

EXHIBIT "A"

2024-4057-ZC

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN SECTION 30, TOWNSHIP 6 SOUTH – RANGE 11 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT REPORTED TO BE N89°53'37"W A DISTANCE OF 2336.68 FEET, S58°34'20"E A DISTANCE OF 412.42 FEET; S59°29'04"E A DISTANCE OF 2679.34 FEET, AND S00°04'09"W A DISTANCE OF 137.43 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 6 SOUTH RANGE 10 EAST AND SECTIONS 19 AND 30, TOWNSHIP 6 SOUTH-RANGE 11 EAST, SAID POINT BEING ON THE CENTERLINE OF PENN MILL ROAD, AND MARKED WITH A MAG NAIL SET; THENCE S00°49'54"E ALONG SAID CENTERLINE A DISTANCE OF 2179.77 FEET TO THE POINT OF BEGINNING;

THENCE S00°49'54"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 283.39 FEET TO A MAG NAIL SET ON NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 190 (RONALD REAGAN HIGHWAY); THENCE N86°09'38"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 335.91 FEET TO A 1 1/2" IRON PIPE FOUND; THENCE, DEPARTING SAID RIGHT OF WAY LINE, N00°42'03"W A DISTANCE OF 253.18 FEET TO A POINT; THENCE N88°40'44"E A DISTANCE OF 334.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 2.060 ACRES, INCLUSIVE OF ANY PORTION IN RIGHT OF WAY FOR PENN MILL ROAD, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

AND

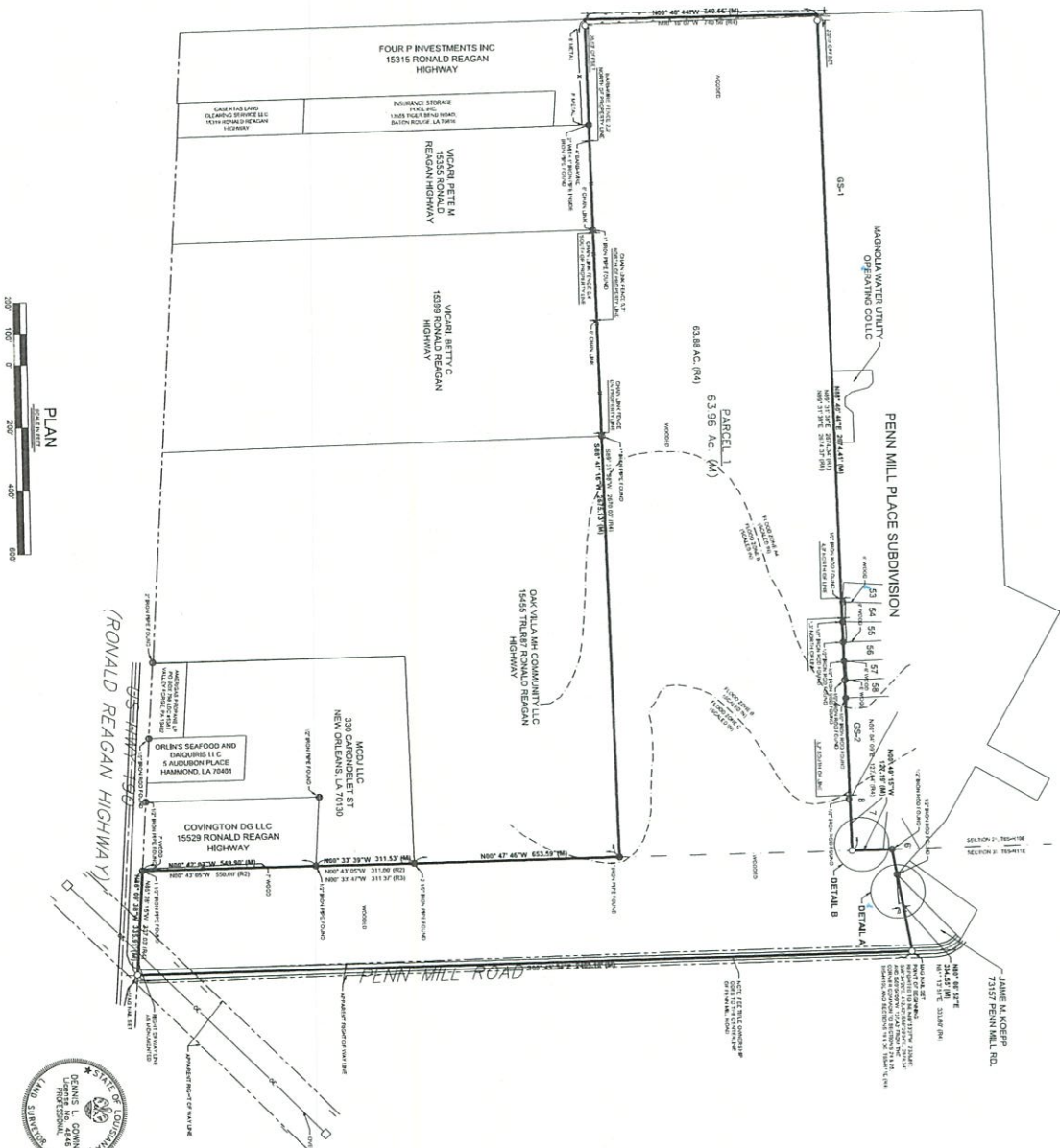
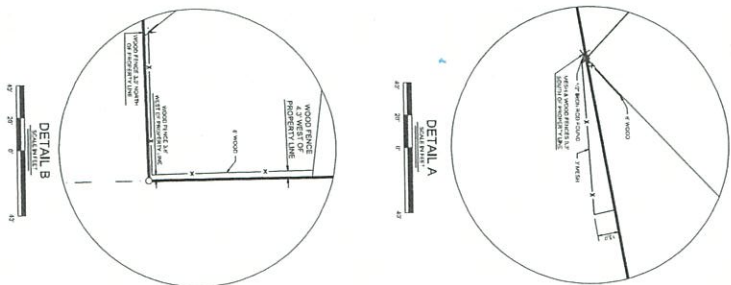
A CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN SECTION 25, TOWNSHIP 6 SOUTH, -RANGE 10 EAST AND SECTION 30, TOWNSHIP 6 SOUTH – RANGE 11 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT REPORTED TO BE N89°53'37"W A DISTANCE OF 2336.68 FEET, S58°34'20"E A DISTANCE OF 412.42 FEET; S59°29'04"E A DISTANCE OF 2679.34 FEET, AND S00°04'09"W A DISTANCE OF 137.43 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 6 SOUTH RANGE 10 EAST AND SECTIONS 19 AND 30, TOWNSHIP 6 SOUTH-RANGE 11 EAST, SAID POINT BEING ON THE CENTERLINE OF PENN MILL ROAD, AND MARKED WITH A MAG NAIL SET;

THENCE S00°49'54"E ALONG SAID CENTERLINE A DISTANCE OF 2179.77 FEET TO A POINT; THENCE S88°40'44"W, DEPARTING SAID CENTERLINE, A DISTANCE OF 334.23 FEET TO A POINT; THENCE N00°42'03"W A DISTANCE OF 296.72 FEET TO A 1/2" IRON PIPE FOUND; THENCE N00°33'39"W A DISTANCE OF 311.53 FEET TO A 2 1/2" IRON PIPE FOUND; THENCE N00°47'46"W A DISTANCE OF 653.59 FEET TO A 2" IRON PIPE FOUND; THENCE S88°41'16"W A DISTANCE OF 2675.13 FEET TO A POINT; THENCE N00°40'44"W A DISTANCE OF 740.56 FEET TO A POINT; THENCE N88°40'44"E A DISTANCE OF 2674.41 FEET TO A CAPPED (VF804) 5/8" IRON ROD SET; THENCE N01°49'15"W A DISTANCE OF 127.19 FEET TO A 1/2" IRON ROD FOUND; THENCE N80°06'52"E A DISTANCE OF 344.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 61.90 ACRES AND IS SUBJECT TO ANY SERVITUDE OR RESTRICTIONS OF RECORD.

BOUNDARY SURVEY

OF PINEY RIDGE ESTATES
A 63.96 AC. TRACT OF LAND SITUATED IN
SECTION 25, TOWNSHIP 6 SOUTH - RANGE 10 EAST,
SECTION 30, TOWNSHIP 6 SOUTH - RANGE 11 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

VICINITY MAP
NOT TO SCALE

NOT TO SCALE

LEGEND

- CAPED AIR MOUN NOO SET (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- FLOOD ZONE LINE
- OVERHEAD TRANSMISSION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK
- TRAIL LINE

FLOOD ZONE NOTE

FLOOD ZONE: A1, B, AND C
 BASE FLOOD ELEVATION: A1: 25' B AND C: NOT INDICATED
 COMMUNITY PANEL NO. 22505 0210 C
 EFFECTIVE DATE: 10/17/1989
 CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.

REFERENCES

- [illegible]

THE SEVERITIES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THE SURVEYOR BY THE LANDOWNER. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND REASONABLE DUE DILIGENCE AS SHOWN. TITLE VARIATIONS NOT RECORDED IN PREPARATION OF THIS SURVEY.

CLASS 'C' SURVEY.

DATE OF SURVEY: 10/30/2024

DATE OF SURVEY: 10/30/2024

Dennis L. Down

DENNIS L. DOWN, P.L.S., LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DDOWN@DDGPRC.COM

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BOUNDARY SURVEY

COVINGTON, LOUISIANA
ST. TAMMANY PARISH
PRECISION DEVELOPMENT GROUP, LLC

COVINGTON, LOUISIANA
ST. TAMMANY PARISH
PRECISION DEVELOPMENT GROUP, LLC

DDC
16364 E. BREWSTER ROAD | SUITE 10
COVINGTON, LA
985.245.6180
SURVEY

PROJECT NO. 24-145

11/06/2024

CHECKED
DRAWN BY

DRAWN BY ME

二



SITE ANALYSIS TABLE	
SITE ACREAGE	61.77
107 LOTS	30
123 LOTS	133
TOTAL LOTS	163
LINEAR FOOT OF ROADWAY	7,653
TOTAL STORMWATER	5.10
MANAGEMENT AREA (AC)	2.27
COMMERCIAL TRACT (AC)	0.29
COMMON AREA / MAIL KIOSK (AC)	2.57

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS

1. THE ABOVE IS NOT A TRAFFIC SIGNAL, TURN LANE, ETC., SELECTED ON THIS PLAN.
2. THIS PLAN IS NOT APPROVED BY ANY GOVERNMENT AGENCIES.
3. THIS PLAN IS A CONCEPTUAL LAYOUT FOR THE PROPOSED DEVELOPMENT. IT HAS NOT BEEN ASSIGNED CONTROLLING ZONING OR SPECIFIC REAL ESTATE NEGOTIATIONS.
4. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC. DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATE.
5. FLOOD ZONE INFORMATION, INCLUDING ANY FLOOD ELEVATION, PULLED FROM FEMA FLOOD ZONE INFORMATION.
6. FLOOD ZONE INFORMATION, INCLUDING ANY FLOOD ELEVATION, PULLED FROM FEMA FLOOD ZONE INFORMATION.
7. REQUIREMENTS AND AVAILABILITY OF UTILITY SERVICES.

CONCEPTUAL SITE PLAN



**PRELIMINARY NOT
FOR
CONSTRUCTION**



COVINGTON RESIDENTIAL DEVELOPMENT

HWY 190
COVINGTON, LA
PRECISION DEVELOPMENT GROUP, LLC

PROJECT NO. 241459

SUBSTANTIAL NAME

10/11/2019

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P-2

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ZONING STAFF REPORT
2024-4057-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 on the west side of Penn Mill Road, north of US Highway 190 (Ronald Regan Highway), Covington; S25 & S30, T6S, R10S,11E; Ward 3, District 3
Council District: 3
Petitioner: Precision Development Group, LLC – Derek Pelloquin
Posted: December 18, 2024
Owner: L & HB Properties, LTD – Laurel Stuckey
Commission Hearing: January 7, 2025
Size: 63.96 acres
Determination: Denied



Current Zoning
R-2 (Rural Residential District)
RO (Rural Overlay)

Requested Zoning
S-1 (Suburban Residential District)
and PF-1 (Public Facilities District)

Future Land Use
Commercial, Residential: Medium-Intensity,
Residential: Low-Intensity

Flood Zone
Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage:
Yes

Elevation Requirements:
BFE 29.5' + 1' Freeboard = 30.5' FFE

FINDINGS

1. The applicant is requesting to rezone the 63.96-acre parcel from R-2 Rural Residential District to S-1 Suburban Residential District and PF-1 Public Facilities District. The property is located on the east side of Penn Mill Road, north of US Highway 190 (Ronald Regan Highway), Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	R-2 Rural Residential	R-2 Rural Residential District

Site and Structure Provisions

3. The site is currently undeveloped.



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	PUD Planned Unit Development (Penn Mill Place Subdivision)
South	Residential (Single-Family Dwellings & Oak Villa Mobile Home Park)	R-2 Rural Residential District and RO Rural Overlay
East	Residential	R-2 Rural Residential District and RO Rural Overlay
West	Undeveloped	R-2 Rural Residential District and RO Rural Overlay

- 5. The subject site abuts the Penn Mill Place subdivision to the north zoned PUD Planned Unit Development, and residential property to the south, east, and west zoned R-2 Rural Residential District.
- 6. The existing R-2 Rural Residential District requires a minimum parcel size of 3 acres and a minimum lot width of 200 feet. The proposed S-1 Suburban Residential District calls for a minimum lot area of 11,000sqft (.25 acres) and a minimum lot width of 90 feet.
- 7. The zoning change request also includes a request to rezone a 2.27-acre portion of the property to PF-1 Public Facilities District, which requires a minimum lot size of 20,000sqft and width of 60ft/80ft, depending the availability of central water & sewer.
- 8. The objective of the request is to allow for the creation of a 163-lot residential subdivision on 61.77 acres, and to construct a fire station on 2.27 acres.
- 9. If approved, the applicant will have to apply for a major subdivision and must go through Conceptual and Final Subdivision review with the St. Tammany Parish Planning & Zoning Commission.

Additional Development Requirements:

- 10. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
 - a. 100' Scenic River No-Cut Buffer from top of bank (each side) of the Pruden Creek. Contact the Louisiana Department of Wildlife and Fisheries in regards to any fill and clearing and any proposed buildings within the 100' buffer. Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.
 - b. 35' No-Cut Buffer from top of bank (each side) of the intermittent waterways on the property. If the applicant plans on 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.
 - c. No structures within 20' of the parish lateral.



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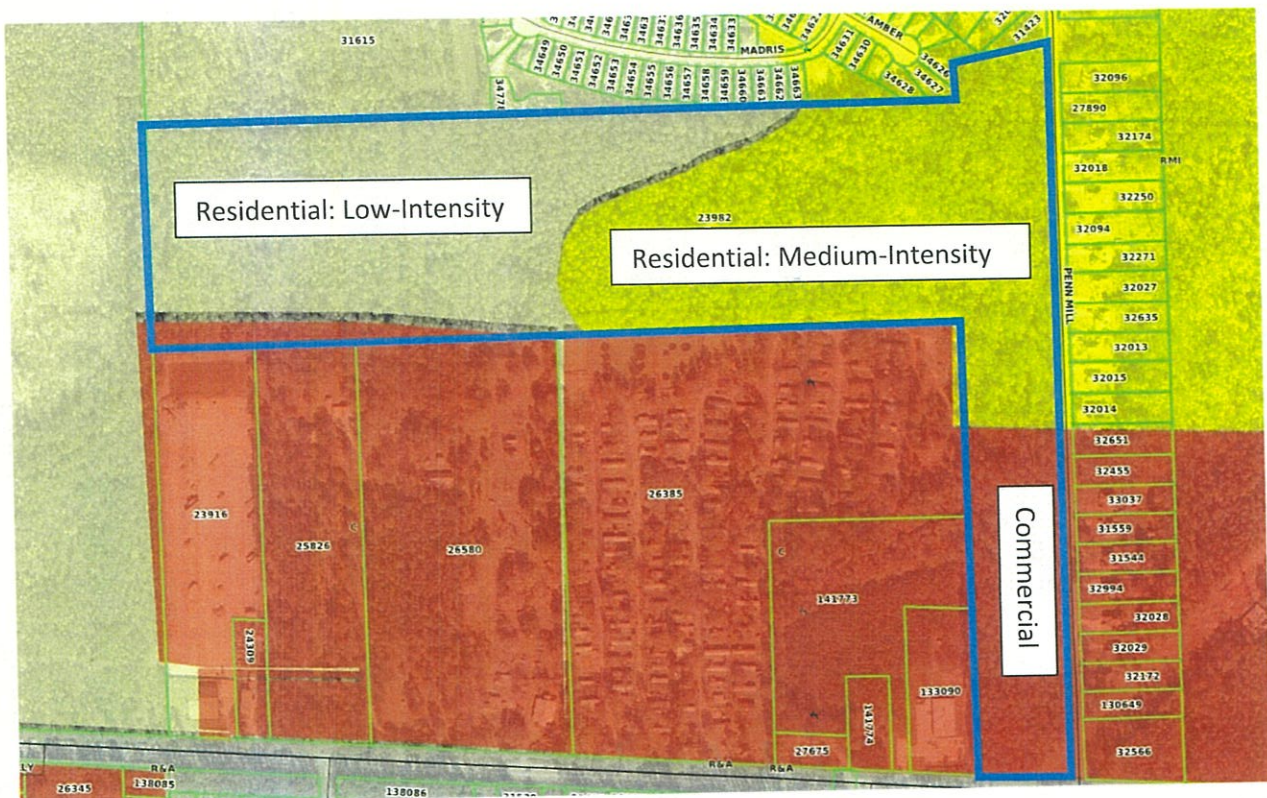
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Commercial: Areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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 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.



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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

