



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

**Location:** 12451 & 12615 Highland Road

**Owners:** Lindsey Easterly and Highland Road Investments, LLC

**Applicant:** Tatum Engineering

**Site Area:** 4.72 acres

**Zoning:** A1 Single Family Residential

**Flood Zone:** X (Shaded)

**Conveyance Zone:** No

**Existing Use:** Low Density Residential

**Request:** Exchange of property between adjoining properties from TRACT "LT" of the Clarence S. Pruyn, Jr. Property and TRACT "Z-1" of the Russell Kleinpeter, et al Property into TRACT "LT-1" and TRACT "Z-1-A" respectively

**Planning Commission:**

December 2, 2024

**Staff Recommendation:** Approval

## Findings

### 1. Existing Site Conditions:

- Each existing lot features a single-family residence with concrete driveway access to Highland Road (Figure 1).
- Other existing structures and facilities on site include a carport, two gazebos, a pool and a tennis court on Tract Z-1, and a barn on Tract LT.
- The patio area on Tract Z-1 is enclosed by a 9-foot-tall brick wall that connects to a small 10.5' x 10.5' x 12.0' pigeonier near the western boundary.

2. Surrounding Zoning & Uses: A1 Single Family Residential (shown in yellow in Figure 2). Existing low density residential to the north, south, east and west.

3. Public Facilities: The existing public facilities are sufficient to support the proposed subdivision, as no additional lots are being created.

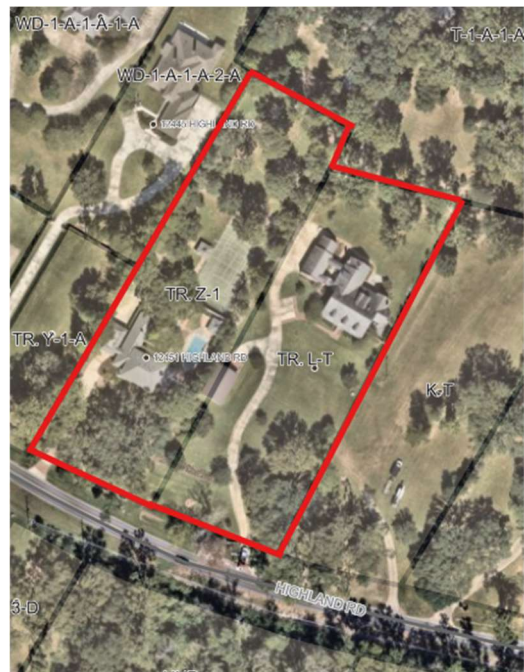


Figure 1: Aerial photo of the subject sites with a combined lot boundary

4. **Lot Dimensions:** The proposed lots comply with the minimum standards of *UDC Sec.11.2.1*, as shown in Table 1.
5. **Lot Arrangements:** The newly arranged lots ensure compliance with setback requirements for all existing buildings and accessory structures in relation to the proposed lot boundaries. Location assessments for accessory structures, as required under *UDC Sec. 9.5.1*, are detailed in Table 2.
6. **Lot Orientation:** This exchange of property does not change the orientation of the lots to Highland Road.

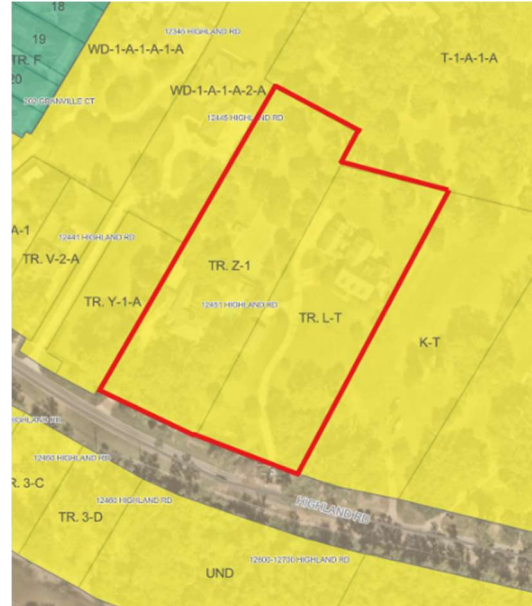


Figure 2: Zoning Map of the subject sites and surrounding area

**Table 1. Dimensions of Current and Proposed Lots**

	<b>Lots   Zoning</b>	<b>Width (ft.)</b>	<b>Area (sq. ft.)</b>
<b>Min. Req'd</b>	<b>A1</b>	<b>75.00</b>	<b>10,500</b>
<b>Current</b>	Tract Z-1	150.04	104,933
	Tract LT	205.40	98,599
<b>Proposed</b>	Tract Z-1-A	150.04	44,871
	Tract LT-1	205.40	160,729

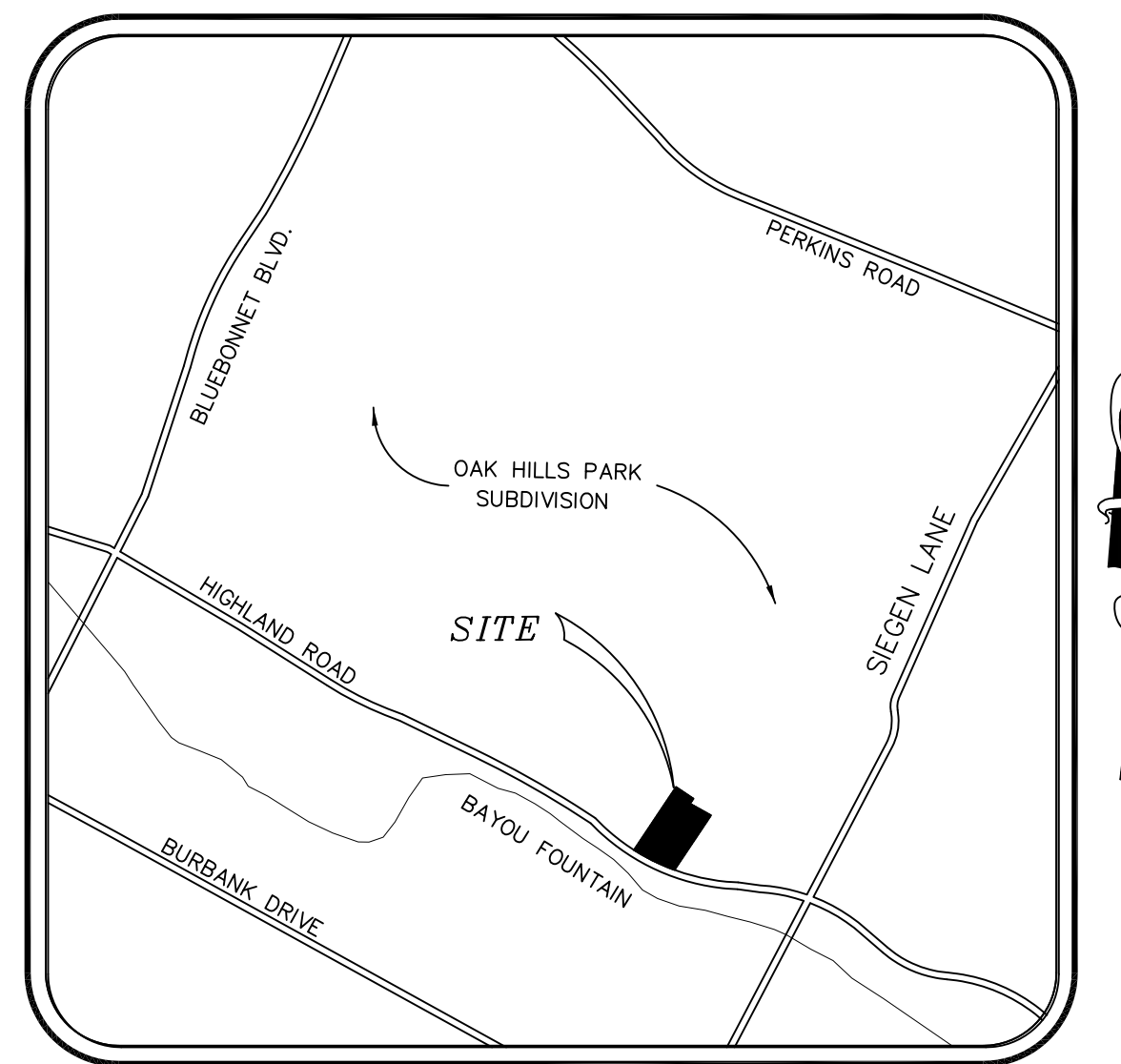
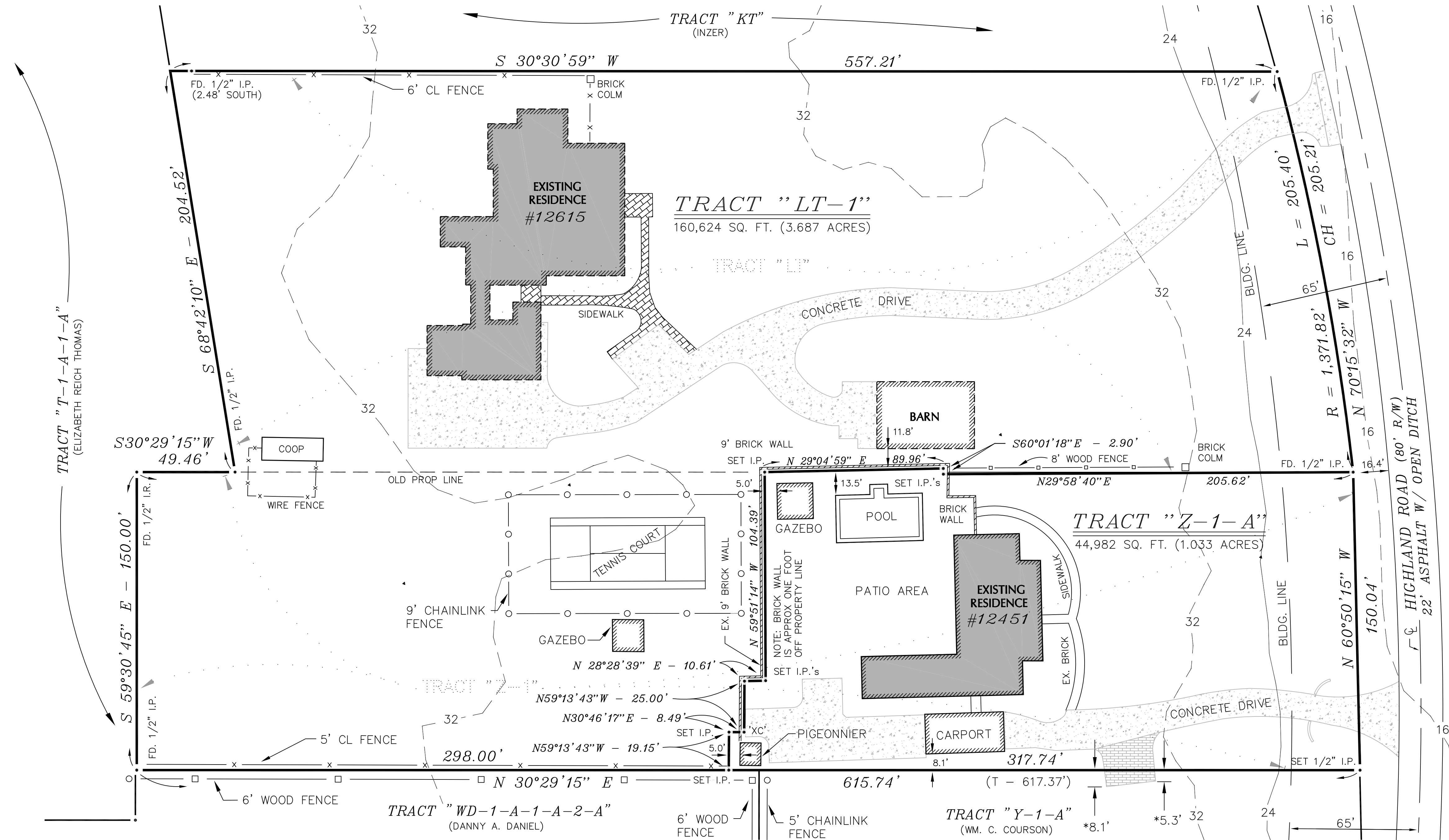
**Table 2. Setbacks Assessment for Existing Accessory Structures**

<b>Accessory Structure</b>	<b>Height &gt;14ft.? (Y/N)</b>	<b>Min. Req'd (ft.)</b>	<b>Proposed (ft.)</b>	<b>Compliance? (Y/N)</b>
Barn	Y	<b>8.0</b>	11.8	<b>Y</b>
Gazebo (on TR. Z-1-A)	N	<b>5.0</b>	5.0	<b>Y</b>
Pigeonnier	N	<b>5.0</b>	5.0	<b>Y</b>

## Public Notification

- The subject property sign was posted on November 15, 2024.
- Letters were mailed to owners of property within 300-foot radius on November 13, 2024.
- Legal advertisement was published on November 17, 24, and December 1, 2024.

REVISED: 9J-Z:\p\2024\224-003\224003\_master.dwg\RESUB\_2024 Date: 11/08/2024 AT 16:06:00 By: RJT



VICINITY MAP  
1" = 2000'

**BASIS OF BEARING:** **\*\* S 30°29'15" W**  
BEING THE SOUTHERN PROPERTY LINE OF TRACT "Z-1" AS SHOWN ON REFERENCE MAP 1.

**NOTES:**  
NO ATTEMPT HAS BEEN MADE BY R. JAMES TATUM, INC. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, JURISDICTIONAL WETLANDS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.  
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.  
THE CITY OF ST. GEORGE AND THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO. THE CONTRACTOR SHALL CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 PRIOR TO BEGINNING ANY EXCAVATION OPERATION. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND WERE FURNISHED BY THE RESPECTIVE UTILITIES COMPANIES. TATUM ENGINEERING DOES NOT WARRANT THE EXACT LOCATION OF ANY AND/OR ALL UNDERGROUND UTILITIES SHOWN HEREON.  
THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY LINE METES AND BOUNDS DESCRIPTIONS FOR TRUE BOUNDARIES.

**GENERAL NOTES:**

ZONING:	A1
AREA:	4.720 ACRES
STREET:	ASPHALT WITH OPEN DITCH
SEWER:	EAST BATON ROUGE SEWER
WATER:	BATON ROUGE WATER COMPANY
ELECTRIC:	ENERGY
GAS:	ENERGY GAS
TELEPHONE:	AT&T
FIRE DISTRICT:	ST. GEORGE FIRE DISTRICT #2
FLOOD ZONE:	X (SHADED)
ADJACENT BASE FLOOD:	15.0'
F.I.R.M.:	PANEL 22033C-0330-E, MAY 02, 2008

**NOTE:**  
SPECIAL FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.


**REFERENCE MAPS:**

- FINAL PLAT SHOWING SEPARATION OF LOTS "Y" AND "Z" FROM 180.5 AC± TRACT LOCATED IN SECTION 37, T8S-R1E, GREENSBURG LAND DISTRICT OF LOUISIANA, EAST BATON ROUGE PARISH, LOUISIANA FOR C.R.K., INC. DATED MAY, 28, 1974, BY R. L. BREUX, P.L.S. REVISED 8/2/78 MADE FOR SALE OR EXCHANGE OF PROPERTY BETWEEN ADJACENT OWNERS AND CREATES NO NEW BUILDING SITES. ORIG. 98, BOOK 9276
- MAP SHOWING THE RESUBDIVISION OF THE 6.73 ACRE TRACT OF THE 6.73 AND 2.27 ACRE TRACT OF THE CLARENCE S. PRUYN, JR. PROPERTY FORMERLY BEING A PORTION OF THE MRS. AGNES & C.R. KLEINPETER TRACT AND LOT T-1-A-1, RUSSELL KLEINPETER, ET AL PROPERTY INTO TRACT "KT", TRACT "LT" & LOT "T-1-A-1-A", FOR SUCCESSION OF CLARENCE S. PRUYN, JR., SARAH RHEA PRUYN, ELIZABETH REICH THOMAS. DATED 11-29-94, BY R. JAMES TATUM, P.E./P.L.S.

**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTIONS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25.

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



PRELIMINARY

REVIEW ONLY

11-08-24

DATE

**R. JAMES TATUM, P.E./P.L.S.**  
6920 NORTH MERCHANT COURT  
BATON ROUGE, LA 70809  
(225) 752.5555 (FAX) 752.5556

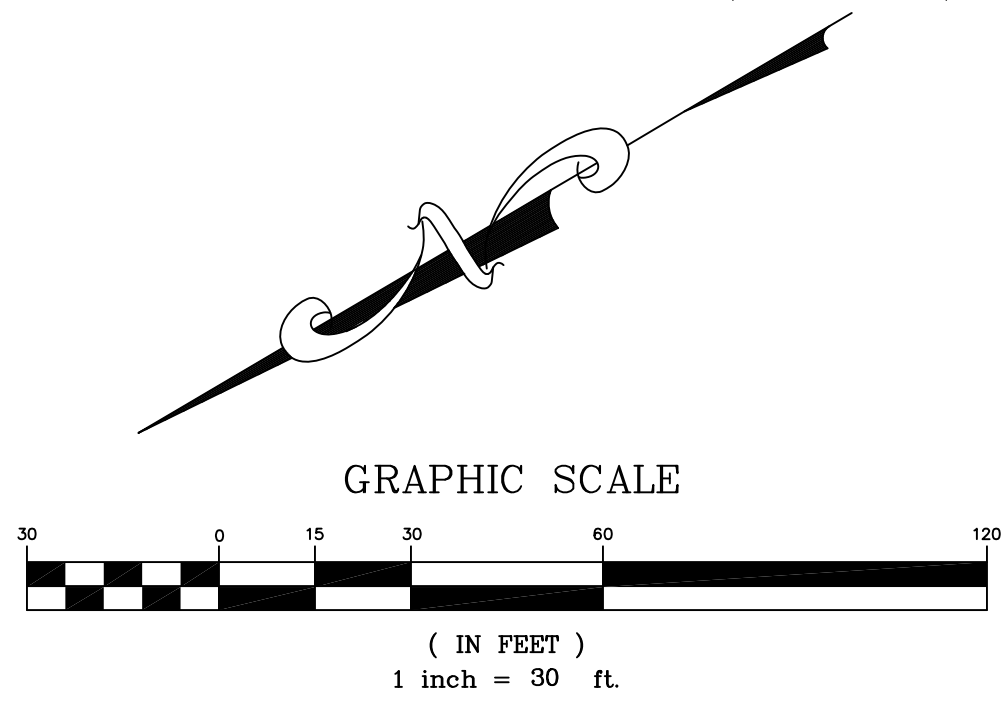
**DEDICATION:**

RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**SEWAGE DISPOSAL:**

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

LINDSEY T. EASTERLY OWNER	DATE _____
TOM S. EASTERLY, MANAGER HIGHLAND ROAD INVESTMENTS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY	DATE _____



**APPROVED:**

THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY AND NO NEW LOTS ARE BEING CREATED

MELISSA GUILBEAU, PLANNING DIRECTOR  
CITY OF ST. GEORGE PLANNING COMMISSION

DATE \_\_\_\_\_ P- \_\_\_\_\_

EBR REPRESENTATIVE, DIRECTOR  
EBR DEPARTMENT OF DEVELOPMENT

DATE \_\_\_\_\_ P- \_\_\_\_\_

MAP SHOWING  
EXCHANGE OF PROPERTY BETWEEN  
**TRACT "LT"**  
FORMERLY BEING A PORTION OF THE  
CLARENCE S. PRUYN, JR. PROPERTY  
AND  
**TRACT "Z-1"**  
FORMERLY BEING A PORTION OF THE  
RUSSELL KLEINPETER, ET AL PROPERTY  
INTO  
**TRACT "LT-1" & TRACT "Z-1-A"**

LOCATED IN SECTION 37, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA

FOR  
**HIGHLAND ROAD INVESTMENTS, LLC.**  
A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: 12451 & 12615 HIGHLAND ROAD, EAST BATON ROUGE PARISH, LA	SHEET:
DATE: 11-08-24	TOTAL AREA: 205,606 SQ. FT. (4.720 ACRES)
SCALE: 1" = 30'	DRAWN BY: JAS
COGO: 9J-Z:\p\2024\224003_master.dwg\RESUB_2024	W.O. # 224-003
	1
	OF 1