Exhibit "A"

2026-4768-ZC

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 8 and 9, Township 5 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commencing at the quarter section corner between Sections 8 and 9 and running East 2,687 feet to concrete post at corner of fence; thence South 64 degrees West 3,019 feet to concrete post at corner of fence on section line between Sections 8 and 9; thence South 89 degrees 50 minutes West 846.5 feet to iron corner set on east side of Middle Road; thence along Middle Road North 29 degrees 30 minutes East 1,289 feet and North 14 degrees 30 minutes East *267 feet to iron corner in lane of road; thence East 191 feet to the Point of Beginning, containing 55.71 acres, all as per survey made by C.R. Schultz, dated November 30, 1958.*

LESS AND EXCEPT:

That certain piece or portion of ground transferred to Jane Elizabeth Dutruch Loyd by act dated July 29, 1982, recorded COB 1066, Folio 580, more particularly described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in Sections 8 and 9, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described per survey by Land Engineering Services, Inc., dated July 24, 1982, said property described to-wit:
From the 1/4 corner between Sections 8 and 9, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, measure West 191 feet, South 14 degrees 30 minutes West 267 feet, South 29 degrees 30 minutes West 1,081 feet to the Point of Beginning.

From the Point of Beginning, measure: South 89 degrees 27 minutes East 437.6 feet, South 175 feet to the north line of the Southeast Quarter of the Southeast Quarter of Section 8, thence along said line South 89 degrees 50 minutes West 540 feet, thence North 29 degrees 30 minutes East 208 feet to the Point of Beginning. This tract contains 2.0 acres.

Being the same property acquired by Jayne Dutruch Loyd, wife of/and Ronald G. Loyd, by act of sale dated October 24, 1997.

Administrative Comment

October 1, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4768-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 LA Highway 437, south of Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2 District 6

Petitioner: Jayne Loyd

Owner: Jayne Loyd

Size: 1.0- acres

Posted: August 18, 2026

Commission Hearing: September 1, 2026

Determination: Approved



Current Zoning:

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

Requested Zoning:

R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Home Overlay)

Future Land Use: Rural/Agricultural

Flood Zone: Effective Flood: Zone A; Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone 1 acre from R-1 Rural Residential District & RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Home Overlay. The property is located on the east side of LA Highway 437, south of Ethel Allison Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
10-2234	Unknown	R-1 Rural Residential District

Site and Structure Provisions

2. The subject property is part of a larger 55-acre tract, which is developed with a single-family dwelling. The one acre which is petitioned to be rezoned is undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District) & RO (Rural Overlay)
West	Undeveloped	R-1 (Rural Residential District), RO (Rural Overlay)

3. As shown in Table 2, the subject property is surrounded by properties zoned R-1 Rural Residential District and RO Rural Overlay on all sides.

4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All commercial uses are prohibited in the R-1 District.

    a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.

    b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

5. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

6. If approved, the applicant can apply for a building permit to place a manufactured home on 1-acre of the 55-acre tract.

Consistency with New Directions 2040

Rural/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 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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.

Administrative Comment

October 1, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4768-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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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.




2026-4768-ZC
A B
437
R-1
E
ETHEL-ALLISON RD
OMERO RD
R-1
Bleu Lake Hills Estates
R-1


2026-4768-ZC
PUBLIC NOTICE
An application has been made to th
Planning or Zoning Commission
CASE NUMBER
2026-4768-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 8-17-26 by MP
AUG 18 2026 11:14


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