

EXHIBIT "A"

2024-4004-ZC

Lot 26, Honeysuckle Estates Subdivision, Phase I.

HONEYSUCKLE ESTATES

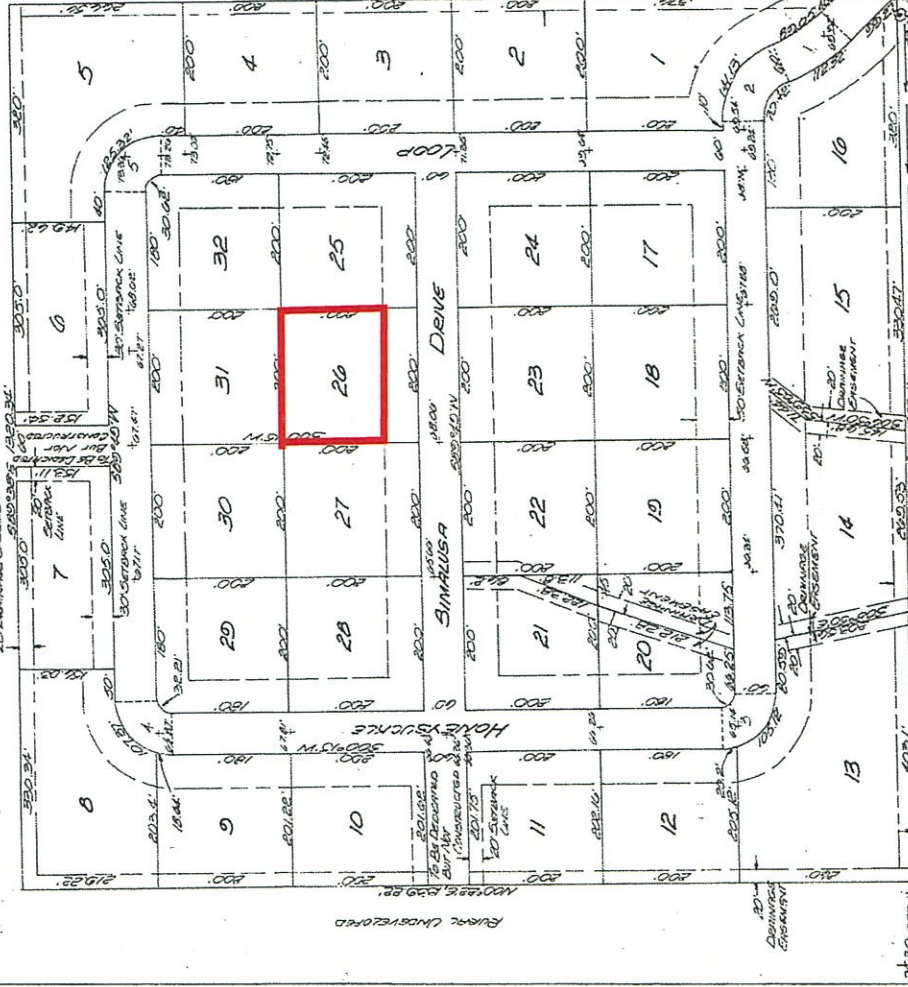
S U B D I V I S I O N
 LOCATED IN SECTION 30 TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

OWNER-DEVELOPER

BARNET CORE, JACK MENDHEIM, FELDER FITZMORRIS
 FOLSOM, LA 70437

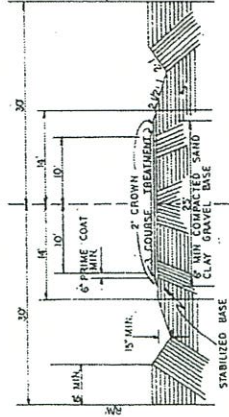
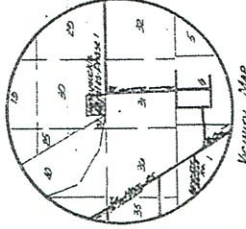
WARD 2 DISTRICT 4

RURAL UNDEVELOPED



BOUNDARY DESCRIPTION

From The Section Corner Corner To Section 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



TYPICAL CROSS SECTION THRU ROADS

SCALE 1/4" = 1'-0"
 FRONT OF DRIVEBACK LINES SHALL BE AS SPECIFIED ON PLAN
 REAR DRIVEBACK LINES SHALL NOT EXCEED 20% OF THE DEPTH OF THE LOT

PARISH RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- SEWER LINES SHALL BE INSTALLED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
- FRONT BUILDING SETBACK WILL BE 20 FEET OR AS BACK WILL NOT BE LESS THAN 20 FEET FROM THE SIDE PROPERTY LINE. REAR SETBACK WILL BE 20 FEET FROM THE SIDE PROPERTY LINE. REAR SETBACK WILL BE 20 FEET FROM THE SIDE PROPERTY LINE.
- CONSTRUCTION STREET EXHAUSTS SHALL BE PROHIBITED IN PARISH.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT.
- NO SIGNAGE OR ADVERTISING SHALL BE PERMITTED ON ANY LOT WHICH MAY BE IN OR MAY BECOME AN ANNOYANCE OR OBSTACLE TO THE NEIGHBORHOOD PARTICULARLY THE USE OF LOTS.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED IN THIS SUBDIVISION WILL BE DETERMINED ABOVE SEA LEVEL.
- RESIDENCES SHALL BE BUILT, SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND PLANNING.
- APPROVAL OF THE BOARD OF HEALTH AND PLANNING.
- COMPLETION OF THE BOARD OF HEALTH AND PLANNING.
- REAR SETBACKS WILL NOT EXCEED 20% OF THE DEPTH OF THE LOT.

I HEREBY DEDICATE TO THE PARISH OF ST. TAMMANY THROUGH THE INSTRUMENT OF PUBLIC THOROUGHFARES, ON THIS PLAN AS PUBLIC THOROUGHFARES.

40.65 AC. AREA
 200' X 200' AVG. LOT SIZE
 3 COURSE ROAD SPACING

32 NO. OF LOTS
 INDIVIDUAL SEWERAGE SYSTEM
 R-RURAL ZONING

60' STREET WIDTH
 CERTIFICATION

THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LA REGISTERED LAND SURVEYOR
 FOR BARNET CORE, JACK MENDHEIM, FELDER FITZMORRIS

APPROVAL
 TREASURER
 SECRETARY
 CLERK OF COURT

NOTE: MAILING ADDRESSES WILL BE THE SAME AS ON LOT DEEDS ISSUED BY UNITED STATES POSTAL SERVICE

HONEYSUCKLE ESTATES
 PHASE ONE

SCALE 1/4" = 1'-0"
 DRAWN BY P.D.
 DATE MAY 23, 2024
 REVISION

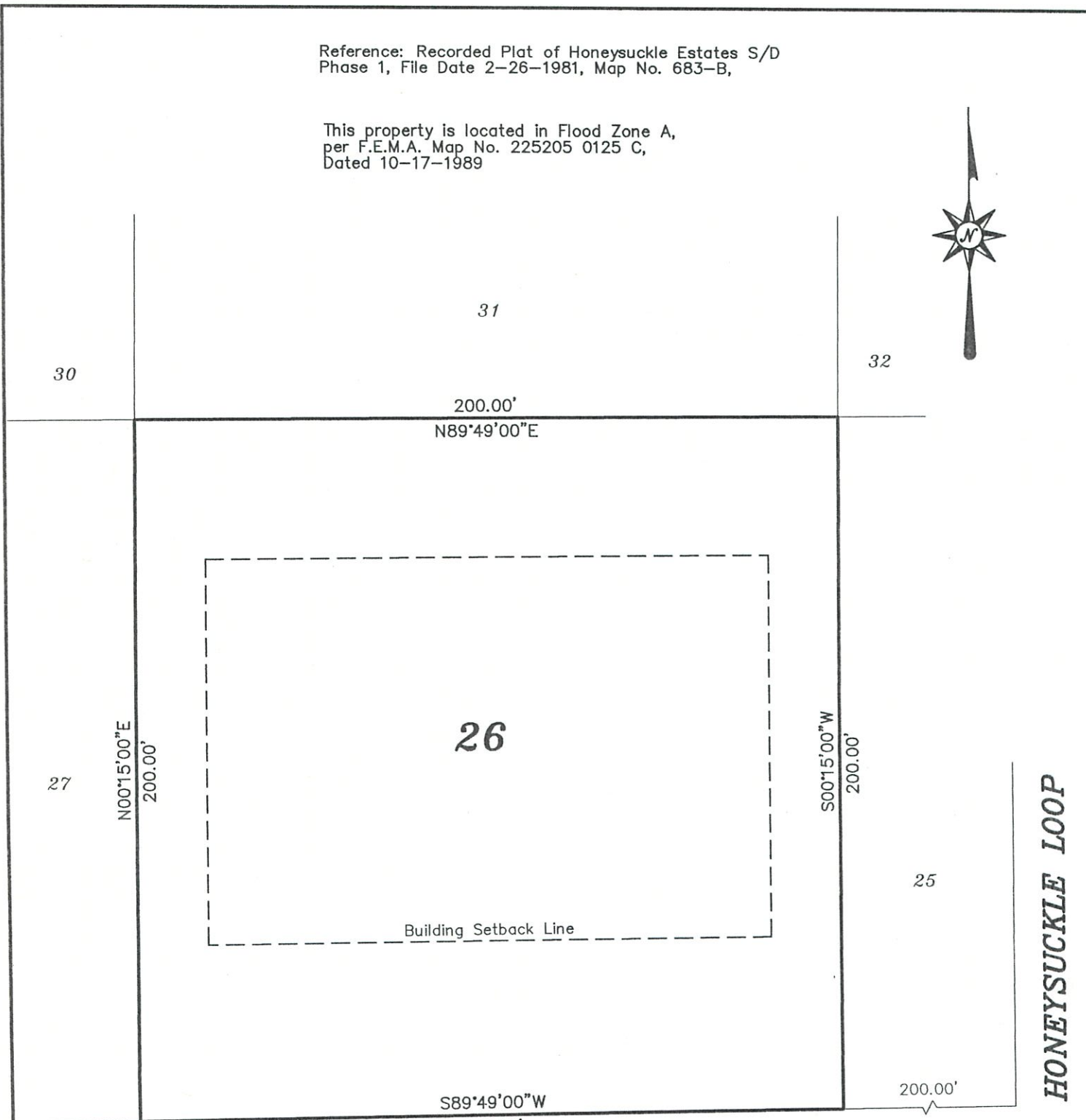
108EN 113



LAND SURVEYING, INC.
 COVINGTON, LA.

Reference: Recorded Plat of Honeysuckle Estates S/D
Phase 1, File Date 2-26-1981, Map No. 683-B,

This property is located in Flood Zone A,
per F.E.M.A. Map No. 225205 0125 C,
Dated 10-17-1989



SIMALUSA DRIVE

HONEYSUCKLE LOOP

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 BOUNDARY
SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front: 50'
Side: 20'
Rear: 40' (Not to Exceed 20% Lot Depth)
Side Street: **

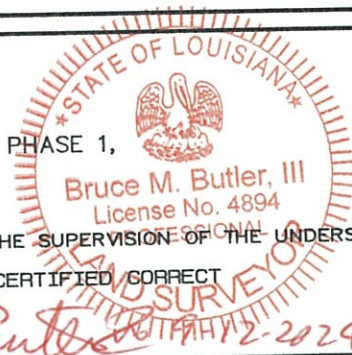
MAP PREPARED FOR **MARY LYNN CORLISS**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN LOT 26, HONEYSUCKLE ESTATES S/D, PHASE 1,
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:

9-12-2024

NUMBER:

21784

MHO

R-1

R-1

R-1

MHO

R-1

R-1

Bogue Falaya

R-1

R-2

R-2

Honeysuckle Ests.

R-1

MHO

R-2

R-1

R-2

R-1

R-2

MHO

MHO

L-1

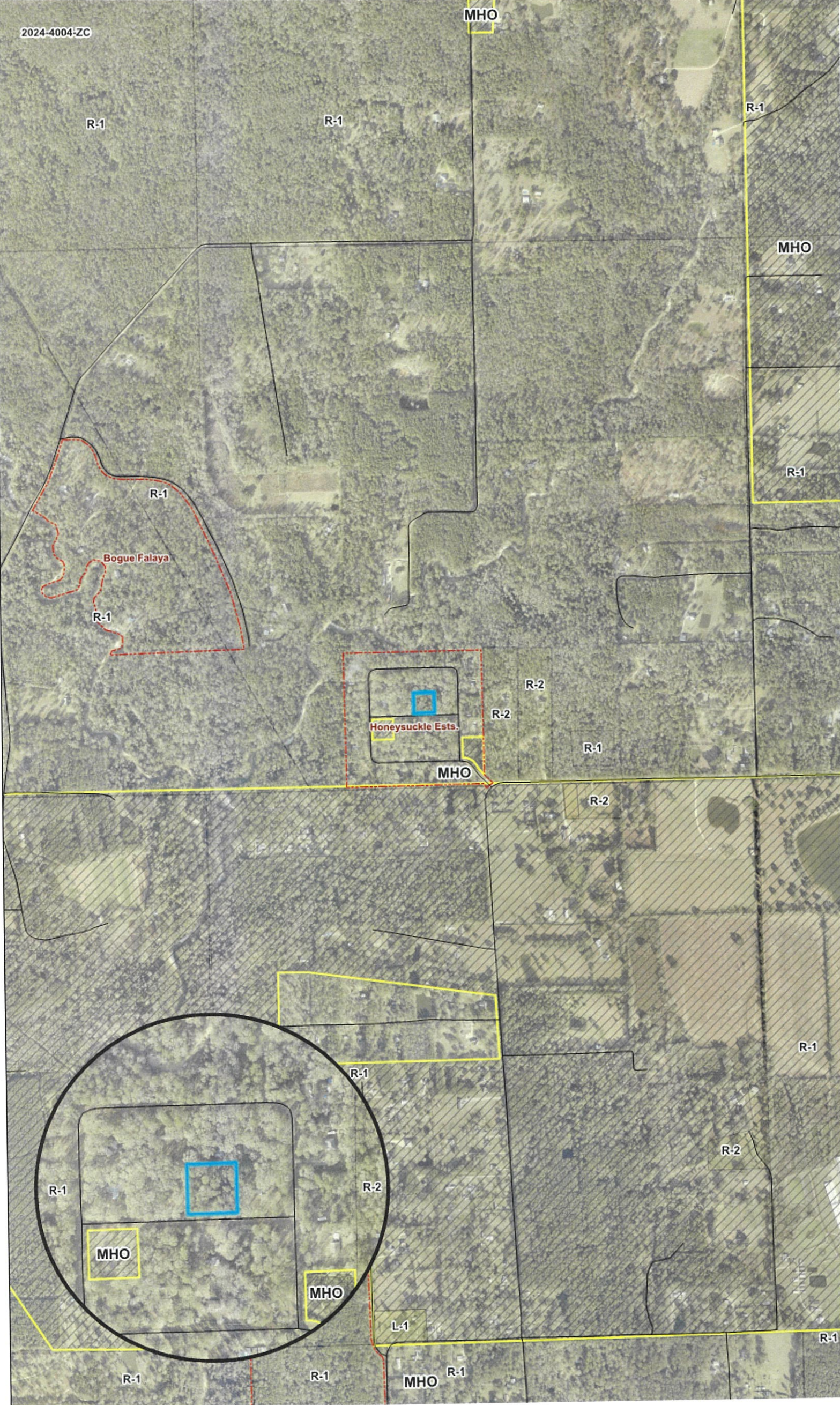
MHO

R-1

R-1

R-1

R-1



Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-4004-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 on the north side of Simalusa Drive, west of Honey Suckle Loop, being Lot 26 Honeysuckle Estates Subdivision, Covington; S30, T5S, R11E; Ward 2, District 6

Council District: 6

Petitioner: Mary Lynn Corliss

Posted: October 10, 2024

Owner: Mary Lynn Corliss

Commission Hearing: November 6, 2024

Size: .92 acres

Determination: Approved

Current Zoning

R-1 (Rural Residential District) and RO (Rural Overlay)

Requested Zoning

R-1 (Rural Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)

Future Land Use

Rural & Agricultural

Flood Zone

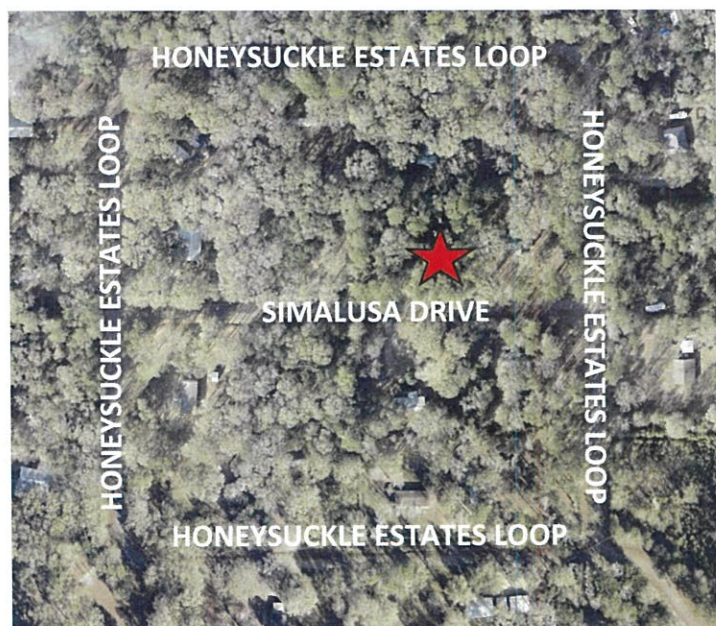
Effective Flood Zone A
Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements:

FEF 60' + 1' Freeboard = 70' FEF



FINDINGS

1. The applicant is requesting to rezone the .92-acre property from R-1 Rural Residential District and RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay and MHO Manufactured Housing Overlay. The parcel is located on the north side of Simalusa Drive, west of Honey Suckle Loop, being Lot 26 Honeysuckle Estates Subdivision, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
Unknown	Unknown	Unknown
10-2234	Unknown	R-1 Rural Residential District (Formerly A-1 Suburban District) and RO Rural Overlay

Site and Structure Provisions

3. The site is currently undeveloped

Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-4004-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 and RO Rural Overlay
South	Residential	R-1 Rural Residential District and RO Rural Overlay
East	Residential	R-1 Rural Residential District and RO Rural Overlay
West	Residential	R-1 Rural Residential District and RO Rural Overlay

5. The subject property is flanked by property zoned R-1 Rural Residential District and RO Rural Overlay on all sides.
6. Two properties within the Honeysuckle Estates Subdivision received Council approval to obtain the MHO Manufactured Housing Overlay. They are as follows:
 - Lot 21 – Approved via Council Ordinance #20-4437
 - Lot 1 – Approved via Council Ordinance #16-3545
7. If approved, the applicant could apply for a building permit to place 1 manufactured home on-site.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

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

- i. Goal 1.1: Our land use, land development, and land redevelopment decision making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.
- ii. Goal 3.2: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-4004-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

