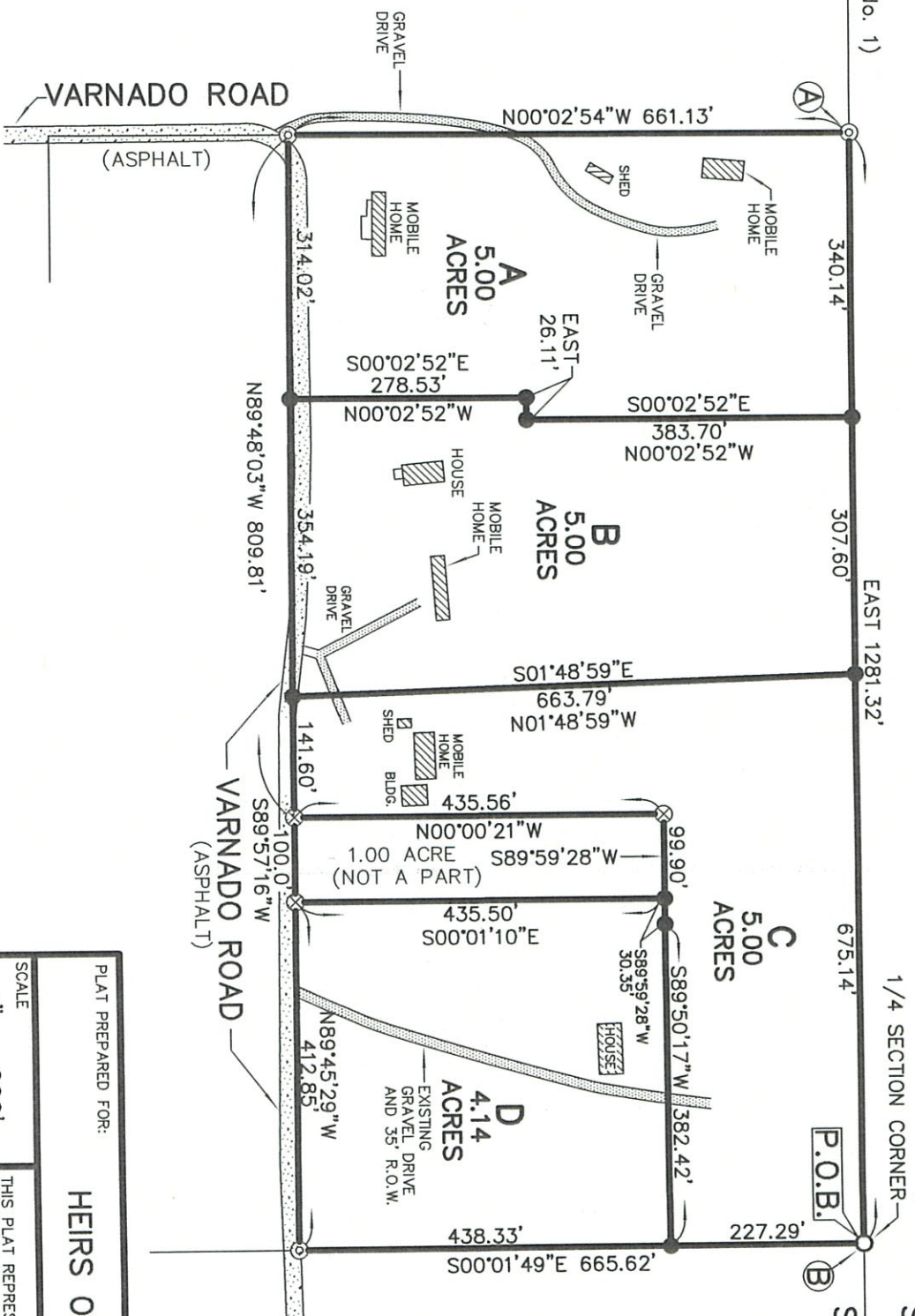
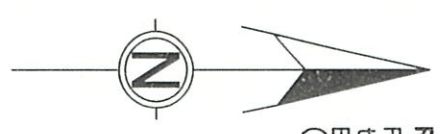
(985) 892-1549

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

2023-3667-ZC

For Review Only

REFERENCE BEARING:
From Iron Rod A
to Iron Pipe B
East
(per Reference Survey No. 1)



- LEGEND**
- ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON PIPE FOUND
 - ⊕ = 5/8" IRON ROD FOUND

REFERENCE SURVEYS:

1. Survey for Fred & Hulon Garrett by Joseph Pugh, Surveyor, dated July 6, 1942.
2. Survey for Paul Garrett Estate by Jeron R. Fitzmorris, Surveyor, dated April 29, 1971.
3. Survey for Heirs of Fred & Nicey Garrett by John G. Cummings, Surveyor, dated October 23, 2019, Job No. 19211.

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 COMPLYING DATA FOR THIS SURVEY.

SECTION 34
T4S, R10E
SECTION 3
T5S, R10E

- NOTES:**
1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
 2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
 3. Property Corners to be set upon approval.

HEIRS OF FRED & NICEY GARRETT

PLAT PREPARED FOR:

SCALE 1" = 200'	THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.
DATE: 11/02/2023	

A PROPOSED MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 SOUTH, RANGE 10 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(985) 892-1549
503 N. JEFFERSON AVE.

PROFESSIONAL LAND SURVEYOR
For Review Only

JOB NO.
19211-C

COVINGTON, LA 70433



HACKNEY

JOSEPHS

CYPRIAN

A-1

VARNADO

FREDS

COLLINS

WEARY

VERGER

Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3667-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 north side of Varnado Road, east of LA Highway 25, Folsom; S3, T4S & T5S, R10E; Ward 2, District 3
Council District: 3

Petitioner: Mary Garrett Neal **Posted:** January 19, 2024

Owner: Lawrence Garrett, Oline Garrett Johnson, Doroty Cousins, Freddie Garrett, Jr., Dorothy Garrett, Margaret Diane Garrett, Mary Garrett Neal, Lucy Garrett Cyprian, Clayton Garrett, Hubert Garrett, Orease Garrett, and Nelson Garrett
Commission Hearing: February 6, 2024

Size: 19.144 acres **Determination:** Approved



Current Zoning

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

Requested Zoning

A-2 Suburban District, 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

BFE:

FFE is 12" above crown of street elevation

FINDINGS

- 1. The applicant is requesting to rezone the 19.144-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the north side of Varnado Road, east of LA Highway 25, Folsom.

Zoning History

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

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

Site and Structure Provisions

- 3. The subject property currently consists of a total of 19.144 acres.

Administrative Comment

March 7, 2024

Department of Planning & Development



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MICHAEL B. COOPER
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Director

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject property is flanked by large residential properties zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay on all sides.
6. 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 and a minimum parcel width of 150ft.
7. If approved, the applicant could apply for a minor subdivision of the existing 19.144-acre parcel and reconfigure the property boundaries to create multiple 1-acre lots or greater. If the applicant does propose to create more than 5 lots, however, this would incur the full major subdivision review through the St. Tammany Parish Planning Commission.

Consistency with New Directions 2040

Rural & 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 NOT 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.

Administrative Comment

March 7, 2024

Department of Planning & Development



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MICHAEL B. COOPER
PARISH PRESIDENT

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