

EXHIBIT "A"

2025-4276-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 25 & 36, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, in RIVER FOREST COUNTRY CLUB, established according to the map and plat of subdivision by Robert A. Berlin, dated May 11, 1961, filed for registry November 28, 1961 in the Office of the Clerk of Court for St. Tammany as Map File No. 23A, and described as follows, to-wit:

LOT 35, SQUARE 4, RIVER FOREST COUNTRY CLUB, ST. TAMMANY PARISH, LOUISIANA. All as more fully shown on the survey by Richard T. Dading Land Surveyor, dated April 28, 1986, annexed to act recorded at Inst. # 623252.

Improvements thereon bear the Municipal No. **15457 Tchefuncte Drive, Covington, Louisiana 70433**

Being the same property acquired by Billy D. Chain from Cheryl Champman Pressgrove and Melcolm R Pressgrove by Credit Sale, dated June 9, 1986, before Suzanne Nogues, Notary Public, filed for record June 30, 1986 at COB 1264, folio 402 in the official records of St Tammany Parish, Louisiana.



**PLAT SHOWING LOT 35, SQUARE 4,
RIVER FOREST COUNTRY CLUB**

LOCATED IN SECTION 36,
TOWNSHIP 6 SOUTH - RANGE 10 EAST
GREENSBURG LAND DISTRICT
EAST OF ST. HELENA MERIDIAN
ST. TAMMANY PARISH, LOUISIANA

For: Jeremiah Verrett
2025-4276-ZC

NOTES:

- 1) References:
 - a. Map by John G. Cummings Dated: 10-8-2020
 - b. Map by Richard T. Dading Dated: 4-28-86
 - c. Plat of River Forest Country Club by Robert A. Berlin Dated: 5-11-1961 Revised: 6-25-1964
- 2) Setbacks shall be Verified by St. Tammany Parish Planning

- 3) Bearings shown refer to the the Louisiana State Plane Coordinate System (Louisiana South 1702). Coordinates were established via the Leica SmartNet North America System

- 4) Flood Note: In accordance with FEMA FIRMs Panel Number 2252050210C. Effective Date 10/17/1989, for St. Tammany Parish, Louisiana; Preliminary FIRM 22103C0285F; Property is located in Flood Zone "AE"

- 5) No attempt was made to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client. The surveyor has made no title search or public record search in compiling the data for this survey. Survey is based solely upon the information provided to the surveyor.

- 6) The words certify, certified or certifications used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys and is classified as a class "C" survey.

LEGEND	
○	1" Iron Pipe Found
⊙	1/2" Iron Pipe Found
●	1/2" Iron Rod Found
●	2" Iron Pipe Found

Summerlin
Surveying Services, LLC
Tyler Summerlin, P.L.S.
Reg. No. 5263
Date: 5-30-25



Fieldwork Completed on: 5-30-25 Job No. 25-10

COVINGTON

36

R-1

MEADOWLARK DR

TCHEFUNCTE DR

PUD
S-1

37

ROUSSEAU RD



Administrative Comment

September 4, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4276-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 north side of Tchefuncte Drive and north of Rousseau Drive, Covington S36, T6S, R10E; Ward 1, District 3

Council District: 3

Petitioner: Lauren A Fontenot

Posted: July 18, 2025

Owner: Lauren Verrett

Commission Hearing: August 5, 2025

Size: .62-acres

Determination: Approved

Current Zoning

R-1 (Rural Residential District)

Requested Zoning

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

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

Flood Zone A – BFE 23' + 1' Freeboard = 24' FFE



FINDINGS

1. The applicant is requesting to rezone .62-acres from R-1 Rural Residential District to R-1 Rural Residential District and RO Rural. The parcel is located on the north side of Tchefuncte Drive and north of Rousseau Drive, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1 (Rural Residential District)

Site and Structure Provisions

2. The subject property is currently developed with a single family-home.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Tchefuncte River	City of Covington
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District

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West	Residential	R-1 Rural Residential District
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3. The property abuts the Tchefuncte River and the City of Covington to the north and borders property which is zoned R-1 Rural Residential District to the south, east, and west. The site is primarily flanked by residential development with the exception of property which is undeveloped to the east.
4. The 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.
5. The purpose of the requested RO Rural Overlay is to permit agriculture use, 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. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
6. Per the application, the reason for the request is to start a small dog boarding kennel inside the home.

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.
- ii. 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.

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.

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- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

