

EXHIBIT "A"

2023-3633-ZC

A certain parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances, situated in Section 46, Township 7 South, Range 11 East, St. Tammany parish, Louisiana, and more particularly described according to map and plat of survey of Eddie J. Champagne, Surveyor, dated July 26, 1979, as follows to wit:

Begin at the Northwest corner of Section 46 Township 7 South, Range 10 East, Greensburg Land District, St. Tammany parish, Louisiana and run South 89° 22" East 6023.46 feet; thence North 0° 55" East 42.00 feet to the North Right of Way of Highway 21; thence continue North 0° 55" East 400.00 feet; thence South 89° 10" East 100.00 feet; thence North 76° 24" East 572.84 feet to the Point of Beginning.

From the Point of Beginning, proceed North 76° 24" East 12851 feet; thence South 26° 50" East 400.6 feet to the North Right of Way of Highway 21; thence along the curvature of the North line of Highway 21 in a Westerly direction 175.00 feet; thence North 20° 02" West 425.9 feet to the Point of Beginning; all within Section 46, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana and containing 1.4348 acres.

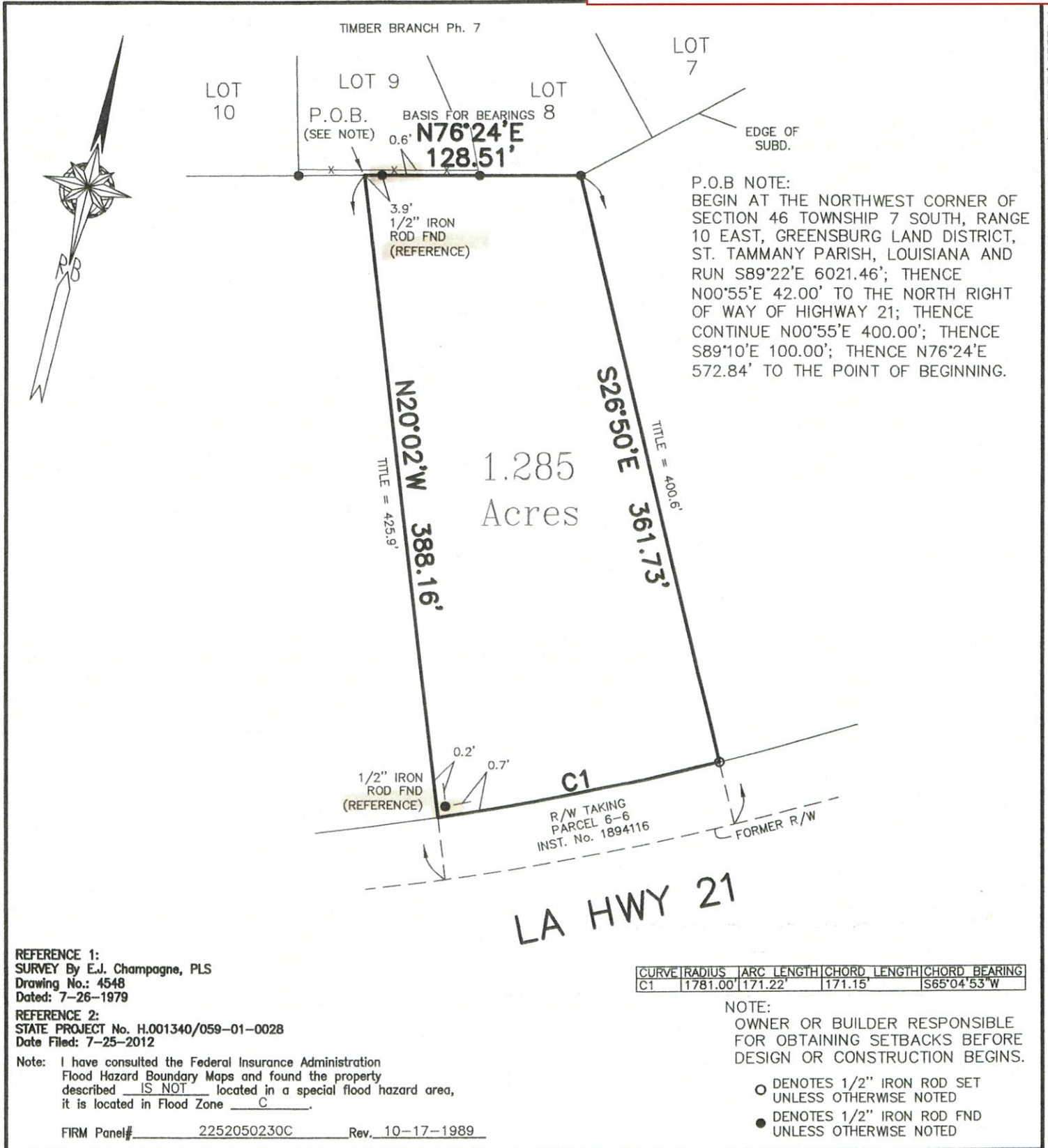
Municipal address: 1.435 acres Hwy 21, Covington, LA 7043

LESS AND EXCEPT

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 46, T7S, R10E, ST. TAMMANY PARISH, LOUISIANA AND GO SOUTH 89 DEGREES 22 MINUTES EAST, A DISTANCE OF 6021.46 FEET; THENCE NORTH 00 DEGREES 55 MINUTES EAST, A DISTANCE OF 442.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 76 DEGREES 24 MINUTES EAST, A DISTANCE OF 572.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 76 DEGREES 24 MINUTES EAST, A DISTANCE OF 128.51 FEET; THENCE SOUTH 26 DEGREES 50 MINUTES EAST A DISTANCE OF 361.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1781.00 FEET, AN ARC LENGTH OF 171.22 FEET, A CHORD BEARING OF SOUTH 65 DEGREES 04 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 171.15 FEET; THENCE NORTH 20 DEGREES 02 MINUTES WEST, A DISTANCE OF 388.16 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.285 ACRES OF GROUND, MORE OR LESS



Survey of
 A PARCEL OF GROUND SITUATED IN
 SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 KENT DESIGN BUILD

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown
 & Associates, Inc.
 Professional Land Surveyors
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Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Date: OCTOBER 10, 2023
 Survey No. 23531
 Project No. (CR5) A23531.TXT

Scale: 1" = 80' ±
 Drawn By: J.E.D.
 Revised:

2023-3633-ZC

A-3

STARBRUSH

HC-2

PRIMROSE

CHEROKEE ROSE

A-4

LAURELLEAF

HC-2

S TYLER ST

GARDENIA

HC-2

AZALEA

HC-2

A-2

DOGWOOD



Administrative Comment

February 8, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3633-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 northwest side of Louisiana Highway 21, Covington; S46, T7S, R11E; Ward 1, District 1 **Council District:** 1

Owner: Scott St. Romain and Cynthia Boswell St. Romain

Posted: December 19, 2023

Applicant: Scott St. Romain

Commission Hearing: January 3, 2024

Size: 1.285 acres

Determination: Approved

Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-2 Highway Commercial District

Entertainment Overlay

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

BFE

FFE is 12" above crown of street



Findings

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and Entertainment Overlay. The site is located on the northwest side of Louisiana Highway 21, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

| Ordinance | Prior Classification | Amended Classification |
|-----------|----------------------|----------------------------------|
| 07-055 | Unknown | LC Light Commercial |
| 09-2116 | LC Light Commercial | HC-2 Highway Commercial District |

Site and Structure Provisions

1. The subject property is currently undeveloped. However, the applicant has also simultaneously applied for a Plan Review for the Highway 21 Corridor District (2023-3631-PR) with the intention of constructing a restaurant on-site.

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Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

| Direction | Surrounding Use | Surrounding Zoning Classification |
|---------------------------|-----------------|--|
| North | Residential | A-4 Single Family Residential District (Timber Branch Subdivision) |
| South (across Highway 21) | Medical | City of Covington |
| East | Commercial | HC-2 Highway Commercial District |
| West | Undeveloped | HC-2 Highway Commercial District |

3. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.
4. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment-based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
5. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site with an approved building and sitework permit.

Consistency with New Directions 2040

Commercial: areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

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