

EXHIBIT A

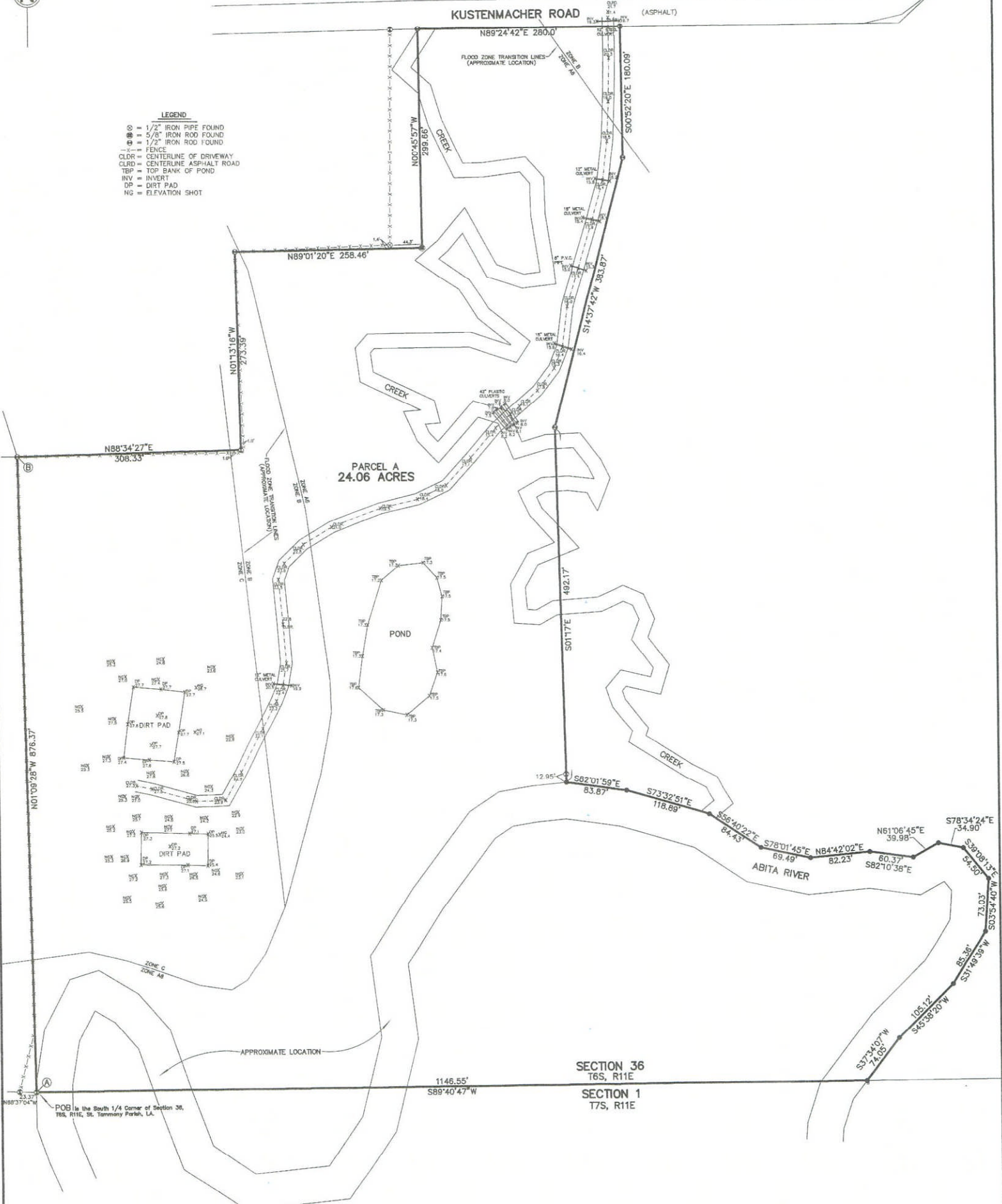
2025-4498-ZC

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge: That certain piece of portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 36, Township 6 South, Range 114 East, St. Tammany Parish, Louisiana, being designated as Parcel A, containing 24.06 acres, more or less per the survey by John G. Cummings & Associates, P.L.S., dated October 14, 2015, and recorded January 27, 2016, as Map File No. 5489A, in the official records of St. Tammany Parish, Louisiana. Subject of Right of Way granted by D.J. Barranger and W.D. Lancaster, Jr. to the Parish of St. Tammany, dated October 7, 1952, recorded at COB 209/279 of the official records of the Clerk of Court for St. Tammany Parish, Louisiana. Subject to a servitude of drain in favor of other through the Abita River registered in act recorded at COB 511/39 of the official records of the Clerk of Court for St. Tammany Parish Louisiana.



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N01°02'23"W
(per Reference Survey)

- LEGEND**
- ⊗ = 1/2" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD FOUND
 - x-x- = FENCE
 - CLDR = CENTERLINE OF DRIVEWAY
 - CLRD = CENTERLINE ASPHALT ROAD
 - TBP = TOP BANK OF POND
 - INV = INVERT
 - DP = DIRT PAD
 - NG = ELEVATION SHOT



- NOTES:**
- ELEVATIONS BASED ON TOPCON TOPNET, NETWORK, NAVD 1988 (GEOID18).
 - This property is located in Flood Zones A6, B, & C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
 - Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:
Survey for Mike Longaton by John G. Cummings, Surveyor, dated October 14, 2015, filed St. Tammany Parish Clerk of Court Map File No. 5489A.



THIS IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR RESTRICTIONS SHOWN ON THIS PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A FEE OF FIVE HUNDRED DOLLARS FOR EACH SETBACK LINE WAS NOT MADE BY THE UNDERSIGNED IN COMPLETING DATA FOR THIS SURVEY.

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

John G. Cummings
JOHN G. CUMMINGS, P.L.S.

John G. Cummings & Associates
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COVINGTON, LA 70433 jgocummings10@charter.net FAX: (985) 892-9250

PLAT PREPARED FOR: **Kevin Caillouet**

SHOWING A SURVEY OF: AN ASBUILT SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 60'	DATE: 6/21/2024	JOB NO. 15267-RAB	REVISED:
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2025-4498-ZC

L-1

L-2

KUSTENMACHER RD

MILLER

D03KW01020

KUST

KUSTENMACHER

L-1

D03KW03020

Abita River

S-1

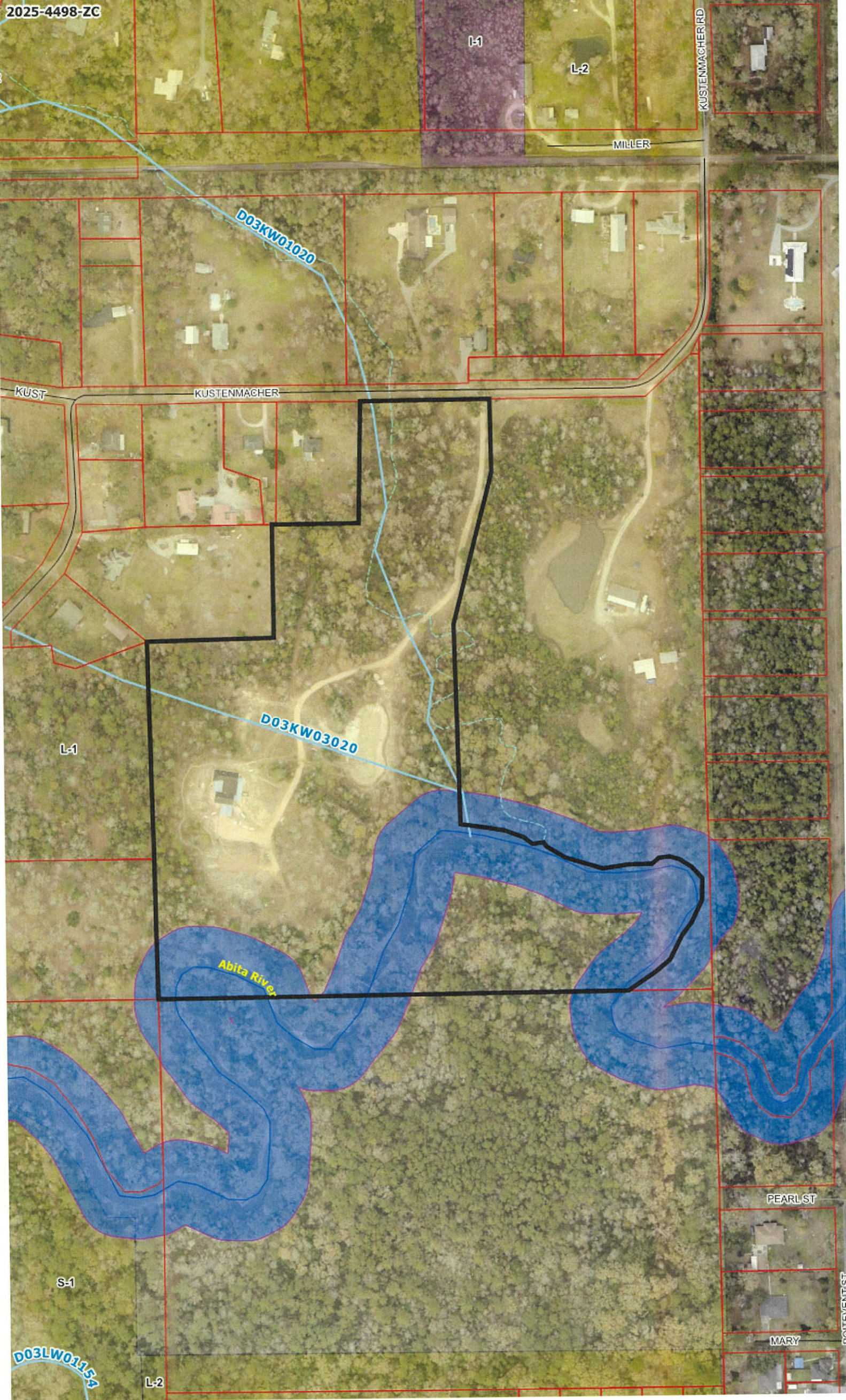
D03LW01154

L-2

PEARL ST

MARY

BOITEVENTIST



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2025-4498-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

02/03/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

sted on 1-15-26 by J J

JAN 15 2026 10:00

March 5, 2026

Department of Planning and Development



ZONING STAFF REPORT
2025-4498-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

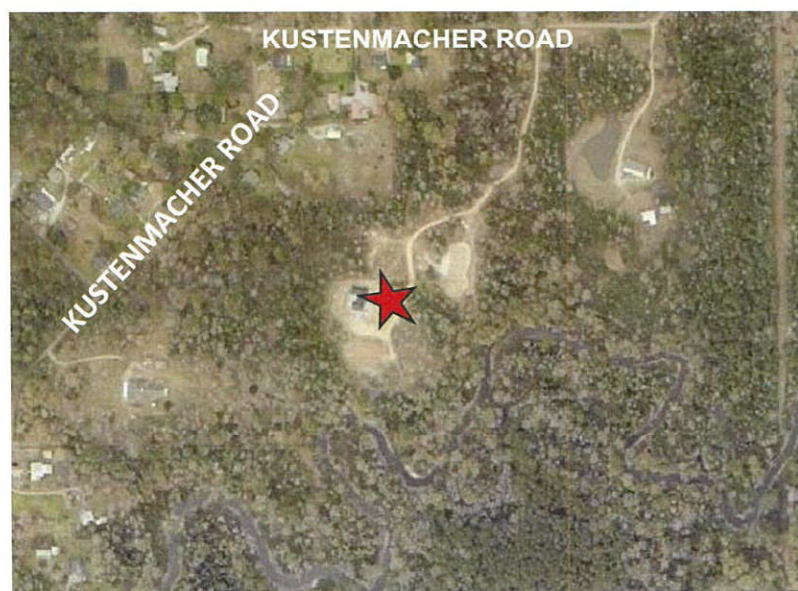
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel is located on the south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs, Abita Springs; S36, T6S, R11E; Ward 10; District 2

Petitioner: Kevin & Irene Caillouet **Posted:** January 15, 2026

Owner: Kevin & Irene Caillouet **Size:** 24.06 acres

Commission Hearing: February 3, 2026 **Determination:** Approved



Current Zoning:

L-1 (Large Lot Residential District)

Requested Zoning:

L-1 (Large Lot Residential District) and RO (Rural Overlay)

Future Land Use: Rural/Agricultural

Flood Zone:

Effective Flood Zone: A6
Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 22' + 1' Freeboard = 23' FFE

FINDINGS

1. The applicant is requesting to rezone 24.06 acres from L-1 (Large Lot Residential District) to L-1 (Large Lot Residential District) and RO (Rural Overlay). The parcel is located on the south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
82-044A	Unknown	SA (Suburban Agricultural)
09-2116	SA	L-1 (Large Lot Residential District)

Site and Structure Provisions

2. The subject property is currently developed with a single-family home.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 (Large Lot Residential District)
South	Abita River	L-1 (Large Lot Residential District)
East	Developed	L-1 (Large Lot Residential District)
West	Developed	L-1 (Large Lot Residential District)

3. As shown in Table 2, the site is boarded by properties which are developed with existing residential uses and undeveloped property with a zoning classification of L-1 (Large Lot Residential District),

March 5, 2026

Department of Planning and Development



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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The existing L-1 (Large Lot Residential District) is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 (Large Lot Residential District) is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
 - A. The L-1 (Large Lot Residential District) requires parcel sizes of one acre or greater parcel with a minimum parcel width of 150 feet.
5. 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 following permitted uses shall be allowed in the RO (Rural Overlay), in addition to those uses permitted in the base zoning district. No structure or land shall be devoted to any use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived.

Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm-Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*

6. The applicant has submitted a concurrent building permit application for an accessory structure which exceeds the maximum allowable 2,500 square feet permitted under current standards. Approval of the Rural Overlay would allow a larger accessory structure that is consistent with agricultural support uses and related businesses.

Additional Regulations

1. 100' Scenic River No-Cut Buffer from top of bank (each side) of the Abita River. Contact the Louisiana Department of Wildlife and Fisheries regarding any fill and clearing and any proposed buildings within the 100' buffer. Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.
2. No structures within 20' from top of bank (each side) of the parish lateral. If they plan on crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

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.

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- 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.
- 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.

