

EXHIBIT "A"

2023-3544-ZC

A parcel of land being a portion of Lot 13-B, River's Bend Estates Subdivision located in Section 38, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

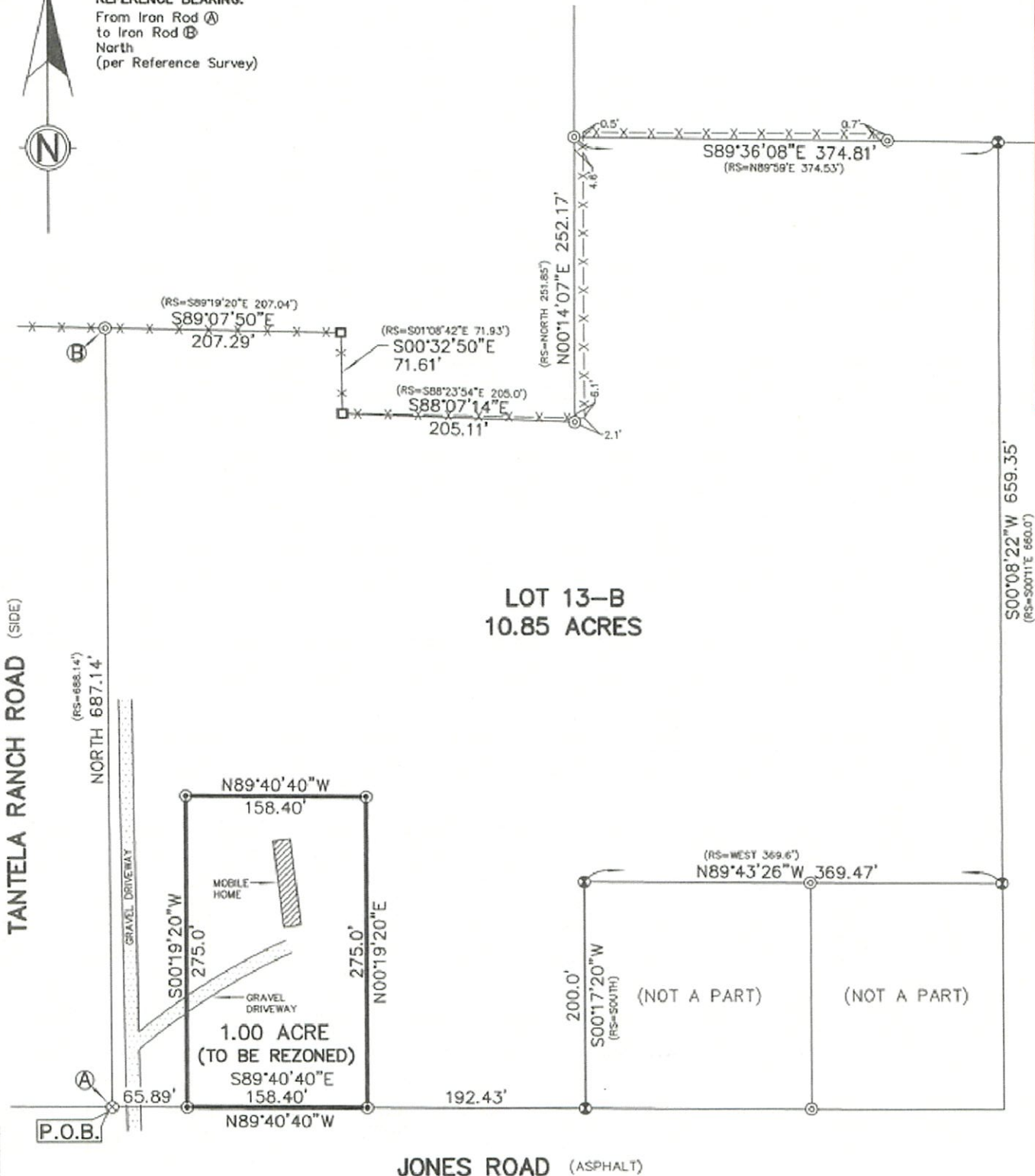
**Commencing from Quarter Section Comer common to Sections 8 & 38 in said township and range; Thence South 642.0 feet to a point;
Thence East 30.0 feet to a point;
Thence South 1187.80 feet to a point;
Thence East 378.58 feet to a 3/8 inch iron rod found on the North Side of Jones Road;
Thence South 89 degrees 40 minutes 40 seconds East 65.89 feet along the north side of said road to a 1/2 inch iron rod set being the Point of Beginning,
Thence South 89 degrees 40 minutes 40 seconds East 158.40 feet along the North Side of Jones Road to a 1/2 inch iron rod set;
Thence North 00 degrees 19 minutes 20 seconds East 275.0 feet to a 1/2 inch iron rod set;
Thence North 89 degrees 40 minutes 40 seconds West 158.40 feet to a 1/2 inch iron rod set;
Thence South 00 degrees 19 minutes 20 seconds West 275.0 feet to the Point of Beginning, containing 1.00 Acre.**

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated 07/10/2023, Job Number 23124

2023-3544-ZC



REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
North
(per Reference Survey)



LOT 13-B
10.85 ACRES

1.00 ACRE
(TO BE REZONED)

(NOT A PART)

(NOT A PART)

P.O.B. is reported to be South 642.0';
East 30.0'; South 1187.8'; and East
378.58' from the Quarter Section
Corner common to Sections 8 and 38,
T6S, R10E.

LEGEND

- ⊗ = 3/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊠ = CORNER FENCE POST FOUND
- ⊕ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY
- X- = FENCE

REFERENCE SURVEY:

Survey for Mary Ann Lewis, Wife of/and Frank Norman Miller,
Winters Title Agency, Inc., Hibernia National Bank & First
American Title Insurance Company by Thomas J. Fontcuberto,
Surveyor, dated 12/18/1996, Job No. 965983.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **MARY MILLER**
SHOWING A SURVEY OF: **LOT 13-B, RIVER'S BEND ESTATES SUBDIVISION, LOCATED IN
SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS
OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

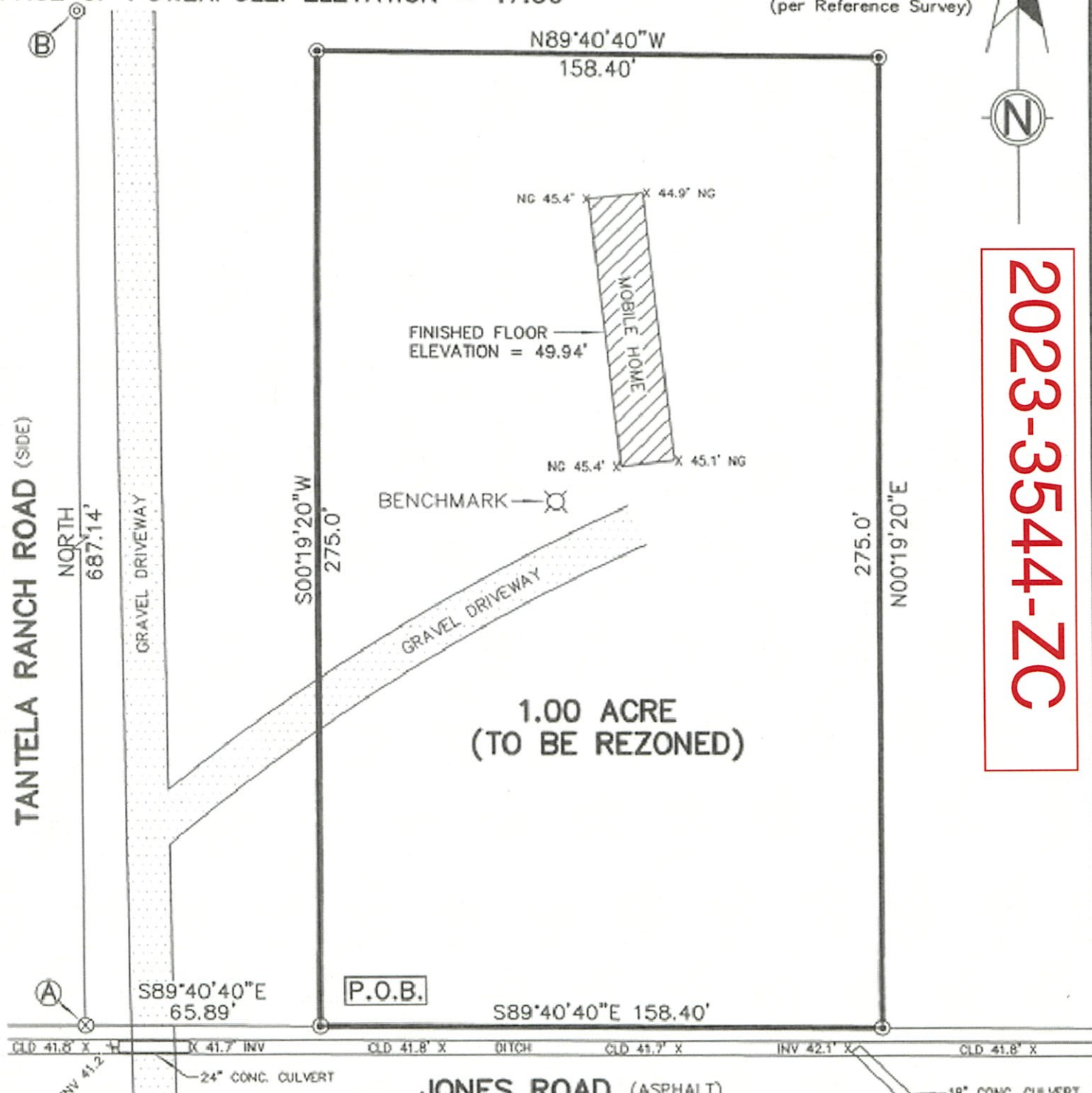
SCALE: 1" = 100'	JOB NO. 23124	DATE: 07/10/2023	REVISED:
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ELEVATION SURVEY—ELEVATION DATUM = NAVD 1988
 BASE FLOOD ELEVATION = 46.50'(+1.0' FREEBOARD)
 BENCHMARK = 60D NAIL IN THE NORTH
 FACE OF POWERPOLE. ELEVATION = 47.50'

REFERENCE SURVEY:
 From Iron Rod (A)
 to Iron Rod (B)
 North
 (per Reference Survey)



2023-3544-ZC



**1.00 ACRE
(TO BE REZONED)**

P.O.B.

NOTE:
 This property is located in Flood Zone A4,
 per F.E.M.A. Map No. 225205 0125 C,
 dated October 17, 1989.

P.O.B. is reported to be South 642.0';
 East 30.0'; South 1187.8'; East 378.58';
 and S89°40'40"E 65.89' from the
 Quarter Section Corner common to
 Sections 8 & 38, T6S, R10E.

LEGEND

- ⊗ = 3/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊚ = 1/2" IRON ROD SET
- NG = NATURAL GROUND
- CLD = CENTERLINE OF DITCH
- INV = INVERT ELEVATION
- CLRD = CENTERLINE OF ROAD

REFERENCE SURVEY:
 Survey for Mary Lewis, wife of/and Frank Norman Miller,
 Winters Title Agency, Inc., Hibernia National Bank &
 First American Title Insurance Company by Thomas J.
 Fontcuberta, Surveyor, dated 12/18/1996, Job No. 965983.

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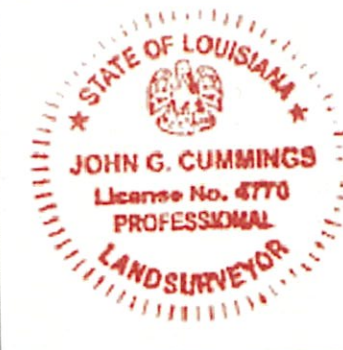
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COWINGTON, LA 70433

PLAT PREPARED FOR: **MARY MILLER**

SHOWING A SURVEY OF: **A PORTION OF LOT 13-B, RIVER'S BEND ESTATES
 SUBDIVISION, LOCATED IN SECTION 38, TOWNSHIP
 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,
 LOUISIANA.**

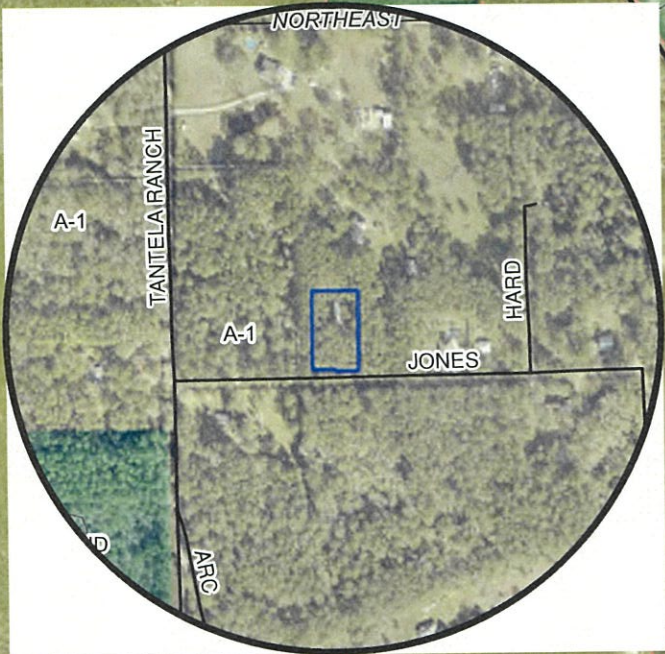
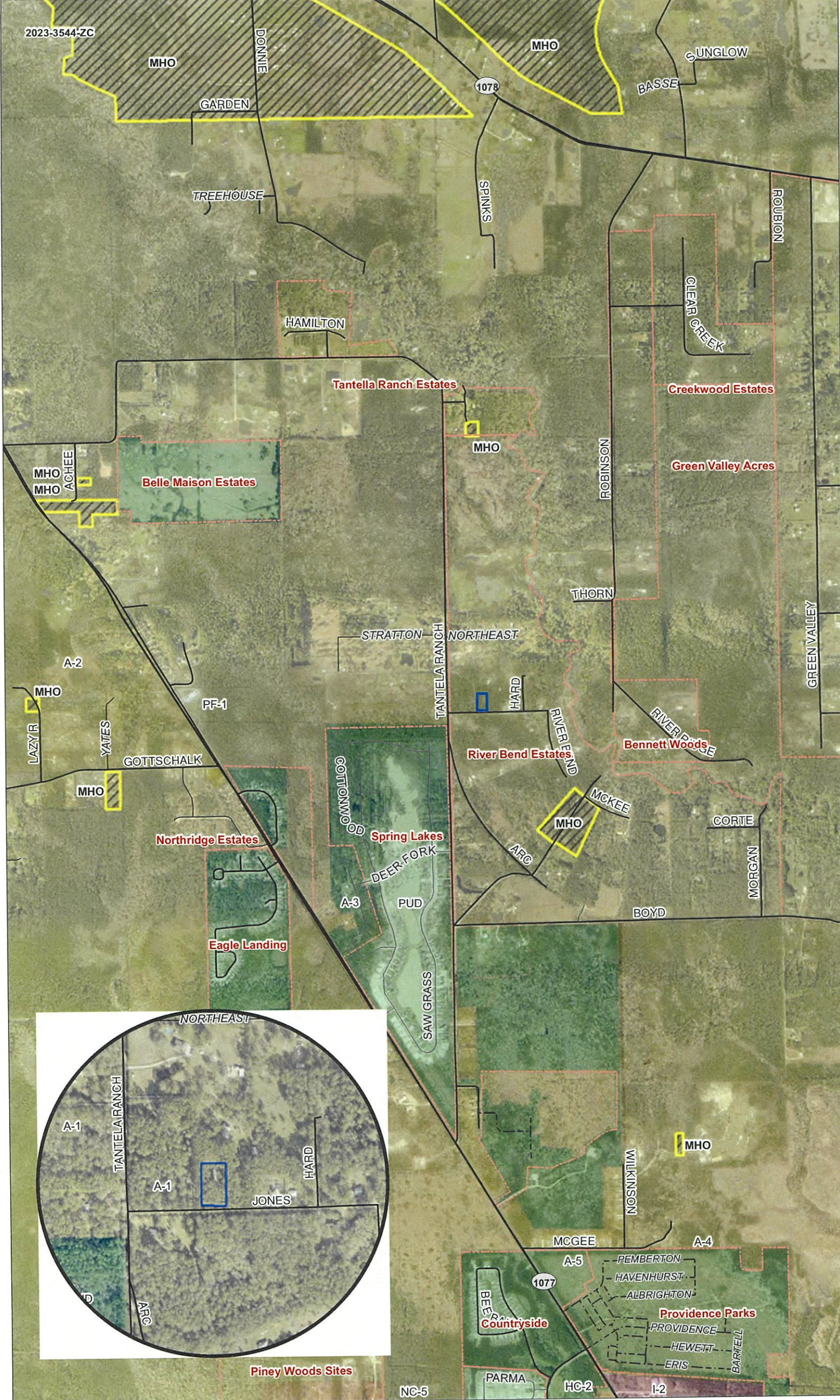
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 SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40' JOB NO. 23124-EL DATE: 07/14/2023 REVISED:

2023-3544-ZC



Piney Woods Sites

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3544-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 Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington; S38, T6S, R10E; Ward 1, District 3

Council District: 3

Petitioner: Mary Ann Lewis Miller

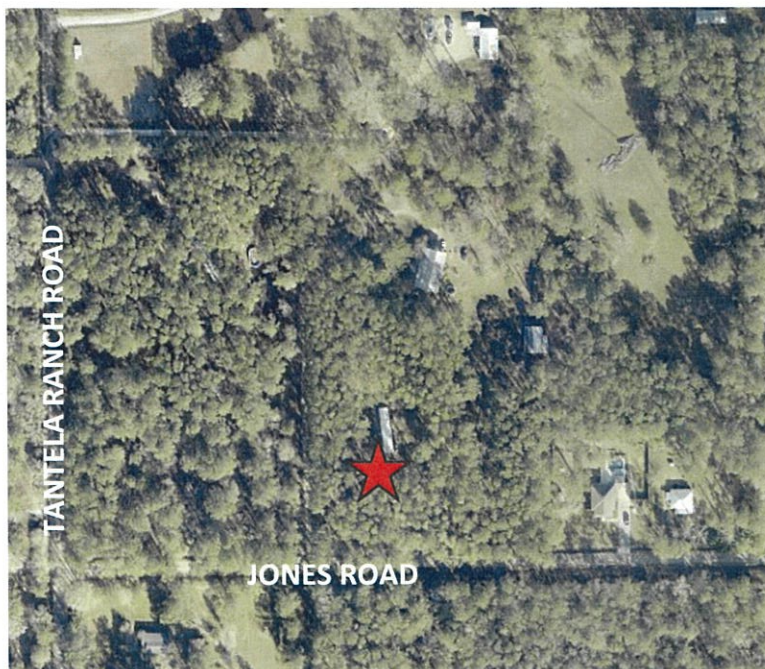
Posted: October 13, 2023

Owner: Mary Ann Lewis and Frank Norman Miller

Commission Hearing: November 1, 2023

Size: 1-acre

Determination: Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

BFE:

BFE 47' + 1' Freeboard = 48' FFE

FINDINGS

1. The applicant is requesting to rezone a 1-acre portion of the 10.85-acre Lot 13-B from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay. The property is located on the east side of Tantela Ranch Road, north of Jones Road, being a portion of Lot 13-B, River Bend Estates Subdivision, Covington. The 10.85-acre property has a municipal address of 12041 Jones Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agricultural
09-2116	SA Suburban Agricultural	A-1 Suburban District

Site and Structure Provisions

2. The 10.85-acre Lot 13-B is currently developed with a traditional wood-framed residence, a manufactured home, and a barn.

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3544-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
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- 3. According to Code Enforcement case 2022-CE-21834, the manufactured home was placed without permits. The applicant is requesting a zoning change to resolve the violation and bring the subject property into compliance.

Compatibility or Suitability with Adjacent Area

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

- 5. The subject property is flanked by properties zoned A-1 Suburban District. The properties to the south and west are undeveloped, although there is a residence nearby on the south side of Jones. In addition, there are single-family residences to the east and north.
- 6. The existing A-1 Suburban District zoning designation calls for 5-acre parcel sizes and allows for a density of 1 dwelling unit per every 5 acres. Based on the total 10.85 acreage of Lot 13-B, two single family residences would be allowable.
- 7. A 12.09-acre area within Riverbend Estates subdivision was rezoned in 2010 to include the MHO Manufactured Housing Overlay (Council Ord. 10-2365), as shown in Figure 1 below.



Figure 1: Area shown in bright green above was rezoned by Council Ordinance 10-2365 to include MHO Manufactured Housing Overlay. This in the same subdivision Riverbend Estates as the subject property located at 12041 Jones Road (Google Earth).

- 8. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for an after-the-fact building permit and an electrical permit to turn on power to the manufactured house already onsite.

Consistency with New Directions 2040

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3544-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

