

Exhibit "A"

2026-4697-ZC

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in St. Tammany Parish, State of Louisiana, in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Fourteen (14), Township Five (5) South, Range Eleven (11) East, and being more fully described as follows:

Commencing at a stake set North 89 deg. 50 min. East 36 links from the Section corner common to Sections 10, 11, 14 and 15, Township 5 South, Range 11 East, run South 20.25 chains to stake, which is the point of beginning and the Northwest corner of the land herein described; thence from said point of beginning, run North 89 degrees 50 minutes East 19.80 chains; thence South 0 degrees 10 minutes East 7.59 chains; thence South 89 degrees 50 minutes West 19.82 chains; thence North 7.59 chains to the point of beginning. Said piece of ground containing 15.03 acres, as per survey made by C. R. Schultz, Surveyor, dated 29 December 1941 and 10 August 1950 and/or survey made by Land Surveying Inc., dated 18 May 1993.

Administrative Comment

August 6, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4697-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 northeast corner of LA Highway 1129 and Jim Sharp Road, Covington; S14, T5S, R11E; Ward 2, District 2 & 6

Petitioner: William J. Orazio, Jr.

Posted: June 22, 2026

Owner: William J. Orazio

Commission Hearing: July 7, 2026

Size: 15.03 acres

Determination: Approved as Amended



Current Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Housing Overlay)

Requested Zoning: R-2 (Rural Residential District, RO (Rural Overlay), & MHO (Manufactured Housing Overlay)

Future Land Use: Rural/Agriculture

Flood Zone: Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements: FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a 15.03-acre parcel from R-2 Rural Residential District, RO Rural Residential District, MHO Manufactured Housing Overlay to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the northeast corner of LA Highway 1129 and Jim Sharp Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	SA Suburban Agricultural District	R-1 Rural Residential District
10-2234	A-1 Suburban Residential District	MHO Manufactured Housing Overlay
10-2234	A-1 Suburban Residential District and MHO Manufactured Housing Overlay	RO Rural Overlay

Site and Structure Provisions

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

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), L-1 (Large Lot Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
South	Residential	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
East	Residential	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)

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West	Undeveloped	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
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- 3. As shown in Table 2, the subject site is flanked by residential property zoned R-1 Rural Residential District, RO Rural Residential District, & MHO Manufactured Housing Overlay and abuts property zoned L-1 (Large Lot Residential District), RO (Rural Residential District), and MHO (Manufactured Housing Overlay) to the north.
- 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.
 - a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300’.
- 5. The requested L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
 - a. The requested L-1 Large Lot Residential District requires parcel sizes of 1 acre or greater with a minimum lot width of 100’.
- 6. If approved, the applicant could apply for a minor subdivision to create parcel sizes of one acre or more.
- 7. Additional regulations imposed through any development process include:
 - a. 35’ no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps. If crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
 - b. No structures within 20’ from top of bank (each side) of the parish lateral. If crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/Agriculture: 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.

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2026-4697-ZC

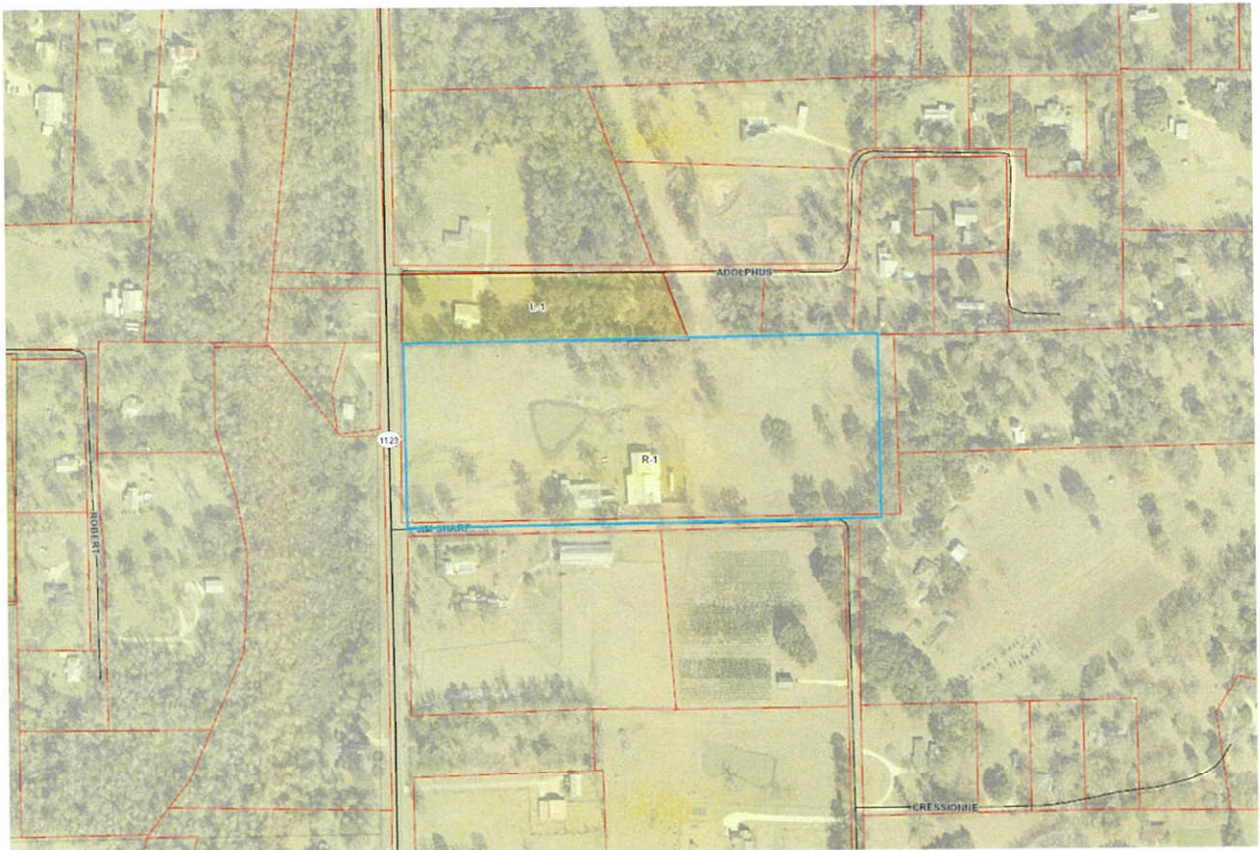
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- ii. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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.



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SECTION

FAIRHAVEN

L-1

1129

R-1

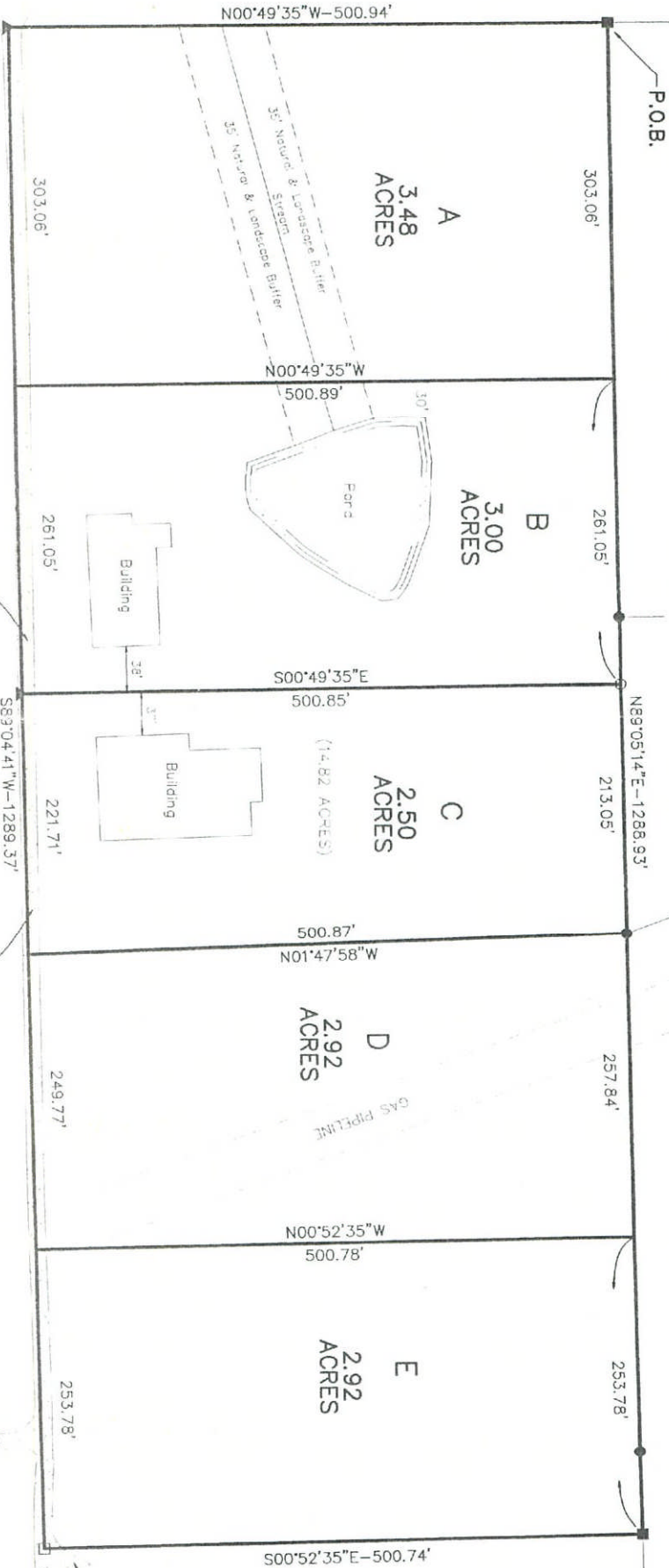
CRESSIONNE

THIS MAP IS FOR REZONING ONLY.

2026-4697-ZC



(LEE ROAD)
LA. HWY. 1129



JIM SHARP ROAD
(Asphalt)

Grave Drive
Asphalt

FINAL APPROVAL

PRELIMINARY

DIR. DEPT. OF ENGINEERING

PRELIMINARY

SECRETARY, PLANNING & ZONING COMM.

PRELIMINARY

CLERK OF COURT

PRELIMINARY

DATE

FILE NO

A MINOR SUBDIVISION OF A 14.82 ACRE PARCEL OF LAND, INTO PARCELS A, B, C, D & E, LOCATED IN SECTION 14, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference: A Survey Plot by Jeron Fitzmorris, Dated 5-18-1993, Job No. 6104

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is reported to be N89°50'E-23.76'; South-1335.84'; N89°50'E-17.43' from the Section Corner common to Sections 10, 11, 14 & 15, T-5-S, R-11-E, St. Tammany Parish, Louisiana

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES 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 IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A 'D' SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:IXI.

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

PRELIMINARY

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LC. NO. 4904

This property is located in Flood Zone C,
per FEMA Map No. 225205 0150 C,
Dated 10-17-1989



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

WILLIAM J. ORAZIO

SCALE: 1" = 110'

DATE: 5-20-2026

DRAWN BY

JWG

PROPERTY LOCATED IN SECTION 14, T-5-S,
R-11-E, ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4697-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 6-22-26 by MP

2026 10:08



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JUN 22 2026 10:08