

## EXHIBIT "A"

### 2023-3332-ZC

The following described property in Lot Number 5 Section 18, Township 4 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

From the corner to sections 17, 18, 19, and 20 above the township and range, run North 0 degrees 30 minutes East 1328 feet to the southeast corner of the property herein described, AND THE POINT OF BEGINNING: From the above point of beginning run North 0 degrees 30 minutes East 377 feet, thence West 347.2 feet, thence South 0 degrees 30 minutes West 377 feet, thence East 347.2 feet to the point of beginning. Containing 3.00 acres all as per the attached map shown in the name of Talmage Hart. C. R. Schultz, Surveyor, Covington, Louisiana.

AND

A CERTAIN PIECE OR PORTION OF LAND and its component parts, together with all buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Lot Number 5, Section 18, Township 4 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

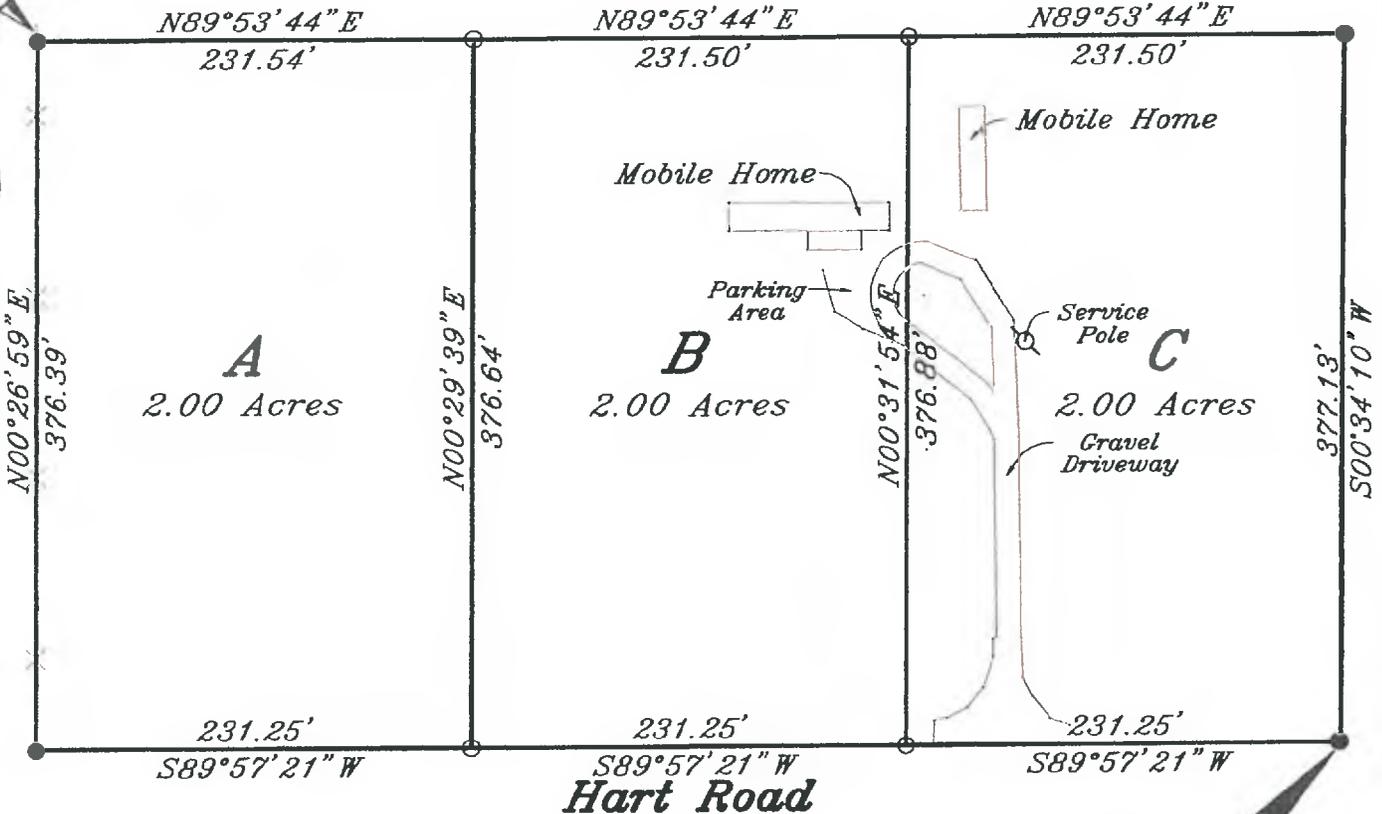
From the Corner to Sections 17-18-19 and 20 of the above Township and Range, run North 0 degrees 30 minutes East 1328 feet, thence West 347.2 feet to the southeast corner of the property herein described, AND THE POINT OF BEGINNING. From the above point of beginning run West 347.2 feet, thence North 0 degrees 30 minutes East 377 feet; thence East 347.2 feet, thence South 0 degrees 30 minutes West 377 feet to the point of beginning. Containing 3.00 acres all as per the plat C.R. Schultz, Surveyor, Covington, Louisiana.

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0025 B, map dated 3-1-1984

Building setback lines should be determined by owner or contractor prior to any construction



Jake's Road



- 1/2" Rebar Set
- 3/4" Iron Pipe Found

This point is N00°35'48"E, 1329.80' from the Section Corner common to Sections 17, 18, 19 & 20 T4S, R10E, St. Tammany Parish, Louisiana

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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

RESUBDIVISION MAP OF PROPERTY LOCATED IN SECTION 18 TOWNSHIP 4 SOUTH, RANGE 10 EAST INTO PARCELS A, B AND C, ST. TAMMANY PARISH, LOUISIANA FOR TALMADGE HART, ET AL

FINAL APPROVAL

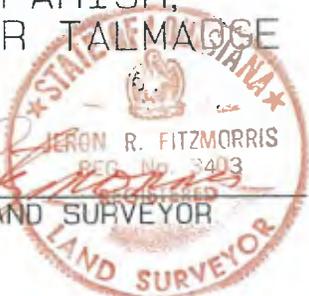
DIR. DEPT OF ENGINEERING

SECRETARY PLANNING COMM. FILED FOR RECORD

CLERK OF COURT

DATE FILE NO.

*Jeron R. Fitzmorris*  
 JERON R. FITZMORRIS  
 REG. NO. 3403  
 L.A. REGISTERED LAND SURVEYOR  
 REG. NO. 3403



**LS** LAND SURVEYING, INC.  
 COVINGTON, LA.

2023-3332-ZC

WILLIAMS

A-1

A-2

39

A-1

ED WILLIAMS

ED WILLIAMS

A-1

A-1

A-2

450

SOUTH

17

A-1

JAKES

A-2

18

A-2

T4 - R10E

HART

A-1

40

20

A-1

A-1

19



Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3332-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 Hart Road, south of Jakes Road, Folsom; S18, T4S, R10E; Ward 2, District 3      **Council District:** 3

**Owner:** Priscilla Thomas, Tammy Lange, Tony and Seretha Hart, Melanie Hart Reviere

**Applicant:** Tammy Lange

**Posted:** May 22, 2023

**Commission Hearing:** June 6, 2023

**Size:** 6 acres

**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 C

Preliminary Flood Zone X

**Critical Drainage:**

No

**FINDINGS**

- 1. The applicant is requesting to rezone a 6-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the north side of Hart Road, south of Jakes Road, 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 comprised of a 6-acre parcel which is currently developed with two manufactured homes.

*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

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5. The site abuts A-1 Suburban District zoning to the south, east and west. To the north sits a 2.64-acre parcel that was zoned A-2 Suburban District through St. Tammany Council Ord. 13-2952.
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.
7. If approved, the applicant can apply for a minor subdivision to change the property boundaries of the 6 acres into a variety of configurations. The applicant's request is to create three 2-acre parcels from the original 6 acres.

*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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

