

**EXHIBIT "A"**

**2022-2872-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 18, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section corner common to Sections 17, 18, 19 and 20, Township 7 South, Range 10 East, run North 02 deg, 45 min. West 1174.60 feet; thence North 87 deg. 30 min. West 208.0 feet; thence North 02 deg. 45 min. West 344.10 feet to the Point of Beginning; From the Point of Beginning continue North 02 deg. 45 min. West 279.90 feet; thence South 87 deg. 22 min. 30 sec. East 69.09 feet; thence South 01 deg. 11 min. 29 sec. West 222.97 feet; thence South 89 deg. 09 min, 01 sec. West 22.06 feet; thence South 00 deg. 38 min. 13 sec. West 51.80 feet; thence South 87 deg, 14 min. 31 sec. West 28.35 feet to the Point of Beginning.

Said parcel contains .35 acres, all as per plat by Kelly J. McHugh & Associates, Inc. dated December 15, 1989, which is recorded in the official records of St. Tammany Parish, Louisiana.

Case No.: 2022-2872-ZC

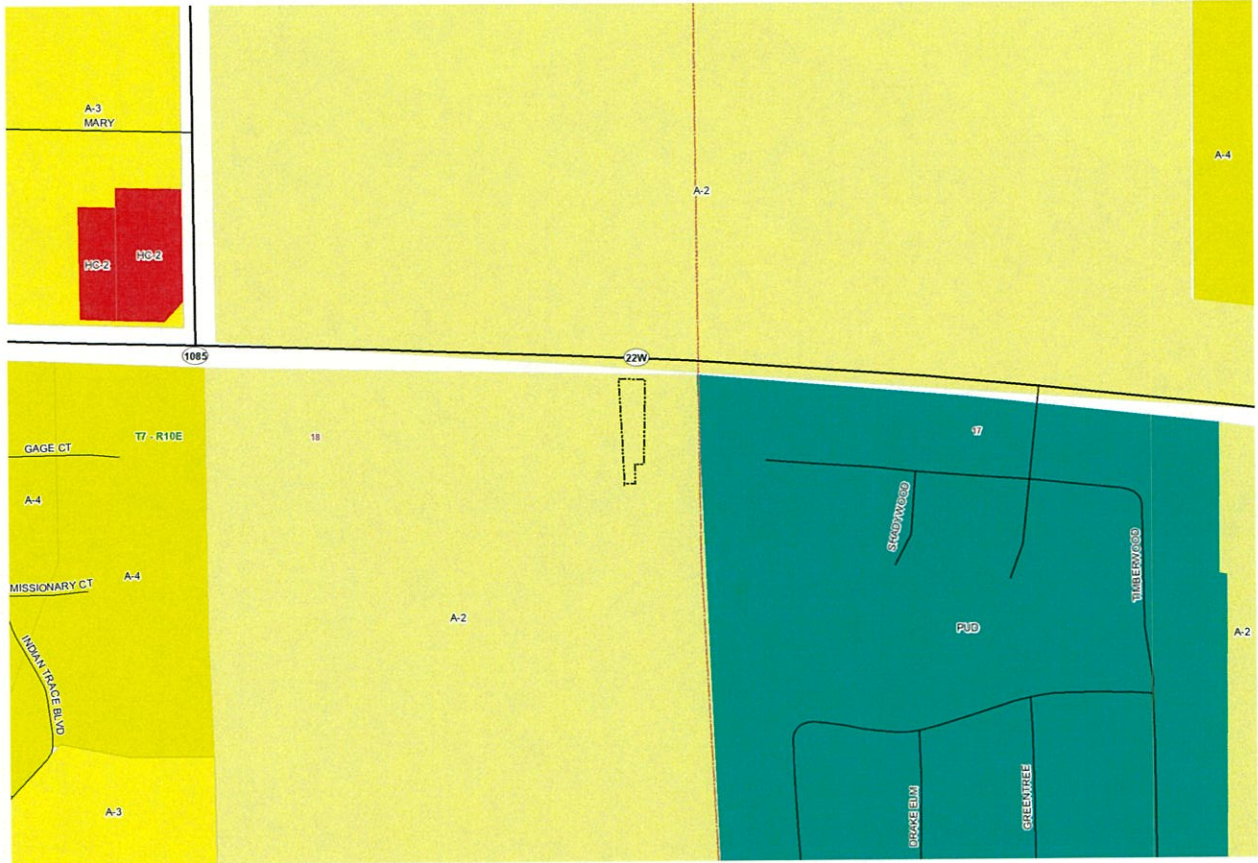
PETITIONER: Tim Miletello

OWNER: Tim and Barbara Miletello

REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District **AS AMENDED TO NC-1 PROFESSIONAL OFFICE DISTRICT BY THE ST TAMMANY PARISH COUNCIL**

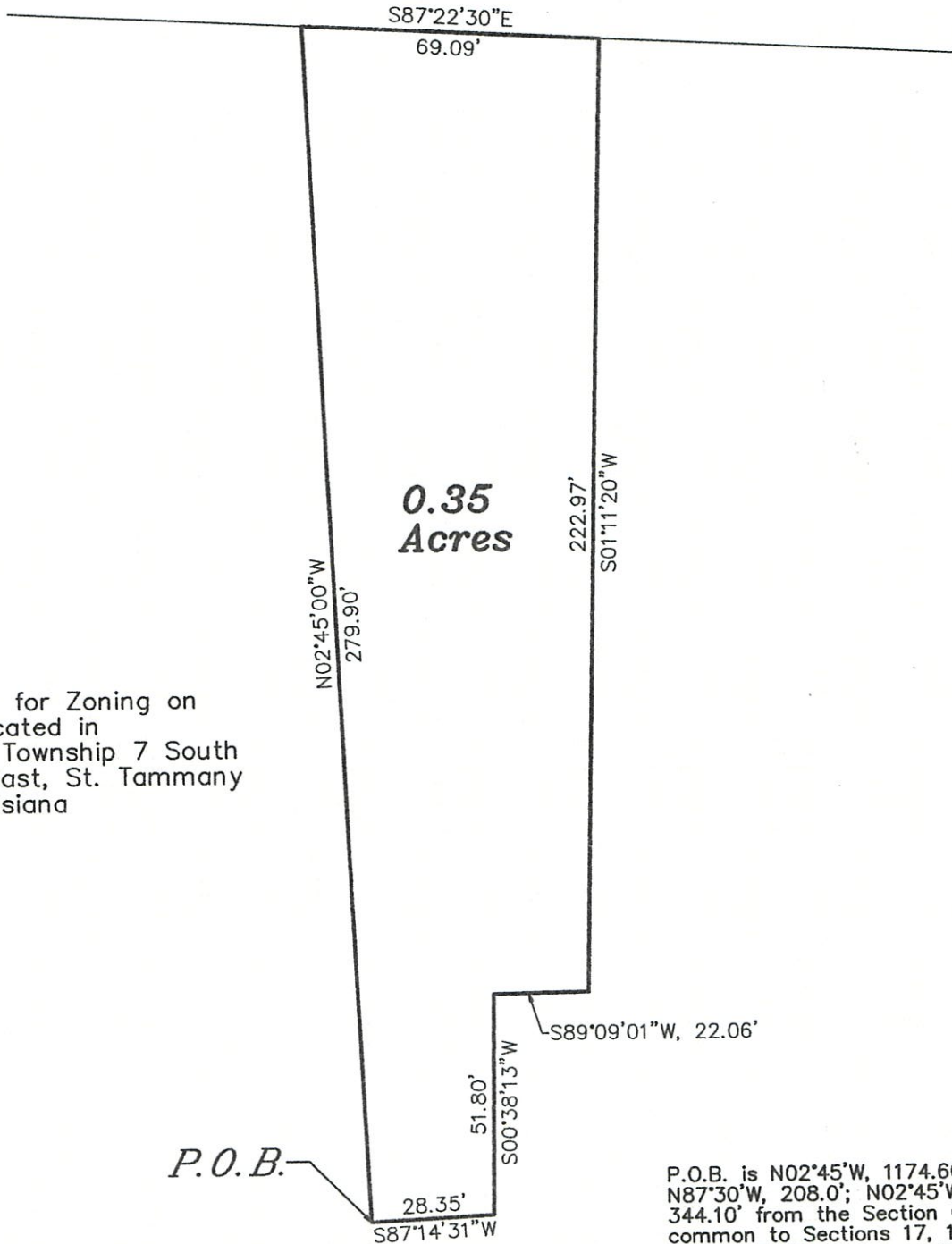
LOCATION: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4

SIZE: .35 acres



2022-2872-ZC

La. Hwy. 22



0.35 Acres

Sketch Map for Zoning on property located in Section 18 Township 7 South Range 10 East, St. Tammany Parish, Louisiana

P.O.B.

P.O.B. is N02°45'W, 1174.60'; N87°30'W, 208.0'; N02°45'W, 344.10' from the Section Corner common to Sections 17, 18, 19 & 20 T7S 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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

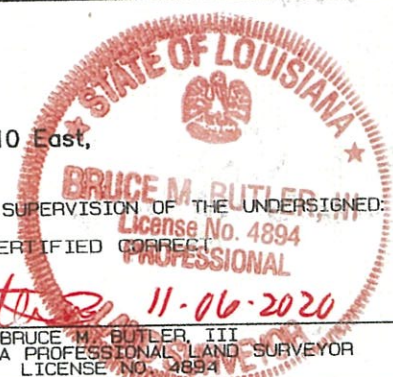
MAP PREPARED FOR **Timothy Miletello and Barbara Jo Messina Miletello**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Section 18 Township 7 South Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com



BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 40'

DATE: 11-5-2020

NUMBER: 20098



A-2

22W

PONCHATOULA HWY

T7 - R10E

18

17

TIMBERWOOD DR

SHADYWOOD LN

A-2

PUD

DRAKE ELM CT

TIMBERWOOD LOOP

**ZONING STAFF REPORT**

**Date:** June 28, 2022  
**Case No.:** 2022-2872-ZC  
**Posted:** June 10, 2022

**Meeting Date:** July 5, 2022  
**Determination:** Denied

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**GENERAL INFORMATION**

**PETITIONER:** Tim Miletello

**OWNER:** Tim and Barbara Miletello

**REQUESTED CHANGE:** A-2 Suburban District to HC-2 Highway Commercial District **AS AMENDED TO NC-1 PROFESSIONAL OFFICE DISTRICT BY THE ST TAMMANY PARISH COUNCIL**

**LOCATION:** Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4

**SIZE:** .35 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway LA-22

**Road Surface:** 2-Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-2 Suburban District and is adjacent to existing single-family residences to the east, west, and south, and undeveloped land to the north. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses.

A change in zoning will allow the applicant to operate any of the following permitted commercial uses:

All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

It should be noted that the property is currently developed with a warehouse and a small office building. If rezoned, the 0.35-acre property will be subject to parish landscaping, parking, and drainage requirements and all other applicable regulations.