

EXHIBIT "A"

2022-2975-ZC

A parcel of land located in Section 18, Township 06 South, Range 10 East, St. Helena Meridian, St. Tammany Parish, Louisiana and more particularly described as follows to-wit:

Commence from a 1-1/4" iron pipe found at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 18, Township 06 South, Range 10 East; thence proceed along the West line of Section 18 South 00 degrees 46 minutes 10 seconds East 805.62 feet (Title: South) to a PK nail set; thence continue South 00 degrees 46 minutes 10 seconds East 328.85 feet (Title: South) to a PK nail set, being THE POINT OF BEGINNING; thence, from the point of beginning, leave the West line of Section 18 and proceed North 89 degrees 03 minutes 50 seconds East 518.41 feet to a 1/2" iron rod set; thence South 00 degrees 49 minutes 14 seconds East 200.46 feet to a 1/2" iron rod set; thence South 89 degrees 06 minutes 55 seconds West 5188.59 feet (Title: South 89 degrees 49 minutes 00 seconds West) to a PK nail set on the West line of Section 18; thence proceed along Section 18 North 00 degrees 46 minutes 10 seconds West 200.00 feet (Title: North) to a PK nail set and THE POINT OF BEGINNING.

Parcel D containing 2.38 Acres of land

Parcel D is subject to a 60-foot Predial Servitude of Access as shown on survey.

Being a portion of the same property acquired by Succession of Jimmie Milton Lawrence by Judgement of Possession, dated October 17, 2011 recorded with St. Tammany Parish Clerk of Court in Instrument Number 1831292.

This description is based on the Boundary Survey made by Nobles and Associates, L.L.C., Registered Professional Land Surveyor, dated June 23, 2022.

Subject Property

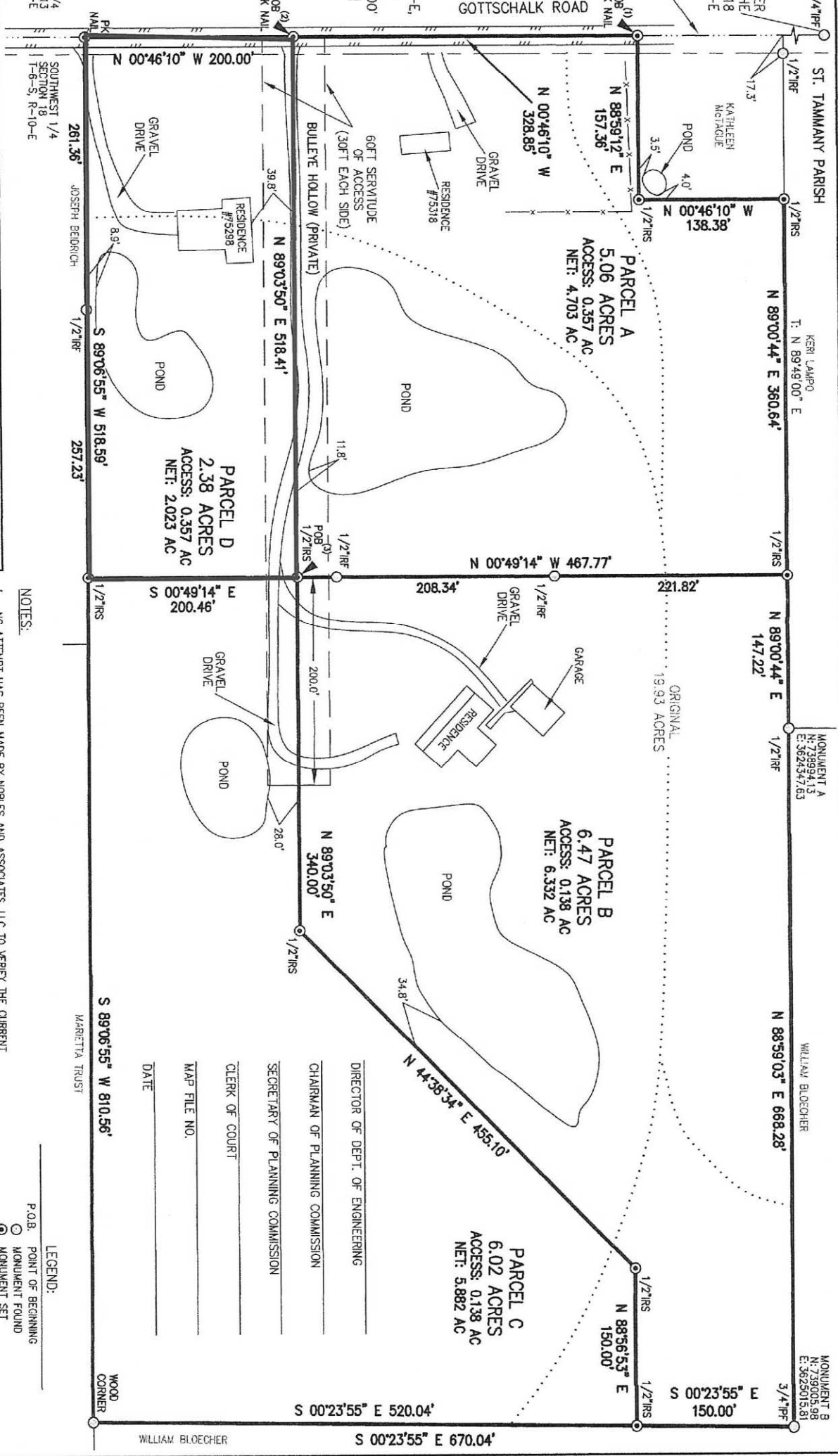
COMMENCE FROM NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18 T-6-S, R-10-E

A MINOR SUBDIVISION OF 19.93 ACRES OF LAND INTO PARCELS A, B, C AND D LOCATED IN SEC. 18, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



SOUTHEAST 1/4 SECTION 13 T-6-S, R-9-E

SOUTHWEST 1/4 SECTION 18 T-6-S, R-10-E



Professional Engineers, Land Surveyors & Designers
562 Columbia St. Bogalusa, LA, 70427 Phone: 985-732-0380 Fax: 985-732-0322
800 Walker Plaza Suite 808 Mandeville, LA, 70448 Phone: 985-727-2211 Fax: 985-727-2311

DATE:	06/23/2022	REVISION:	
DRAWN BY:	SM	JOB NO.:	3711
CHECKED BY:	GSN	SHEET SIZE:	11x17
		GN:	2252050125C
		FRM DATE:	10/17/1999
		SCALE:	1" = 100'
		FRM ZONE:	A
		REVISIONS:	09/07/2022



GEORGE B. NOBLES P.L.A. REG. NO. 4896
PROFESSIONAL LAND SURVEYOR LOUISIANA
RED STAMP STATES CORNER PLAT

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE RULES AND STANDARDS FOR PROFESSIONAL SURVEYING FOR A CLASS 2 SURVEY

NOTES:

1. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
2. GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK, SERVITUDE REQUIREMENTS, AND PUBLIC DEDICATION OF PRIVATE ROADS.
3. ADDITIONAL PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
4. SEE REFERENCES FOR PARENT TRACT INFORMATION.
5. BEARINGS ARE BASED ON R.T.A. OBSERVATION UTILIZING LEICA SMARTNET - GEOID 18, LA S 1702, NAD83(2011), REF. STN. 2235.

REFERENCES:

- SURVEY FOR MARGARET LAWRENCE BY ROBERT BARRILLEAUX, P.L.S. DATED 4/22/1986 INSTR. NO 622525.
- SURVEY FOR MARGARET LAWRENCE BY JOHN BONNEAU & ASSOC., INC., DATED 06/13/2004 INSTR. NO 1435480.
- SURVEY FOR WILLIAM BLOECHER BY LAND SURVEYING, LLC, DATED 06/19/2017 MAP NO 56608.

LEGEND:

- P.O.B. POINT OF BEGINNING
- MONUMENT FOUND
- ⊙ MONUMENT SET
- BARE WIRE FENCE
- - - SERVITUDE LINES
- ADJACENT PROP. LINES
- BOUNDARY LINES
- R.O.W. LINES
- SECTION LINES

DIRECTOR OF DEPT. OF ENGINEERING
CHAIRMAN OF PLANNING COMMISSION
SECRETARY OF PLANNING COMMISSION
CLERK OF COURT
MAP FILE NO.
DATE

WILLIAM BLOECHER



A-1
MHO

MHO

BREEN RD

A-1A

18

T6 - R10E

BULLEYE HOLW

GOTTSCALK RD

A-1

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2975-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 Gottschalk Road, south of Breen Road, north of US Highway 190, Covington; S18, T6S, R10E, Ward 1, District 3 **Council District:** 3

Owner: Jamie L. Jenkins **Posted:** August 12, 2022

Applicant: Jamie L. Jenkins **Commission Hearing:** September 6, 2022

Size: 2.38 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Low Intensity

Flood Zone

Effective: Flood Zone A

Critical Drainage: Yes

Findings

1. The subject property is currently developed with an existing single-family residence. The site consists of 2.38 acres and is located on the east side of Gottschalk Road, south of Breen Road, and north of US Highway 190, Covington.
2. The site's existing A-1 Suburban District requires five-acre parcel sizes. The requested A-2 Suburban District requires one-acre parcel sizes. If approved, the applicant will meet the qualifications to apply for a minor subdivision to subdivide the property or for the construction of an additional stick-built home.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-1 Suburban District

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	Tangipahoa Parish

5. The property is surrounded on all sides by undeveloped property and property developed with residential dwellings that conform to the A-1 Suburban District designation. Further south of Gottschalk Road, there is a 4.28-acre parcel that was rezoned to A-2 Suburban District per Ord. No. 16-3462.

ADMINISTRATIVE COMMENTS



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PARISH PRESIDENT

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Ross Liner
Director

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

1. 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.

