

Exhibit "A"

2023-3232-ZC

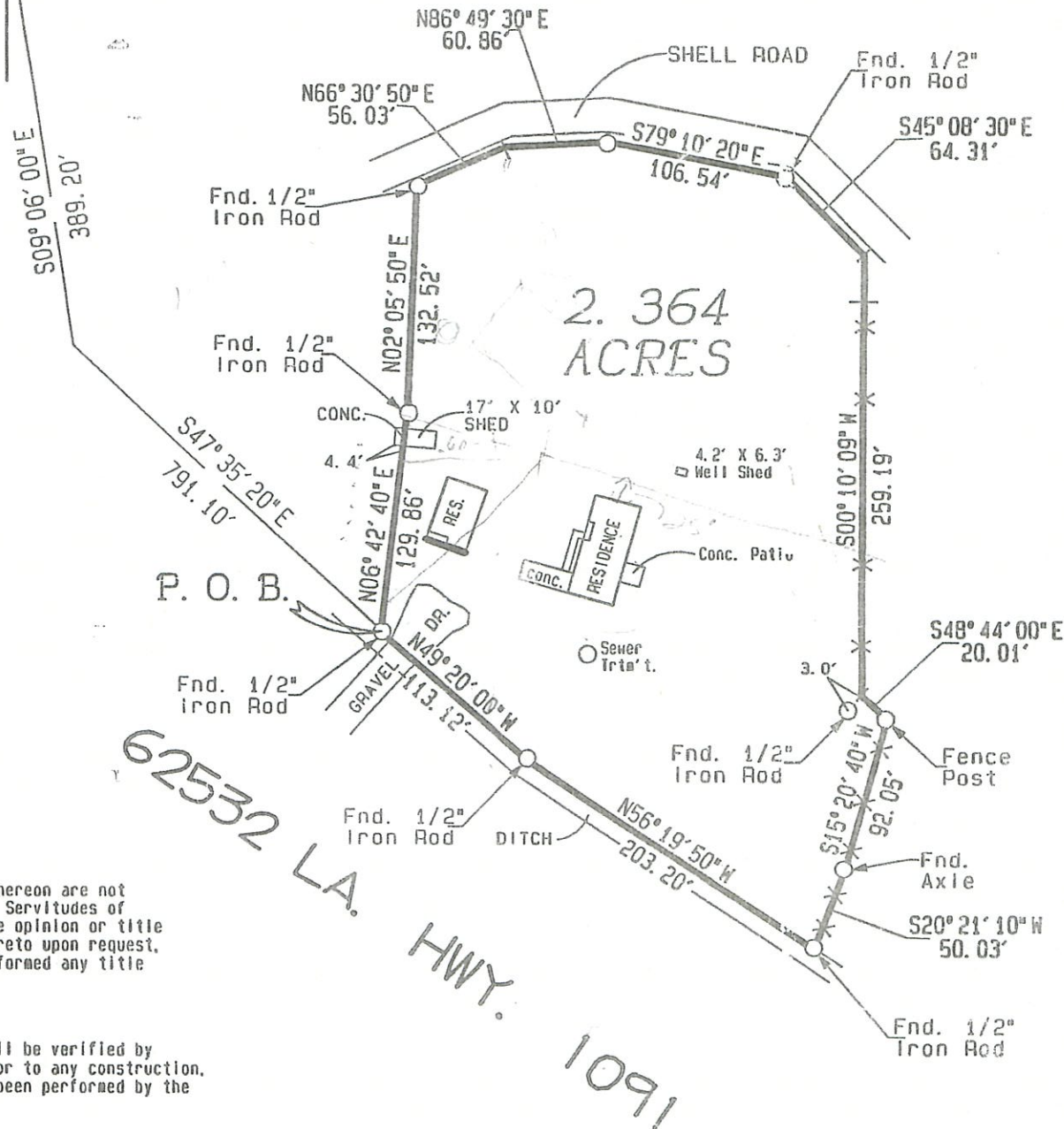
ALL THAT PARCEL OF LAND, being situated in Section 24, Township 8 south, Range 14 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 14, 13, 23, and 24 in said Township and Range, go south 09 degrees, 06 minutes East 389.20 feet to a point, thence go South 47 degrees, 35 minutes, 20 seconds East 791.10 feet to the Point of Beginning. Thence from the Point of Beginning go North 06 degrees, 42 minutes, 40 seconds East 129.86 feet to a point; thence go North 02 degrees, 05 minutes, 50 seconds East 132.52 feet to a point; thence go North 66 degrees, 30 minutes, 50 seconds East 56.03 feet to a point; thence go North 66 degrees, 30 minutes, 50 seconds East 56.03 feet to a point; thence go North 86 degrees, 49 minutes, 30 seconds East 60.86 feet to a point; thence go South 79 degrees, 10 minutes, 20 seconds East 106.54 feet to a point; thence go South 45 degrees, 08 minutes, 30 seconds East 64.31 feet to a point; thence go South 00 degrees, 10 minutes, 09 seconds West 259.19 feet to a point; thence go South 48 degrees, 44 minutes East 20.01 feet to a point; thence go South 15 degrees, 20 minutes, 40 seconds West 92.05 feet to a point; thence go South 20 degrees, 21 minutes, 10 seconds West 50.03 feet to the Northerly Right-of-Way line of a drainage ditch; thence go along said Right-of-Way line North 56 degrees, 19 minutes, 50 seconds West 203.20 feet to a point; thence go North 49 degrees, 20 minutes West 113.12 feet along said Right-of-Way line back to the Point of Beginning. Containing in all 2.364 acres of land more or less.

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NORTH

14 13
23 24



2.364 ACRES

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0410 C ; Revised: OCTOBER 17, 1989.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

SURVEY MAP OF
 A 2.364 ACRE PARCEL OF LAND SITUATED IN
 SECTION 24, T-8-S, R-14-E
 in
 St. Tammany Parish, Louisiana
 for

JESSE SMITH

Survey No. 95088
Date: MARCH 3, 1995

Drawn by: RMK
Revised:

Scale: 1" = 30'

JOHN E. BONNEAU & ASSOCIATES, INC.
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 SLIDELL (504)643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504)456-2042
 FAX NO. (504) 626-0057

This Survey is Certified True and Correct By

JOHN E. BONNEAU
 REG. No. 4423
 REGISTERED PROFESSIONAL SURVEYOR

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

2023-3232-ZC

I-4

CLEO

14

13

HENRY

CORNIBE

A-4

MD-1

1091

PUD

BERKSHIRE

Berkshire

A-1

T8 - R14E

A-4

BUCKLEY

8

24

23

JOHN SMITH

Abney Farm

BELLE GROVE

A-3

BOYD

A-3

Oakley Place

ABNEY

J-BAR-Y

A-2

ABNEY FARM



Administrative Comment

April 6, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3232-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 northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River; S24, T8S, R14E; Ward 8, District 9 **Council District:** 9

Owner: John Smith Family, LLC

Posted: February 17, 2023

Applicant: Thomas Smith

Commission Hearing: March 7, 2023

Size: 2.364 acres

Determination: Approved

Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage: Yes



Findings

- 1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the northeast side of LA Highway 1091, south of Cornibe Road, Pearl River.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	N/A	Suburban Agriculture
09-2117	Suburban Agriculture	A-1 Suburban District

- 2. The subject property consists of 2.364 acres which was rezoned from Suburban Agriculture to A-1 Suburban District during the 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	A-1 Suburban District
West	Multi-Family Residential	MD-1 Medical Residential District

- 4. The subject property is currently developed with one single-family dwelling and is surrounded by undeveloped property to the north and the east, residentially zoned and developed property to the south, and multi-family residential dwellings zoned MD-1 to the west.

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5. The purpose of the site’s existing A-1 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of five acres. The purpose of the requested A-2 Suburban District is to provide a single-family residential environment on parcels with a minimum lot size of one acre. The subject property currently does not meet the property’s A-1 Suburban District 5-acre lot size minimum and a change in zoning would bring the property into compliance with the correct zoning district classification.

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-2 Suburban District (Proposed)	1 unit per every acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

Consistency with New Directions 2040

Residential – 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
 - ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - iii. Strategy 1:9:3: Encourage redevelopment and adaptive reuse of existing or vacant buildings.

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