

EXHIBIT "A"

2026-4521-ZC

THAT CERTAIN PARCEL OR PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Beatty Acres Estates in Section 23, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, wherein subject property is more particularly described as follows, to-wit:

The southwesterly corner of Lot 14-A of Beatty Acres Estates, being located on the easterly boundary of Buras Ranch Road, serves as the Point of Beginning.

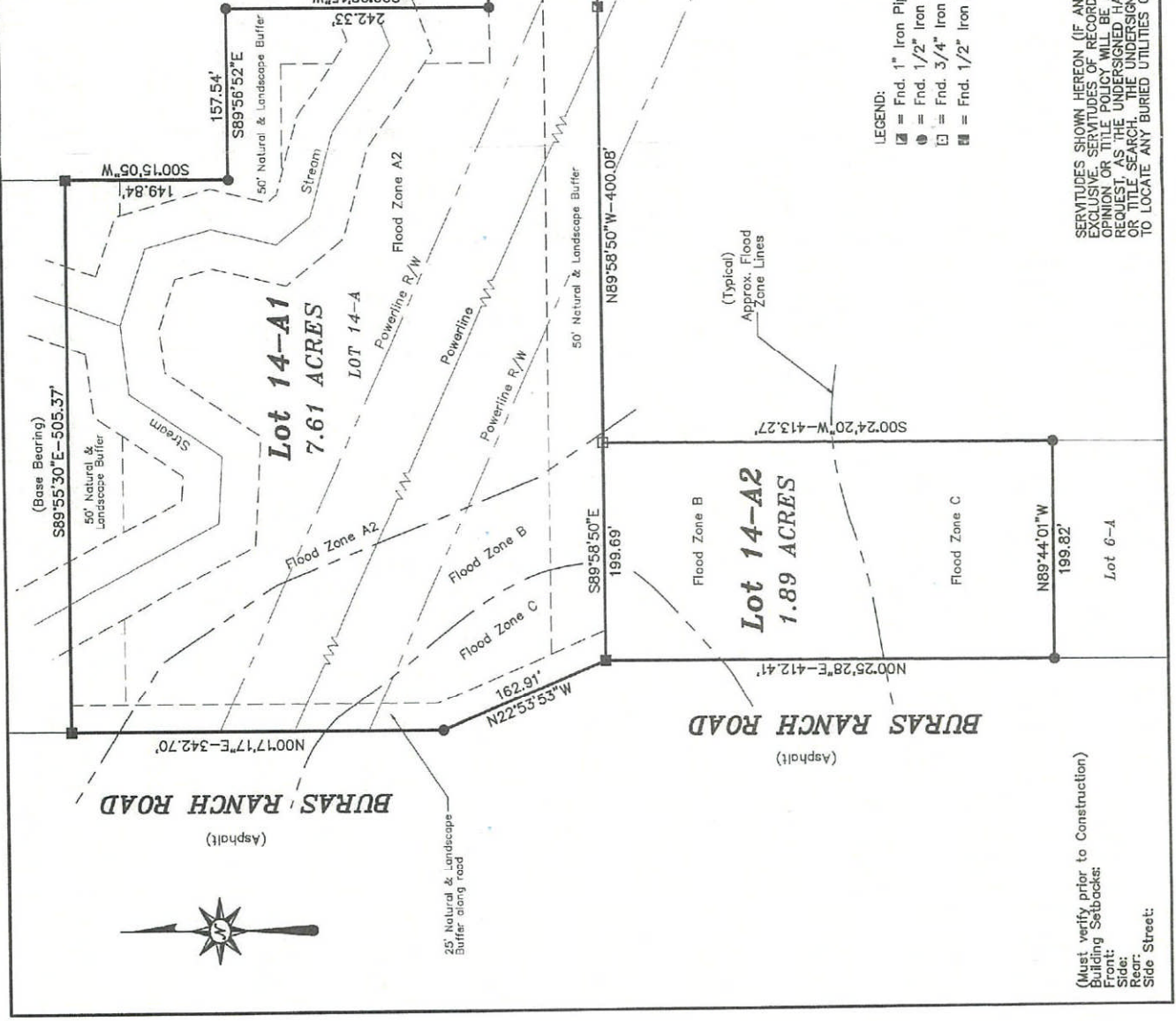
From the Point of Beginning, thence go along the easterly boundary of Buras Ranch Road North 00 degrees 25 minutes 28 seconds, East a distance of 412.41 feet to an iron; thence go South 89 degrees 58 minutes 50 seconds East a distance of 199.69 feet to an iron; thence go South 00 degrees 24 minutes 20 seconds West a distance of 413.27 feet to an iron; go North 89 degrees 44 minutes 01 seconds West a distance of 199.82 feet back to the Point of Beginning.

This parcel, being the southerly portion of Lot 14-A of Beatty Acres Estates, comprises 1.89 Acres.

All as more fully shown on the survey of Land Surveying LLC dated October 28, 2025.

FINAL APPROVAL
PRELIMINARY
 CHAIRMAN OF PLANNING & ZONING COMM.
PRELIMINARY
 DIR. DEPT. OF ENGINEERING
PRELIMINARY
 SECRETARY OF PLANNING & ZONING COMM.
PRELIMINARY
 CLERK OF COURT
PRELIMINARY
 DATE _____ FILE NO. _____

A RESUBDIVISION OF LOT 14-A, INTO LOTS 14-A1 & 14-A2, BEATTY ACRES ESTATES, IN SECTION 23 T7S, R11E, ST. TAMMANY PARISH, LOUISIANA
 Reference: A Reconfiguration Map by this Firm of Lots 13 & 14-A, File Date 12-28-2014, File No. 5332 B, Clerk of Courts Office (Based Bearings)
 This property is located in Flood Zone A2, B & C, per FEMA Map No. 225205 0245 C, Dated 10-17-1989



*THIS PLAT IS FOR A REVIEW ONLY.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.
 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
 L.C. NO. 4894

LS
 Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

SAM CAMP

SCALE: 1" = 110'	DRAWN BY: JWG
DATE: 10-28-2025	SURVEY NUMBER
LOCATED IN LOT 14-A, BEATTY ACRES ESTATES, ST. TAMMANY PARISH, LA.	

- LEGEND:
- = Fnd. 1" Iron Pipe
 - = Fnd. 1/2" Iron Rod
 - = Fnd. 3/4" Iron Pipe
 - = Fnd. 1/2" Iron Pipe

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES 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.

(Must verify prior to Construction)
 Building Setbacks:
 Front:
 Side:
 Rear:
 Side Street:

2026-4521-ZC

Little Creek

D04DW01019

L-1

Little Creek

R-2

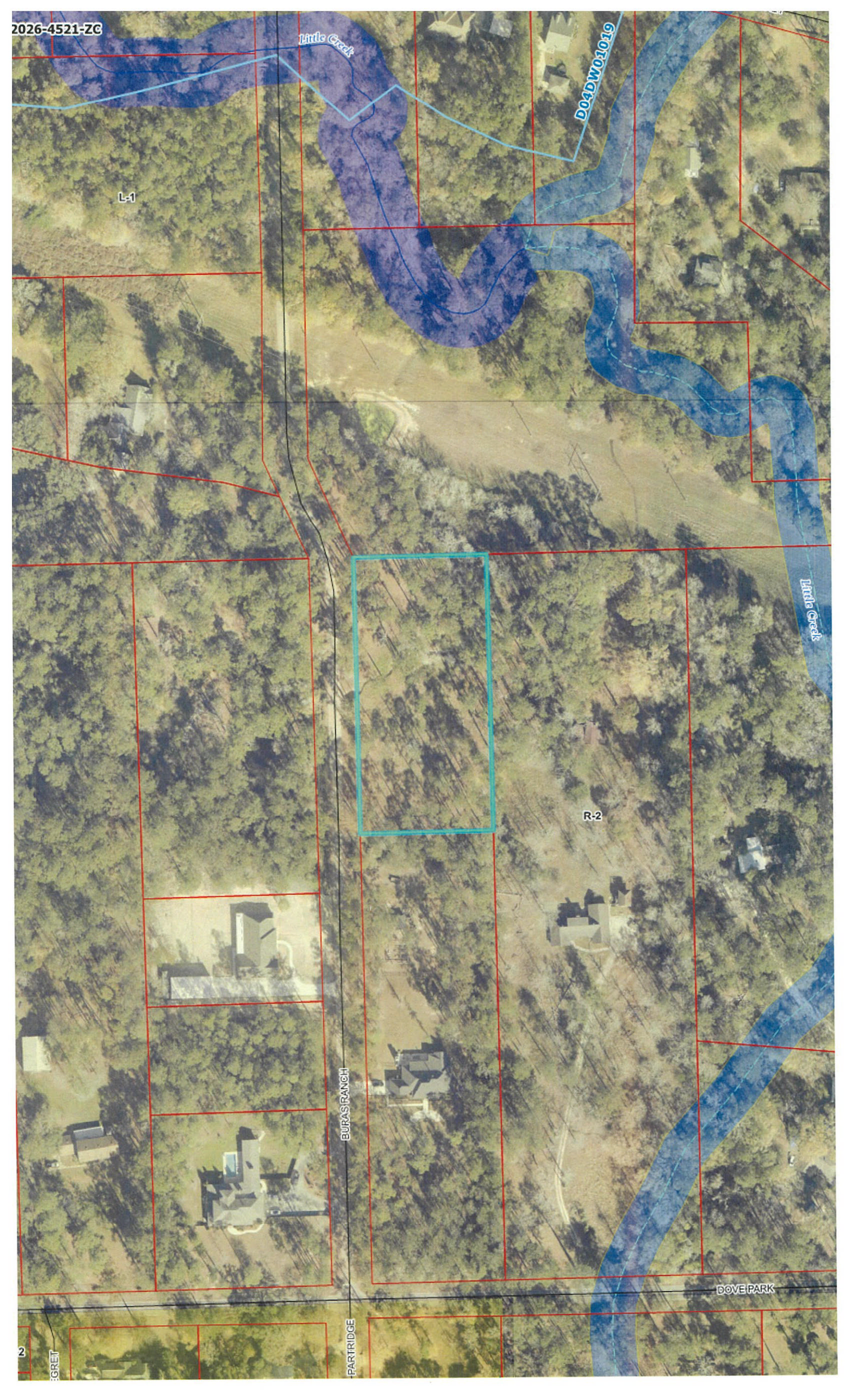
BURAS RANCH

DOVE PARK

PARTRIDGE

EGRET

2



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4521-ZC

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

03/09/2026

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

Posted on 2-10-26 by MP

FEB 10 2026 10:04

2026-4521-ZC

Administrative Comment

April 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4521-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 Buras Ranch Road, north of Dove Park Road, Covington; S23, T7S, R11E; Ward 4, District 5

Petitioner: Jones Fussell LLP – Jeffery Schoen

Posted: February 10, 2026

Owner: McCalman LLC – Samuel M. Camp

Commission Hearing: March 9, 2026

Size: 1.89 acres

Determination: Approved



Current Zoning:

R-2 Rural Residential District

Requested Zoning:

L-1 Large Lot Residential District

Future Land Use: Residential: Low-Intensity

Flood Zone:

Effective Flood Zone: A2

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements: BFE is 15 + 1' Freeboard = 16'FFE

FINDINGS

1. The applicant is requesting to rezone 1.89-acres from R-2 (Rural Residential District) to L-1 (Large Lot Residential District). The parcel is located on the east side of Buras Ranch Road, north of Dove Park Road, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-080B	Unknown	A-2
09-2116	A-2	R-2 (Rural Residential District)

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District)
South	Residential	R-2 (Rural Residential District)
East	Residential	R-2 (Rural Residential District)
West	Residential	R-2 (Rural Residential District)

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5. The subject site abuts property zoned L-1 (Large Lot Residential District) to the north and R-2 (Rural Residential District) to the south, east, and west.
6. The purpose of the existing R-2 Rural Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The R-2 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 required within the R-2 Rural Residential District is 3 acres with a minimum lot width of 200'.
7. The purpose of the requested L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
 - a. The minimum lot size required within the L-1 Large Lot Residential District is 1 acre with a minimum lot width of 150'.
8. If approved, the applicant may apply for a minor subdivision to create one 1-acre or larger parcel.

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.

Standards for Review (Sec. 200-3.3.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.

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