

EXHIBIT "A"

2025-4326-ZC

PARCEL B - (8.12  
ACRES)

A certain piece or parcel of land, totaling 8.12 acres, with all buildings and improvements located thereon, situated in Section 30, T5S-R10E, Greensburg Land District, Parish of St. Tammany, State of Louisiana, being more particularly described as follows, to-wit:

BEGINNING AT A POINT LOCATED SOUTH 00°01'45" WEST 1754.45 FEET FROM THE CORNER COMMON TO SECTIONS 19, 20, 29, AND 30;

THENCE PROCEED SOUTH 00°01'45" WEST FOR A DISTANCE OF 453.10 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 00°33'42" WEST FOR A DISTANCE OF 777.47 FEET TO A POINT AND CORNER LOCATED ON THE EASTERLY RIGHT-OF-WAY OF P. MORGAN ROAD;

THENCE PROCEED NORTH 00°34' EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 68.15 FEET TO A POINT AND CORNER;

THENCE PROCEED NORTH 01°26'41" WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 385.14 FEET TO A POINT AND CORNER;

THENCE PROCEED SOUTH 89°33'42" EAST FOR A DISTANCE OF 786.74 FEET BACK TO THE POINT OF BEGINNING.

Being Parcel B on a plat and survey by John G. Cummings, P.L.S., dated January 18, 2006, recorded as File No. 4636C of the Official Records of St. Tammany Parish



**ZONING STAFF REPORT**  
2025-4326-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 east side of P. Morgan Road, north of LA Highway 1077; Folsom, S30, T5S, R10E; Ward 2, District 3      **Council District:** 3

**Petitioner:** The Kinchen Group – Steven Williams      **Posted:** August 15, 2026

**Owner:** Security National Partners Limited Partnership - Robin P. Arkley II

**Commission Hearing:** September 2, 2025

**Size:** 8.12 acres

**Determination:** Denied

**Current Zoning:**

R-1 Rural Residential District, MHO Manufactured Housing Overlay, and RO Rural Overlay

**Requested Zoning:**

R-2 Rural Residential District, MHO Manufactured Housing Overlay, and RO Rural Overlay

**Future Land Use:** Rural and Agricultural

**Flood Zone:**

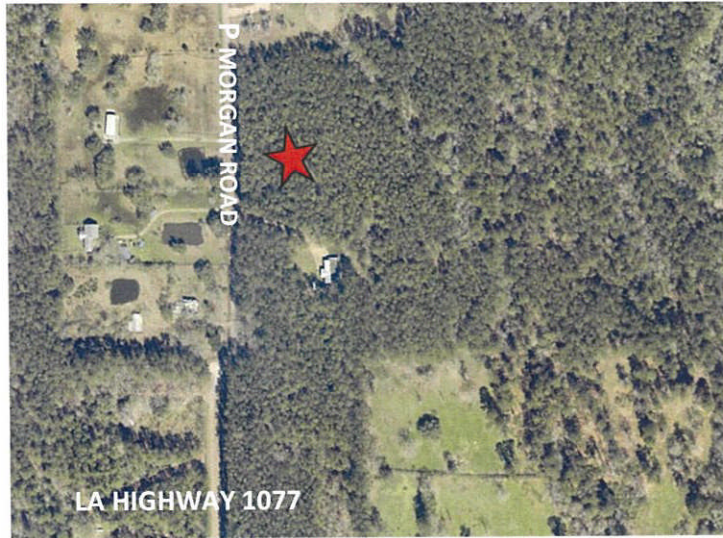
Effective Flood Zone A

Preliminary Flood Zone A

**Critical Drainage:** Yes

**Elevation Requirements:**

BFE pending determination from Corps of Engineers



**FINDINGS**

1. The applicant is requesting to rezone 8.12-acres from R-1 Rural Residential District, MHO Manufactured Housing Overlay, and RO Rural Overlay to R-2 Rural Residential District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The parcel is located on the east side of P. Morgan Road, north of LA Highway 1077, Folsom.

*Zoning History*

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 Rural Residential District

*Site and Structure Provisions*

2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

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



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3. As seen in Table 2, the subject site borders undeveloped land to the east, and residential development to the north, west and south with a zoning classification of R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level located primarily in less populated areas where the character of the area should be preserved through low densities. The minimum lot area is 5 acres, and the minimum lot width is 300'.

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.

The purpose of the MHO Manufactured Housing Overlay is to provide 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.

5. The purpose of the R-2 Rural Residential District is to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities. The minimum lot area is 3 acres, and the minimum width is 200'.
6. No access to community water or sewer systems in the vicinity of this parcel. The Owner will need to obtain a private well and septic system.
7. If approved, the applicant may apply for a minor subdivision to create 2 three acre lots.

*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 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.
- ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

*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.



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- 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.



PLAT PREPARED FOR:  
**Security National Partners, Limited Partnership**

SCALE  
 1" = 300'

DATE:  
 1-18-08

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 (985) 892-1549 COVINGTON, LA

JOB NO.  
 0259A

2025-4326-ZC

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.

APPROVAL:

A RESUBDIVISION OF 39.90 ACRES INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

PARISH ENGINEER  
*John M. Kelly*

SECRETARY PARISH/PLANNING COMMISSION  
*Letasha V. Goodley*

CLERK OF COURT  
 DATE FILED: 2-29-2008  
 FILE NO.: 4636C

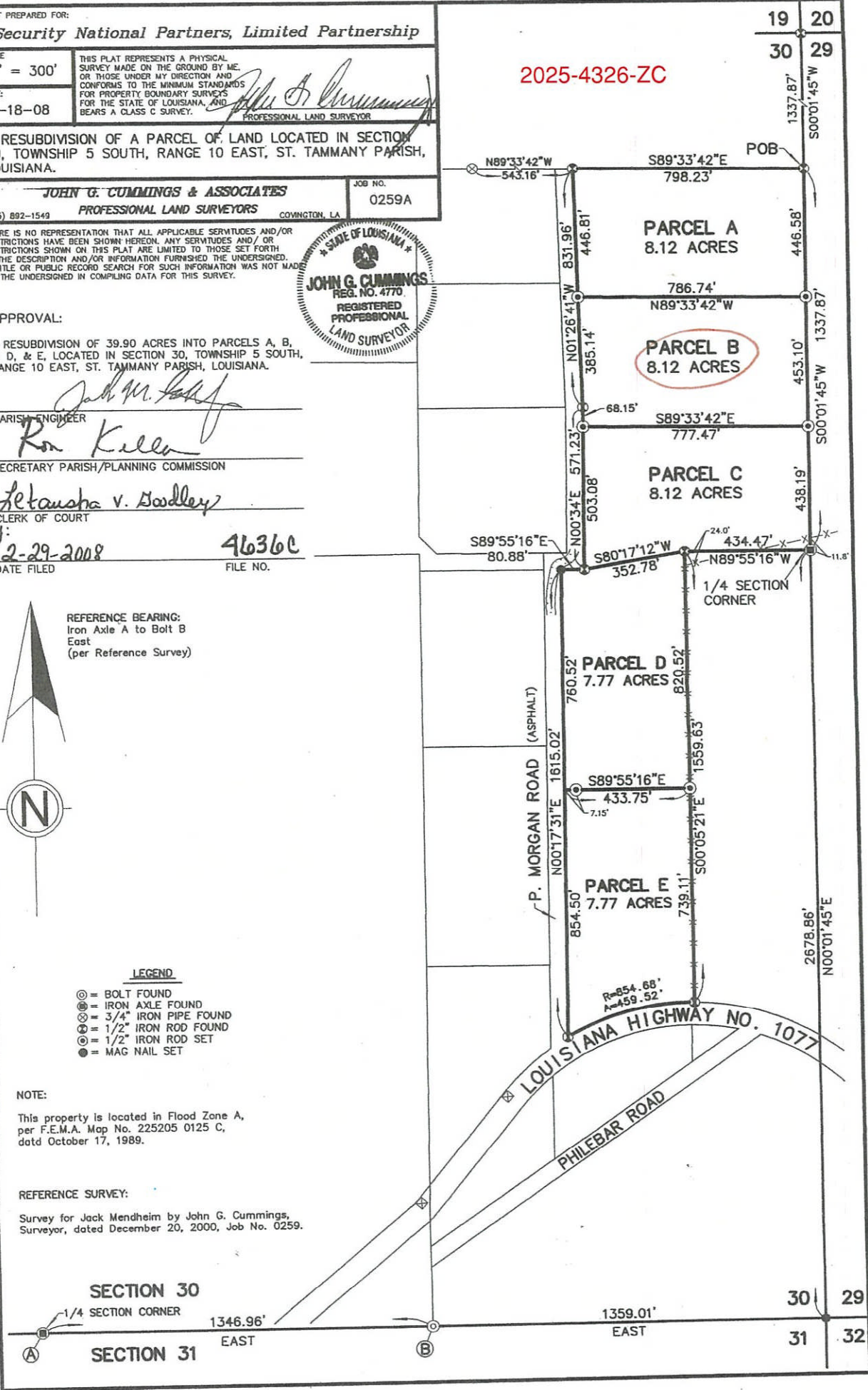


REFERENCE BEARING:  
 Iron Axle A to Bolt B  
 East  
 (per Reference Survey)

- LEGEND**
- ⊙ = BOLT FOUND
  - ⊗ = IRON AXLE FOUND
  - ⊘ = 3/4" IRON PIPE FOUND
  - ⊚ = 1/2" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD SET
  - = MAG NAIL SET

NOTE:  
 This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

REFERENCE SURVEY:  
 Survey for Jack Mendheim by John G. Cummings, Surveyor, dated December 20, 2000, Job No. 0259.



SECTION 30 EAST 1346.96'

SECTION 31 EAST 1359.01'

1/4 SECTION CORNER

30 29

31 32

DELAUNE RD

R-1

R-1

P. MORGAN RD

