

**EXHIBIT "A"**

**2023-3334-ZC**

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together -with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 4, Township 5 South, Range 10 East, Tammany Parish, Louisiana, and being more fully described as:

Parcel 1 as shown on the Survey by John E. Bonneau & Associates, Inc. dated November 16, 2006, attached to CIN 1878648 of the records of St. Tammany Parish and more fully described as:

From the From the Quarter Section Comer common to Section 33, Township 4 South, Range 10 East-and Section 4, Township 5 South, Range 10 East, go North 57 degrees 30 89 degrees 11 minutes East 134 feet; thence South 89 degrees 36 minutes East 1131.5 feet; thence South 31 degrees 38 minutes East 208.7 feet; thence North 88 degrees 56 minutes East 208.7 feet; thence South 25 degrees 36 minutes East 290.6 feet; thence South 23 degrees 33 minutes 18 seconds East 202.06 feet; thence South 89 degrees 00 minutes West 398.73 feet; thence North 14 degrees 11 minutes 44 seconds West 118.97 feet; thence South 62 degrees 35 minutes 14 seconds West 34.07 feet to an iron and the Point of Beginning.

From the Point of Beginning, go South 78 degrees 19 minutes 32 seconds West 288.04 feet to an iron; thence North 11 degrees 40 minutes 28 seconds West 151.23 feet to an iron; thence North 78 degrees 19 minutes 32 seconds East 288.04 feet to an iron; thence South 11 degrees 40 minutes 28 seconds East 151.23 feet to the Point of Beginning. And a perpetual predial servitude of passage and right-of-way over and across the 20-foot access servitude as shown on the Survey by John E. Bonneau & Associates, Inc. dated November 16, 2006, attached to CIN 1878648 of the records of St. Tammany Parish

ASSESSMENT NO. 17256

2023-3334-ZC

**LEGEND**

- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- ⊠ = POWERPOLE
- RS = REFERENCE SURVEY
- X- = FENCE

**BENCHMARK = 60D NAIL SET IN THE SOUTH FACE OF A POWERPOLE 4.10 FEET ABOVE GRADE. ELEVATION = 134.0 FEET.**

P.O.B. is reported to be N57°30'E 162.4'; N00°14'W 208.9'; N89°11'E 134.0'; S89°36'E 1131.5'; S31°38'E 208.7'; N88°56'E 208.7'; S25°36'E 290.6'; S23°33'18"E 202.06'; S89°00'W 398.73'; N14°11'44"W 118.97'; S62°35'14"W 34.07' from the Quarter Section Corner common to Section 33, T4S, R10E and Section 4, T5S, R10E.

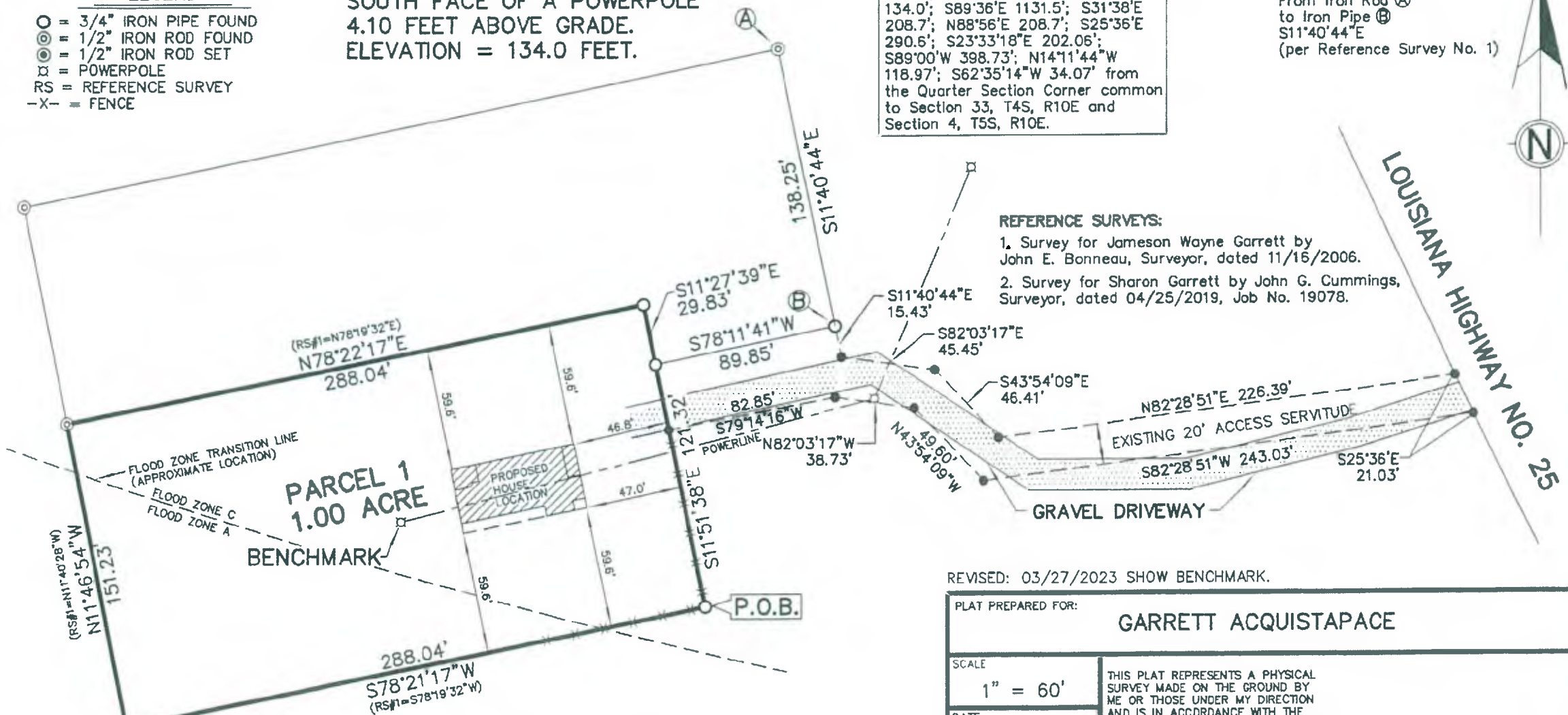
**REFERENCE BEARING:**

From Iron Rod Ⓐ to Iron Pipe Ⓑ  
S11°40'44"E  
(per Reference Survey No. 1)



**REFERENCE SURVEYS:**

1. Survey for Jameson Wayne Garrett by John E. Bonneau, Surveyor, dated 11/16/2006.
2. Survey for Sharon Garrett by John G. Cummings, Surveyor, dated 04/25/2019, Job No. 19078.



- NOTES:**
1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
  2. Building Setback Line must be determined by the Governing Parish Planning Department.

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.

REVISED: 03/27/2023 SHOW BENCHMARK.

PLAT PREPARED FOR:

**GARRETT ACQUISTAPACE**

SCALE

1" = 60'

DATE:

02/07/2023

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

SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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

COVINGTON, LA 70433

JOB NO.

23020



2023-3334-ZC

PUD

A-1A

T4 - R10E

33

A-1

BIVINS

25

25

A-2



T5 - R10E

4

A-1

RICHARDSON HILL





Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3334-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, being 83581 LA Highway 25, Folsom; S4, T5S, R10E; Ward 2, District 3  
**Council District:** 3

**Owner:** Kathryn and John Doescher, Garrett Acquistapace      **Posted:** May 22, 2023

**Applicant:** Garrett Acquistapace      **Commission Hearing:** June 6, 2023

**Size:** 1 acre      **Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-2 Suburban District

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone X

**Critical Drainage:**

Yes

**FINDINGS**

- 1. The applicant is requesting to rezone the 1-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the west side of LA Highway 25, being 83581 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

*Site and Structure Provisions*

- 3. The subject property is one acre in size and is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

- 5. The site abuts A-1 Suburban District zoning to the south, east and west. To the north sits an additional 1-acre parcel that was zoned A-2 Suburban District through St. Tammany Council Ord. 22-4845. This parcel was created through a minor subdivision (2022-2995-MSA) that followed the approval of the rezoning. However, the additional acre of the two-acre parcel was never rezoned,

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which now prohibits any additional subdivision to be filed for the site as it currently does not meet the zoning requirements of the A-1 Suburban District.

- 6. The existing A-1 Suburban District calls for a minimum of a 5-acre parcel size with an allowable density of 1 unit per every 5 acres with a 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 with a minimum parcel width of 150ft.

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.

