

EXHIBIT A

2025-4488-ZC

Legal Description

Parcel A

A certain parcel of land located in Section 21, Township 5 South, Range 11 East Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section corner common to Sections 21, & 22, Township 5 South, Range 11 East, and measure West a distance of 1236.80 feet, Thence North 02°00' 00" West a distance of 90.40 feet, Thence North 87°5 1' 21" West a distance of 200.04 feet the POINT OF BEGINNING

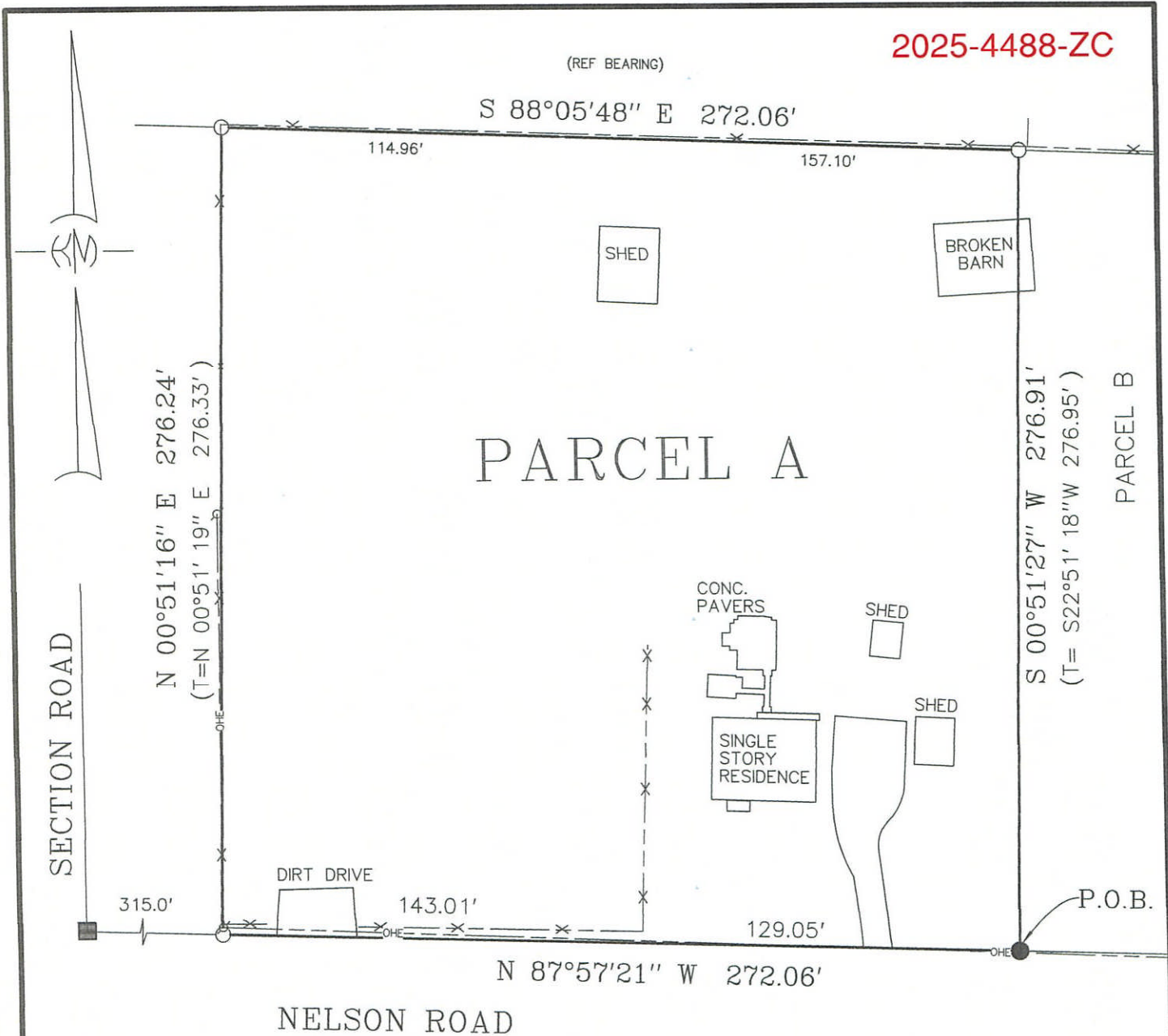
From the POINT OF BEGINNING measure North 87°57' 2 1" West a distance of 272.06 feet to a point;

Thence North 00°5 1'16" East a distance of 276.24 feet to a point;

Thence South 88°05' 48" East a distance of 272.06 feet to a point;

Thence South 00°5 1'27" West a distance of 276.9 1 feet to a point;

which is the POINT OF BEGINNING, and containing 1.72 acre(s) of land, more or less.



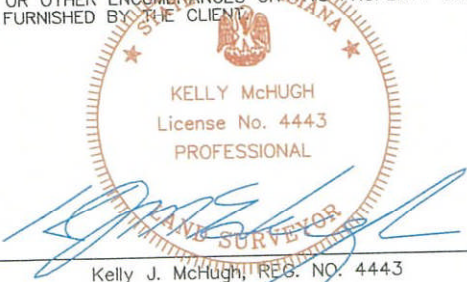
THE P.O.B. IS DESCRIBED AS BEING
WEST 1236.80', THENCE N 02°00' 00" W 90.40',
THENCE N 87°51' 21" W 200.04' FROM THE
1/4 SECTION CORNER COMMON TO SECTIONS 21 & 22,
T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0150 C; REV.10-17-1989

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



CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:
LEGAL DESCRIPTION OF 1.72 ACRES,
FILED AS INSTRUMENT NO. 2451969

BOUNDARY SURVEY OF:

PARCEL A, BEING 1.72 ACRES
SECTION 21, T-5-S, R-11-E, G.L.D.,
ST.TAMMANY PARISH, LOUISIANA

PREPARED FOR:

COLIN KAPPE

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 50'	DATE:	08-25-25
DRAWN:	CCM	JOB NO.:	25-120
REVISED:			



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2025-4488-ZC

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

02/03/2026

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

14 JAN 2026 23:08

March 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2025-4488-ZC



PLANNING & DEVELOPMENT
Ross Liner
Director

MICHAEL B. COOPER
PARISH PRESIDENT

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Nelson Road east of Section Road, being 18335 Nelson Road, Covington; S21, T5S, R11E; Ward 2, District 6

Petitioner: Nancy Ann Waguespack **Posted:** January 14, 2026
Owner: Nancy Ann Waguespack **Commission Hearing:** February 3, 2026
Size: 1.72 acres **Determination:** Approved



Current Zoning:

R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Requested Zoning:

L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Future Land Use: Rural/Agricultural

Flood Zone:
Effective Flood Zone: C
Preliminary Flood Zone: X

Critical Drainage: No

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

FINDINGS

1. The applicant is requesting to rezone 1.72 acres from R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay) to L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay). The parcel is located on the north side of Nelson Road east of Section Road, Covington.

Zoning History

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

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	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)
South	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)
East	Developed	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

March 5, 2026

Department of Planning and Development

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2025-4488-ZC



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West	Developed	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)
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3. As shown in Table 2, the site is boarded by properties which are developed with existing residential uses and undeveloped property with a zoning classification of R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay).
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.
 - a. The minimum lot size requirements include 5 acres with a minimum lot width of 300'.
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. The RO (Rural Overlay) is established to permit agriculture uses, 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.

The following permitted uses shall be allowed in the RO (Rural Overlay), in addition to those uses permitted in the base zoning district. No structure or land shall be devoted to any use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived.

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*

7. The requested L-2 (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-2 (Large Lot Residential District) is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers.
 - a. The L-2 (Large Lot Residential District) requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
8. If approved, the applicant could apply for a minor subdivision to create 2 separate parcels of land and apply for a building permit on the newly created vacant parcel.

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

Zoning Meeting

Department of Planning and Development

February 3, 2026

St. Tammany Parish, Louisiana

2025-4488-ZC

March 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
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diverse community.

The proposed zoning change **is not 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.

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 conditions, 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.

