

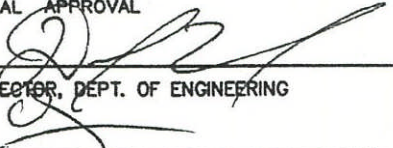
EXHIBIT A

2024-4070-ZC

All that certain lot or pierce of ground, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and more fully described as follows:

The point of beginning is described being South 87 degrees 47 minutes 35 seconds East 1734.4 feet; South 00 degrees 00 minutes 31 seconds West 626.64 feet from the Section Corner common to Sections 21, 22, 27, and 28, T-6-S, R-10-E, St. Tammany Parish, Louisiana.

From the point of beginning, go East 351.10 feet to a point. Then go South 00 degrees 00 minutes 31 seconds West 248.14 feet to a point. Then go West 351.10 feet to a point. Then go North 00 degrees 00 minutes 31 seconds East 248.14 feet back to the point of beginning.

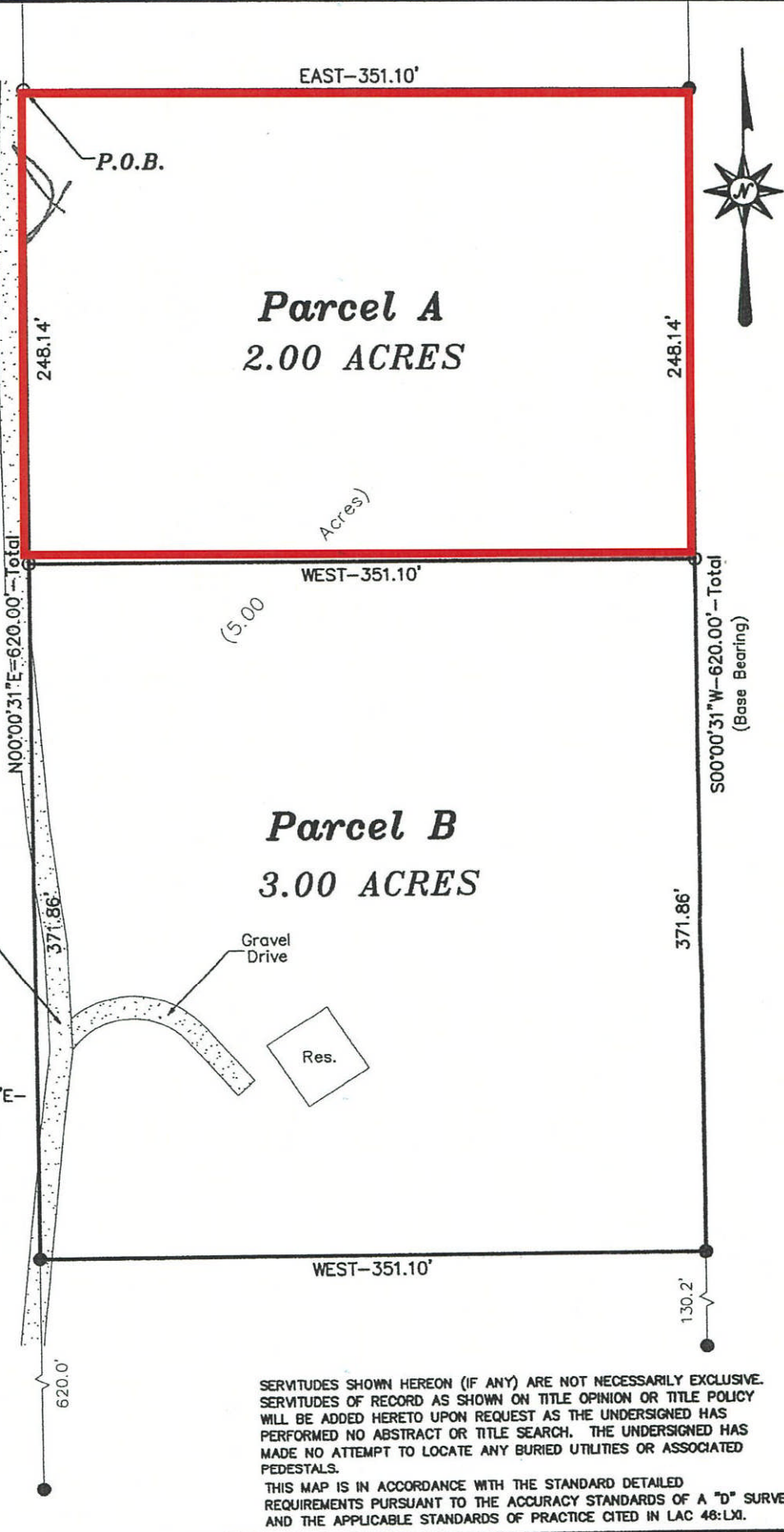
FINAL APPROVAL

DIRECTOR, DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.
CHAIRMAN, PLANNING COMMISSION
CLERK OF COURT
DATE 04-25-2023 FILE NO. 6211A
Monique T Bringol, Deputy Clerk

A Minor Subdivision of a 5.00 Acre Parcel of Land, into Parcels A & B, situated in Section 27, T-6-S, R-10-E, St. Tammany Parish, La.

Reference:
1) A Survey Plat of subject property by Jeron Fitzmorris, Dated 8-26-1994, Job #6543 (Based Bearings)

An overhead powerline runs along the Westerly boundary line of subject property



LEGEND:
● = Fnd. 1/2" Iron Rod
○ = Set 1/2" Iron Rod

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

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 IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:XX.

MAP PREPARED FOR TAYLOR G. THIGPEN		
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 27, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA		
THIS MAP IS 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) 892-6271 office (985) 898-0355 fax landsurveyingllc@gmail.com		
Revised: 4-12-2023 (add signature line)	DATE: 11-29-2022	NUMBER: 21122
SCALE: 1" = 80'	TERRILL/TaylorThigpenResub	

2024-4070-ZC

R-1

L-1
2024-4070-ZC

I-2

TAYLOR

R-1

Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4070-ZC

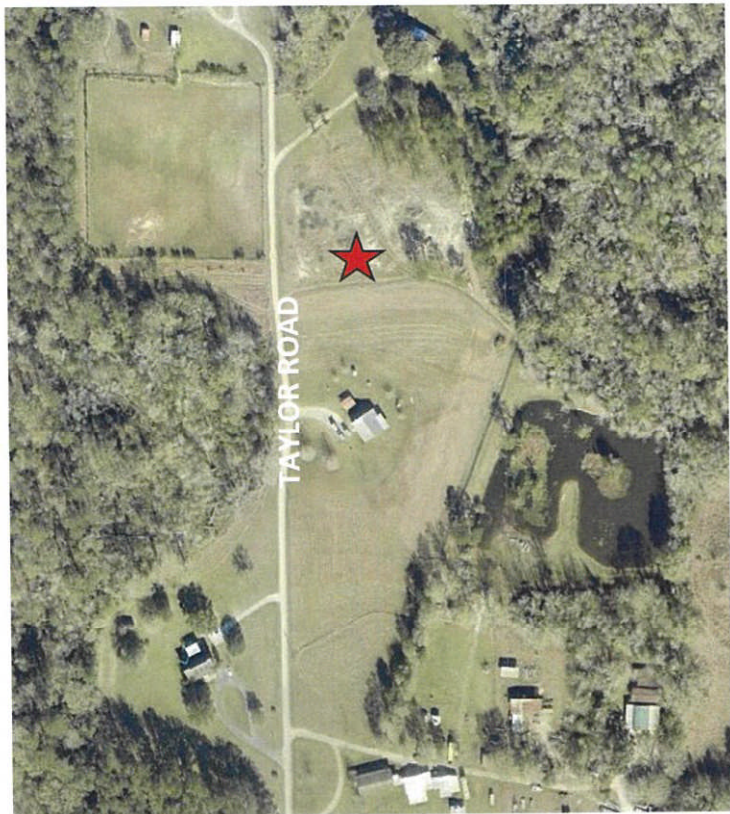
MICHAEL B. COOPER
PARISH PRESIDENT

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 Taylor Road, north of US Highway 190, Covington; S27, T6S, R10E; Ward 1, District 3
Council District: 3

Petitioner: Taylor G. Thigpen
Owner: Taylor G. Thigpen
Size: 2 acres
Posted: December 18, 2024
Commission Hearing: January 7, 2025
Determination: Approved



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-1 Large Lot Residential District

RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Effective Flood Zone A4; Preliminary Flood Zone AE;
CDA

FINDINGS

1. The applicant is requesting to rezone the 2-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and RO Rural Overlay. The property is located on the east side of Taylor Road, north of US Highway 190, Covington

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	R-1 Rural Residential District
22-5051	R-1 Rural Residential District	L-1 Large Lot Residential District

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Site and Structure Provisions

3. The subject property was originally a 5-acre tract zoned R-1 Rural Residential District (A-1 Suburban District). In 2022, the property was rezoned to L-1 Large Lot Residential District (A-2 Suburban District) which allows for a lot size of a minimum of 1-acre. The rezoning was approved via Council Ordinance 22-5051, and a subsequent minor subdivision to create a 3-acre tract and 2-acre tract from the original 5 acres was recorded and finalized in April of 2023.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Undeveloped	R-1 Rural Residential District

5. The subject property is flanked by property zoned R-1 Rural Residential District on all sides.
6. The purpose of the RO Rural Overlay is to allow agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.
7. The reason for the request is to allow for the construction of an agricultural building on the 2-acre parcel prior to the construction of a main residence.

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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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

Standards for Review (Sec. 200-3.1. G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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