

EXHIBIT "A"

2022-2937-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, advantages, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, being situated in Section 44, Township 7 South, Range 10 East, G.L.D., near Madisonville, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Southeast corner of Section 44 go West 3641.68 feet to the point of beginning. From the point of beginning continue West 182.68 feet to a point; thence North 04 degrees 00 minutes East 314.94 feet (Title-North 05 degrees 00 minutes East 315.0 feet) to a point; thence East 183.40 feet to a point; thence South 04 degrees 44 minutes West 314.94 feet (Title-South 05 degrees 00 minutes West 315.0 feet) to a point which is the point of beginning heretofore set.

Containing 1.32 acres in accordance with map and plat of survey by Albert A. Lovell & Associates, Inc., Registered Land Surveyors, dated November 21,1979.



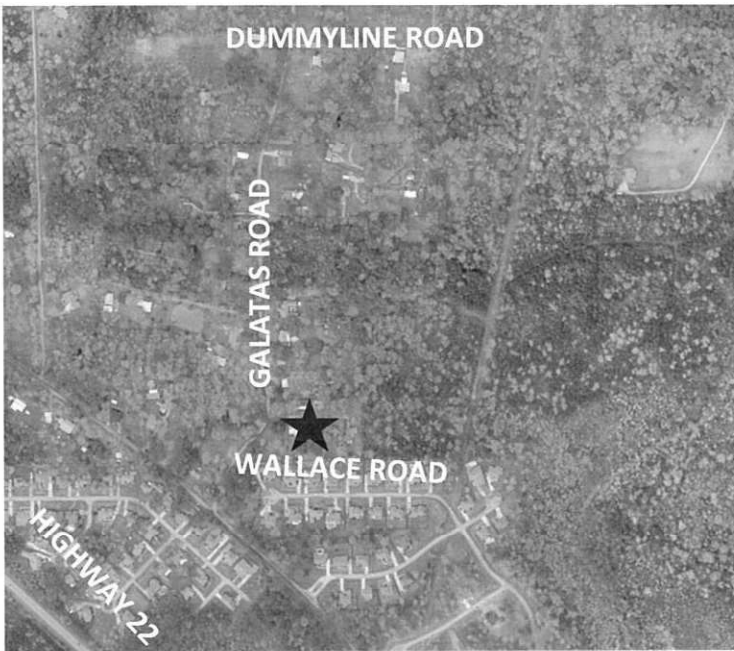
ZONING STAFF REPORT
2022-2937-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

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

Location: Parcel located on the north and south sides of Wallace Road, east of Galatas Road; Madisonville; S44, T7S, R10E; Ward 1, District 4 **Posted:** July 20, 2022
Owner: Daniel Wedig, Audrey Wedig, Keith Wedig, **Council District:** 4
Richard Wedig, Robert Wedig, Jr., Patricia Wedig Glass **Commission Hearing:** August 2, 2022
Applicant: Daniel Wedig **Determination:** Approved
Size: 1.32 acres



Current Zoning
A-2 Suburban District
Requested Zoning
A-3 Suburban District
Future Land Use
Medium Intensity

FINDINGS

1. The subject property is a 1.32-acre parcel located on the north and south sides of Wallace Road. The southern portion of Wallace Road is currently developed with a stick-built home which is zoned A-3 Suburban District. The northern portion of Wallace Road is currently developed with a mobile home which is zoned A-2 Suburban District. Per Sec. 130-161, this existing mobile home is considered a legal nonconforming use and is permitted within the current A-2 Suburban District zoning classification provided the electricity does not get turned off for a period of more than six months.
2. The purpose of the request is to correct the currently split zoned property and comprehensively zone all portions of the property to A-3 Suburban District to accommodate a future minor subdivision.

Zoning History

3. Table 1: Zoning History of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2216	SA	A-2 Suburban District
09-2116	SA	A-3 Suburban District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-2 Suburban District	1 unit per acre	150 ft.
A-3 Suburban District	2 units per acre	100 ft.

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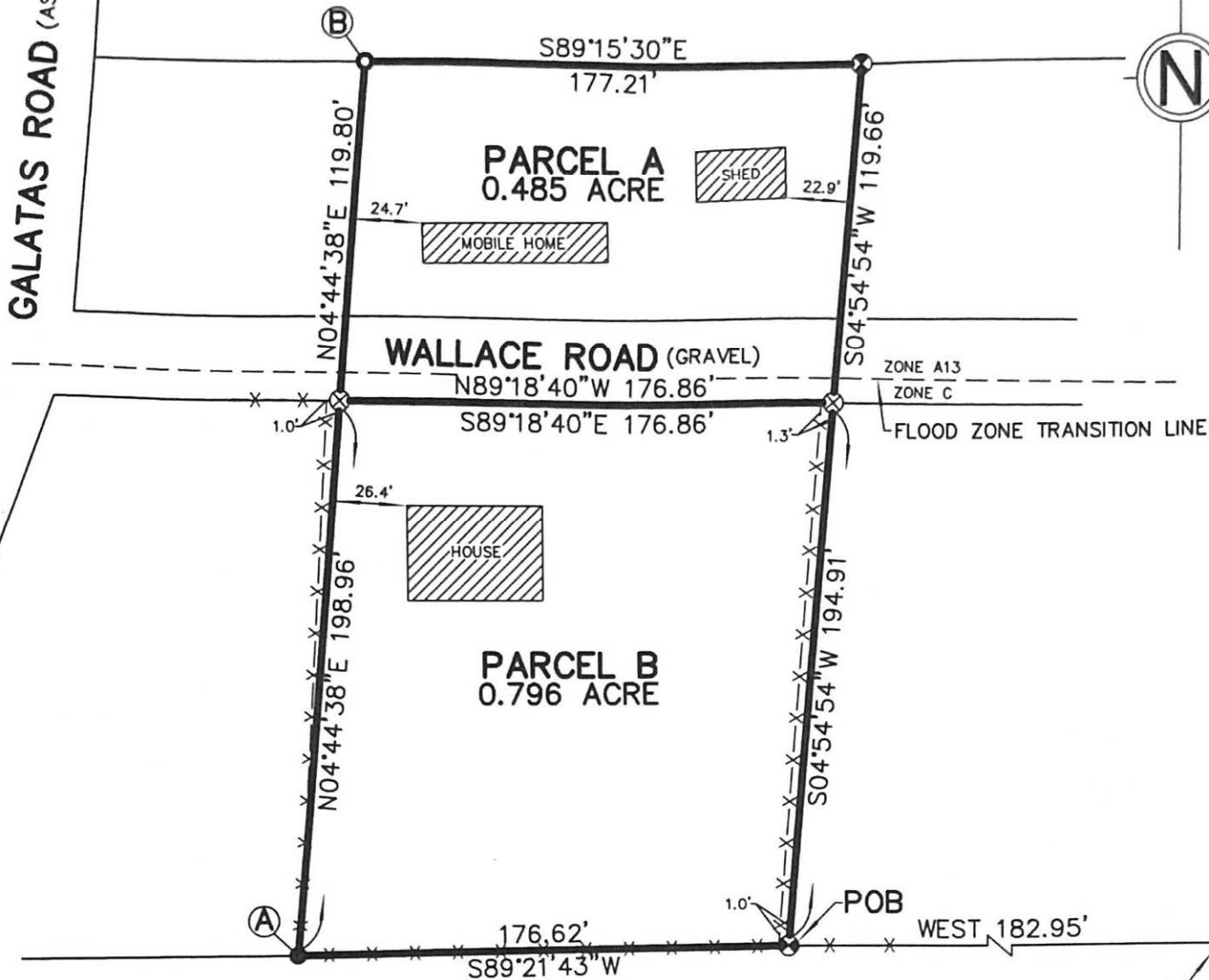
LEGEND

- = 1-1/2" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
N04°44'38"E
(per Reference Survey)



GALATAS ROAD (ASPHALT)



THIS CORNER is reported to be West 3459.0' from the SE Corner of Section 44, T7S, R10E.

NOTES:

1. This property is located in Flood Zones A13 & C, per F.E.M.A. Map No. 225205 0220 C, dated April 2, 1991.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEY:

Survey for Robert R. & Audrey Wedig by John G. Cummings, Surveyor, dated May 2, 2007, Job No. 07071.

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.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: *Robert & Audrey Wedig*

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 1.281 ACRES INTO PARCELS A & B, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 07071-RSB2

DATE: 9/1/2020

REVISED:



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

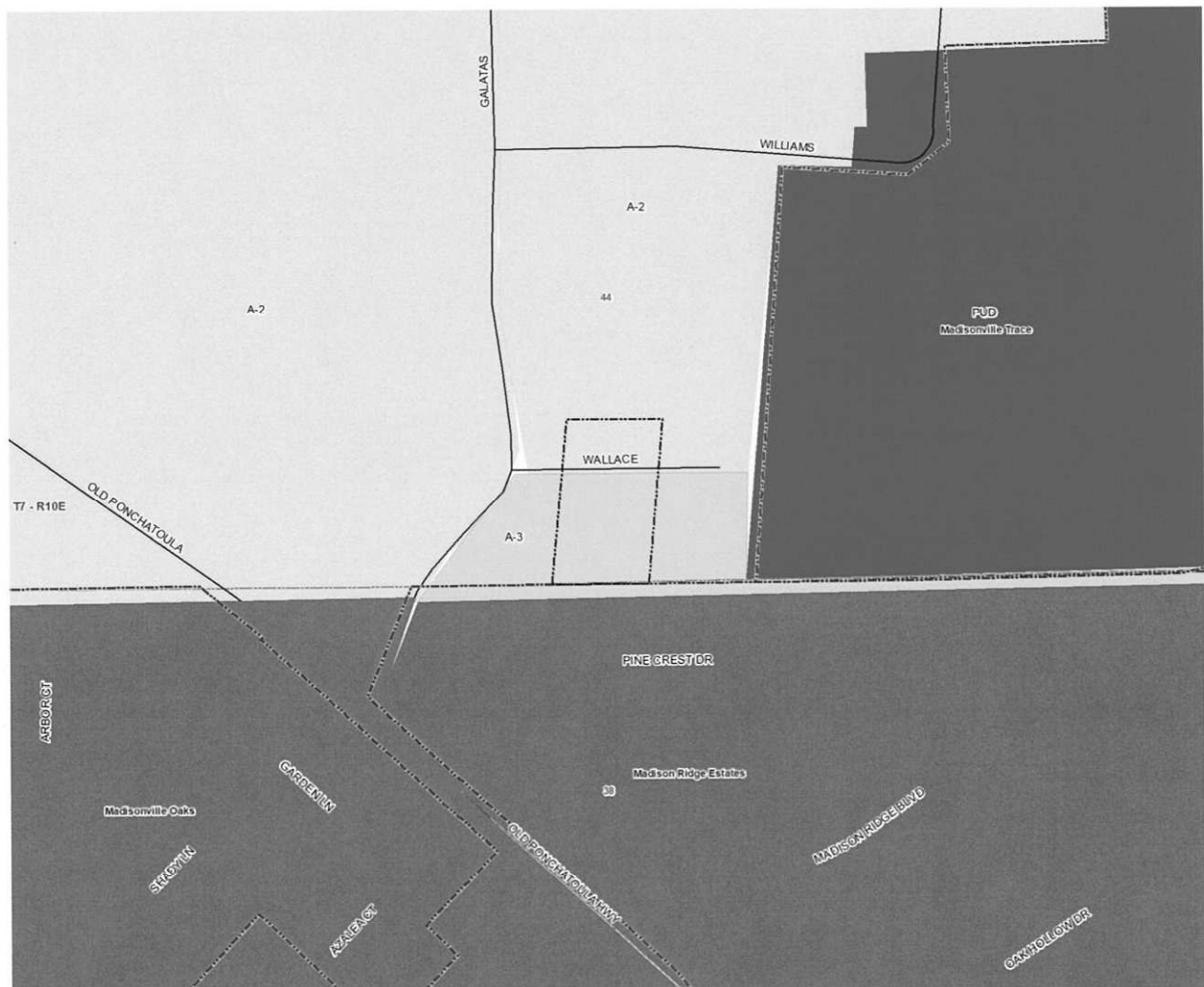
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	City Limits	City of Madisonville
East	Residential	A-2 and A-3 Suburban District
West	Undeveloped	A-2 and A-3 Suburban District

Consistency with New Directions 2040

Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish's "area of special flood hazard" shall be "low-impact", employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

6. 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.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved



GALATAS RD

WILLIAMS RD

A-2

A-2

44

PUD

Madisonville Trace

WALLACE RD

T7 - R10E

A-3

PINE CREST

Madison Ridge Estates

OLD PONCHATOULA HWY

38

GARDEN

Madisonville Oaks

OLD PONCHATOULA

MADISON RIDGE

AZALEA