

EXHIBIT "A"

**2023-3370-ZC**

Located in Section 28 Township 5 South, Range ii East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 28, 29, 32 and 33 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana run East, 1320.0 feet; thence North 00 degrees 20 minutes East, 1320.0 feet; thence East, 662.0 feet; thence North 89 degrees 49 minutes 42 seconds East, 662.0 feet; thence South 00 degrees 08 minutes 09 seconds West, 369.22 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 08 minutes 09 seconds West, 298.26 feet to a point; thence South 89 degrees 51 minutes 19 seconds West, 442.52 feet to a point; thence North 00 degrees 08 minutes 09 seconds East, 298.26 feet to a point; thence North 89 degrees 51 minutes 19 seconds East, 442.52 feet back to the Point of Beginning.

This tract contains 3.03 Acres as per survey prepared by this firm dated January 19, 2012 Survey No. 15482.



2023-3370-ZC

U F KEATING

FITZGERALD CHURCH

MAYFIELD

A-1

A-2

28

A-1A



BLAZE

ZOE LEE

A-2

MILLION DOLLAR

SOUTHERN

A-2

A-1

33





**ZONING STAFF REPORT**  
2023-3370-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

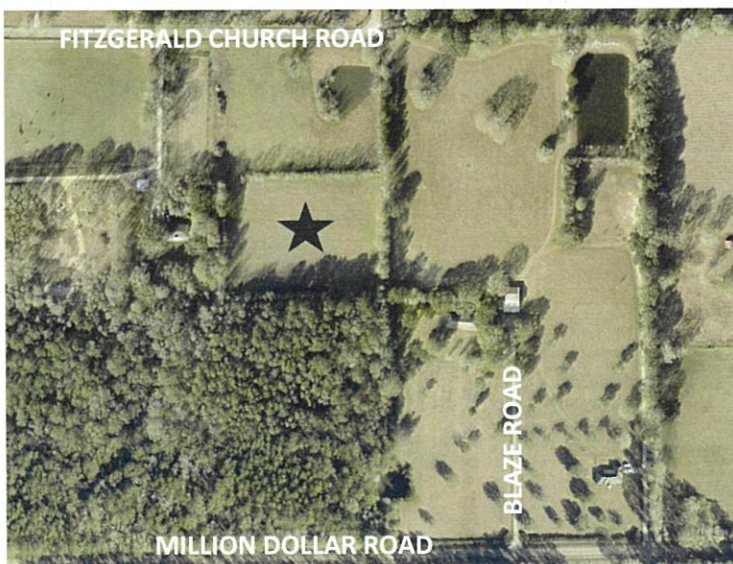
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of Million Dollar Road, west of Blaze Road, Folsom S28, T5S, R11E; Ward 2, District 6  
**Council District:** 6

**Owner:** Linda Keating Fussell  
**Posted:** June 2, 2023

**Applicant:** Linda Keating Fussell  
**Commission Hearing:** July 5, 2023

**Size:** 3.03 acres      **Determination:** Approved as amended to A-1A Suburban District



**Current Zoning**  
A-1 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**

- The applicant is requesting to rezone the 3.03-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the north side of Million Dollar Road, west of Blaze Road, Folsom.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District

*Site and Structure Provisions*

- The subject property is comprised of 3.03 acres and is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- Table 2: Surrounding Land Use and Zoning

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

- The subject property abuts A-1A Suburban District zoning to the north that was rezoned per Council Ordinance 20-4355. To the east, west, and south sit properties zoned A-1 Suburban District. Further north of the property along Fitzgerald Church Road, a 6.975-acre parcel was also rezoned to obtain the A-2 Suburban District classification as per Council Ordinance 23-5105.





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- 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. As the current parcel is only comprised of 3.03 acres, it is considered to be a legal non-conforming property which would only allow one dwelling unit on the site. 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 could place one dwelling unit per acre on the parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum of 1-acre a piece.

*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.

