

EXHIBIT "A"

2024-4101-ZC

A parcel of land located in Section 25, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section Corner common to Sections 23, 24, 25 & 26 in said township and range being a Concrete Monument found; Thence South 00 degrees 07 minutes 34 seconds East 2667.84 feet to a 1-inch iron pipe found being the Point of Beginning,

Thence North 89 degrees 53 minutes 13 seconds East 548.35 feet to a point on the West Side of Pruden Road; Thence run along the West Side of said Road for the following four courses; Thence South 19 degrees 36 minutes 04 seconds West 121.36 feet to a point; Thence South 13 degrees 50 minutes 41 seconds West 151.26 feet to a point; Thence South 06 degrees 09 minutes 29 seconds West 116.62 feet to a point; Thence South 04 degrees 17 minutes 11 seconds West 691.69 feet to a point on the North Side of U.S. Highway 190 (A.K.A. Ronald Reagan Highway); Thence North 85 degrees 24 minutes 42 seconds West 406.72 feet along the north side of said highway to a 4-inch iron pipe found; Thence North 00 degrees 06 minutes 02 seconds West 1033.28 feet to the Point of Beginning, containing 10.95 Acres.

AND

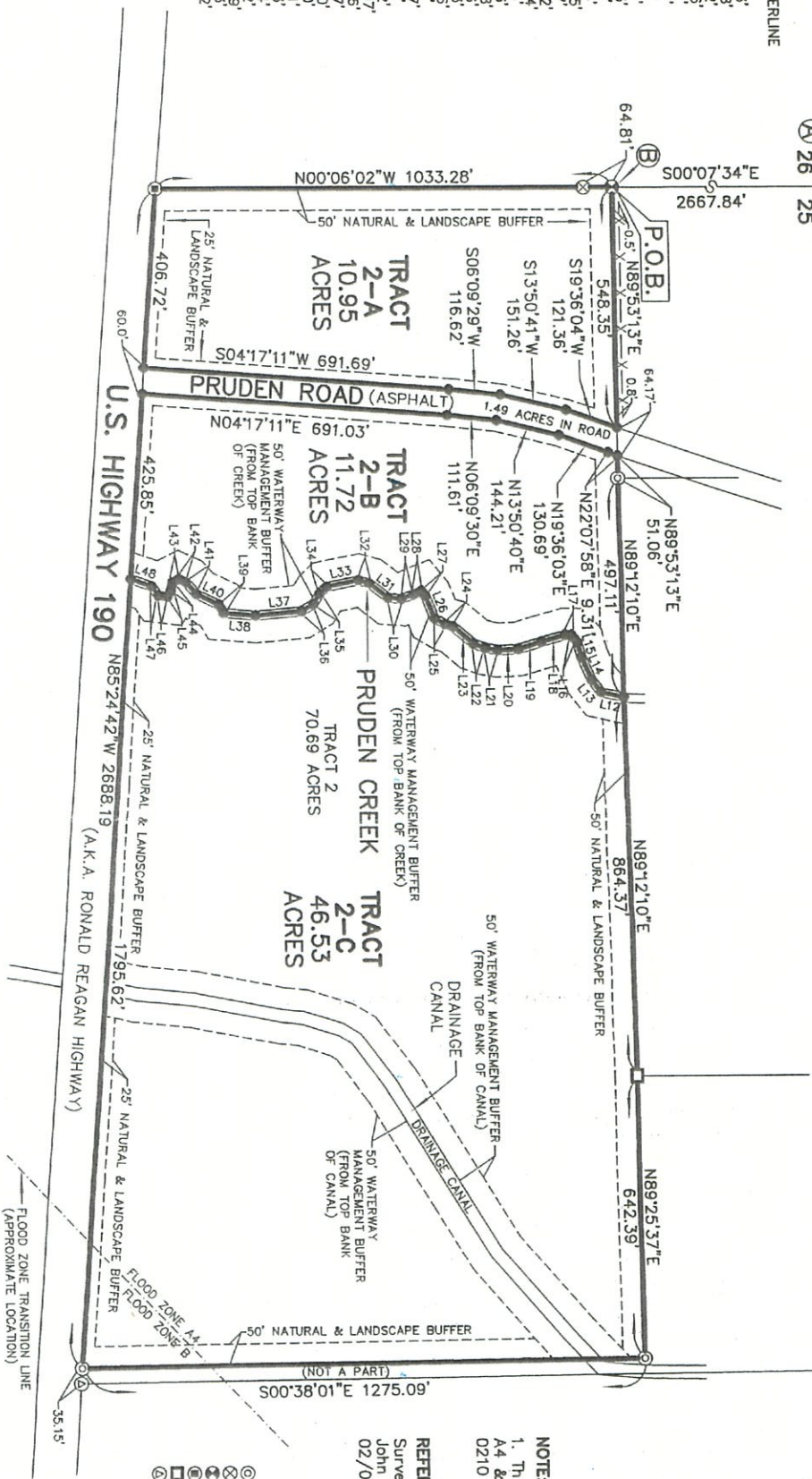
A parcel of land located in Section 25, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section Corner common to Sections 23, 24, 25 & 26 in said township and range being a Concrete Monument found; Thence South 00 degrees 07 minutes 34 seconds East 2667.84 feet to a 1-inch iron pipe found; Thence North 89 degrees 53 minutes 13 seconds East 612.52 feet to a point on the East Side of Pruden Road being the Point of Beginning, Thence North 89 degrees 53 minutes 13 seconds East 51.06 feet to a 1/2-inch iron rod found; Thence North 89 degrees 12 minutes 10 seconds East 497.11 feet to a point located in the center of Pruden Creek; Thence meander along the centerline of Pruden Creek for the following thirty-seven courses; Thence South 12 degrees 26 minutes 06 seconds West 52.63 feet to a point; Thence South 52 degrees 46 minutes 47 seconds West 34.28 feet to a point; Thence South 66 degrees 16 minutes 07 seconds West 55.72 feet to a point; Thence South 74 degrees 02 minutes 44 seconds West 33.96 feet to a point; Thence South 50 degrees 00 minutes 25 seconds West 21.41 feet to a point; Thence South 01 degree 36 minutes 56 seconds West 13.97 feet to a point; Thence South 15 degrees 31 minutes 12 seconds East 54.68 feet to a point; Thence South 16 degrees 55 minutes 59 seconds East 54.77 feet to a point; Thence South 02 degrees 39 minutes 13 seconds East 46.85 feet to a point; Thence South 10 degrees 15 minutes 53 seconds West 28.18 feet to a point; Thence South 19 degrees 15 minutes 14 seconds West 28.54 feet to a point; Thence South 39 degrees 55 minutes 30 seconds West 59.95 feet to a point; Thence South 14 degrees 53 minutes 54 seconds West 17.97 feet to a point; Thence South 29 degrees 45 minutes 26 seconds West 27.52 feet to a point; Thence South 67 degrees 46 minutes 43 seconds West 55.24 feet to a point; Thence South 51 degrees 20 minutes 01 second West 13.36 feet to a point; Thence South 22 degrees 33 minutes 22 seconds East 18.43 feet to a point; Thence South 20 degrees 44 minutes 05 seconds East 29.58 feet to a point; Thence South 04 degrees 28 minutes 19 seconds West 31.06 feet to a point; Thence South 38 degrees 13 minutes 53 minutes West 54.63 feet to a point; Thence South 15 degrees 59 minutes 34 seconds West 24.36 feet to a point; Thence South 11 degrees 22 minutes 13 seconds East 73.80 feet to a point; Thence South 44 degrees 43 minutes 05 seconds East 22.27 feet to a point; Thence South 59 degrees 01-minute 13 seconds East 27.17 feet to a point; Thence South 30 degrees 42 minutes 44 seconds East 31.92 feet to a point; Thence South 05 degrees 08 minutes 13 seconds East 105.07 feet to a point; Thence South 04 degrees 36 minutes 58 seconds West 72.86 feet to a point; Thence South 59 degrees 48 minutes 39 seconds West 21.37 feet to a point; Thence South 25 degrees 40 minutes 36 seconds West 56.10 feet to a point; Thence South 49 degrees 05 minutes 10 seconds West 36.80 feet to a point; Thence South 24 degrees 45 minutes 54 seconds West 16.51 feet to a point; Thence South 26 degrees 28 minutes 45 seconds East 16.73 feet to a point; Thence South 79 degrees 40 minutes 06 seconds East 18.04 feet to a point; Thence South 59 degrees 30 minutes 06 seconds East 17.42 feet to a point; Thence South 06 degrees 45 minutes 03 seconds West 20.79 feet to a point; Thence South 55 degrees 13 minutes 18 seconds West 26.53 feet to a point; Thence South 19 degrees 37 minutes 04 seconds West 49.02 feet to a point located on the North Side of U. S. Highway 190 (A.K.A. Ronald Reagan Highway); Thence North 85 degrees 24 minutes 42 seconds West 425.85 feet along the North Side of said highway to a point on the East Side of Pruden Road; Thence run along the East Side of Pruden Road for the following five courses; Thence North 04 degrees 17 minutes 11 seconds East 691.03 feet to a point; Thence North 06 degrees 09 minutes 30 seconds East 111.61 feet to a point; Thence North 13 degrees 50 minutes 40 seconds East 144.21 feet to a point; Thence North 19 degrees 36 minutes 03 seconds East 130.69 feet to a point; Thence North 22 degrees 07 minutes 58 seconds East 9.31 feet to the Point of Beginning, containing 11.72 Acres.

SECTION CORNER 23 24
25 26

LINE TABLE ALONG THE CENTERLINE
OF PRUDEN CREEK

L12 =	S12°26'06"W	52.53'
L13 =	S52°46'47"W	34.28'
L14 =	S66°16'07"W	55.72'
L15 =	S74°02'44"W	33.96'
L16 =	S50°00'25"W	21.41'
L17 =	S01°36'56"W	13.97'
L18 =	S18°31'12"E	54.68'
L19 =	S16°53'59"E	54.77'
L20 =	S02°39'13"E	46.83'
L21 =	S10°15'53"W	28.18'
L22 =	S19°15'14"W	28.54'
L23 =	S39°55'30"W	59.95'
L24 =	S14°53'54"W	17.97'
L25 =	S29°45'26"W	27.52'
L26 =	S67°46'43"W	55.24'
L27 =	S51°20'01"W	13.36'
L28 =	S22°33'22"E	18.43'
L29 =	S20°44'05"E	29.58'
L30 =	S04°28'19"W	31.06'
L31 =	S38°13'53"W	54.63'
L32 =	S15°59'34"W	24.36'
L33 =	S11°22'13"E	73.80'
L34 =	S44°43'05"E	22.27'
L35 =	S59°01'13"E	31.92'
L36 =	S30°42'44"E	27.17'
L37 =	S05°08'13"E	105.07'
L38 =	S04°36'58"W	72.86'
L39 =	S59°48'39"W	21.37'
L40 =	S23°40'36"W	56.10'
L41 =	S49°05'10"W	36.80'
L42 =	S24°45'54"W	16.51'
L43 =	S26°28'45"E	16.73'
L44 =	S79°40'08"E	19.04'
L45 =	S59°30'06"E	17.42'
L46 =	S08°45'03"W	20.79'
L47 =	S55°13'18"W	26.53'
L48 =	S19°37'04"W	49.02'



REFERENCE BEARING:
From Concrete Monument (A)
to Iron Pipe (B)
S00°07'34"E
(per Reference Survey)

NOTE:
1. This property is located in Flood Zones A4 & B, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

REFERENCE SURVEY:
Survey for Decatur Enterprises, LLC by
John G. Cummings, Surveyor, dated
02/09/2022, Job No. 22022.

- LEGEND
- ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = 1" IRON PIPE FOUND
 - ⊙ = 1" IRON PIPE FOUND
 - ⊙ = 4" IRON PIPE FOUND
 - ⊙ = CONCRETE MONUMENT FOUND
 - ⊙ = 1-1/4" IRON PIPE FOUND

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

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



605 N. JEFFERSON AVE
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 892-1649
Fax (985) 892-8550

PLAT PREPARED FOR:
TERRYLAND, LLC

SHOWING A SURVEY OF: MINOR SUBDIVISION OF TRACT 2 CONTAINING 70.69 ACRES INTO TRACT 2-A, TRACT 2-B AND TRACT 2-C, LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

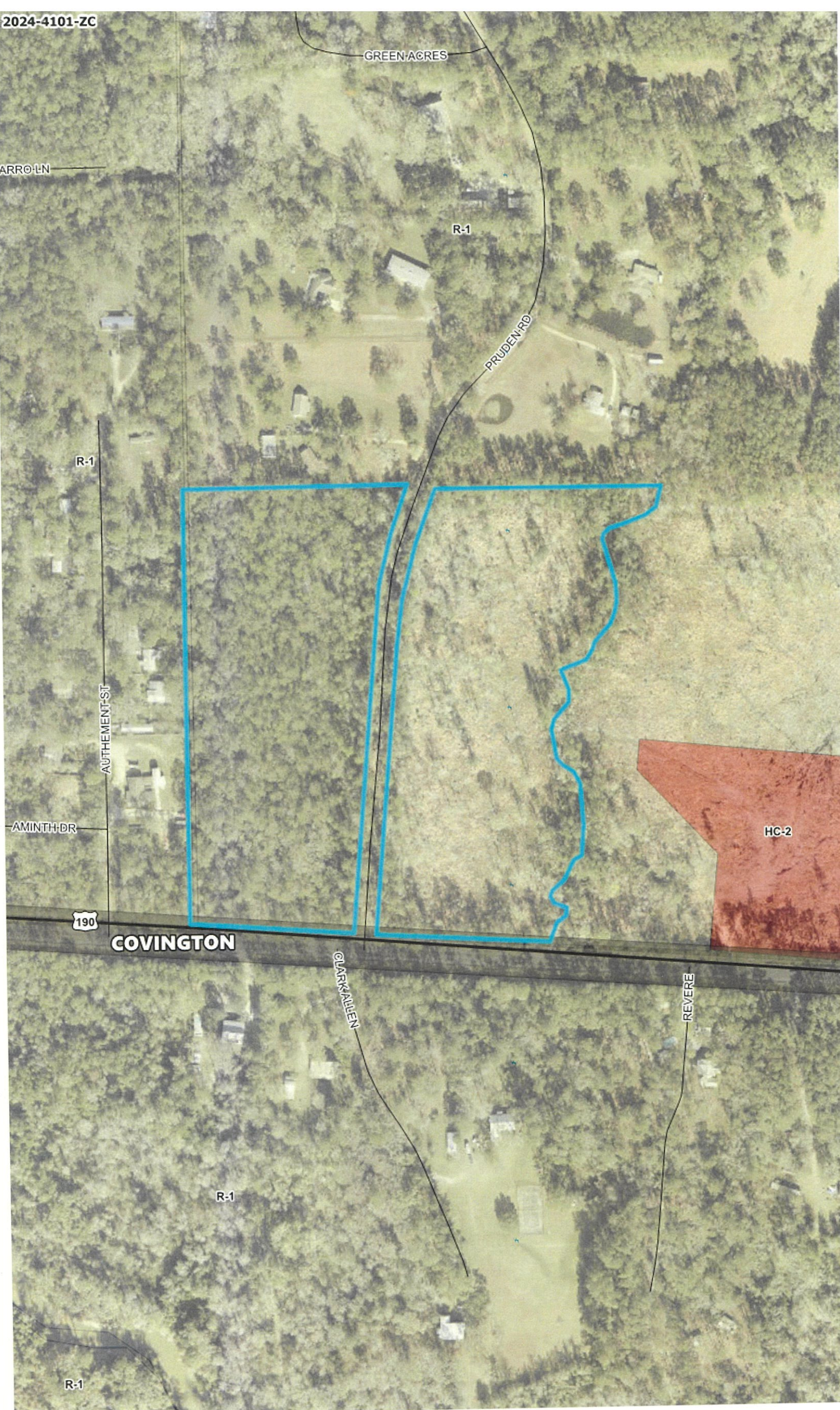
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR
John G. Cummings

SCALE: 1" = 300' DATE: 12/11/2024 JOB NO. 22022-MS2







GREEN ACRES

ARRO LN

R-1

PRUDEN RD

R-1

AUTHEMENT ST

AMINTH DR

190

COVINGTON

HC-2

CLARK ALLEN

REVERE

R-1

R-1

Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4101-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 and west sides of Pruden Road, north of US Highway 190 (Ronald Regan Highway) Covington; S25, T6S, R10E; Ward 3, District 3

Council District: 3

Petitioner: Michael Saucier

Posted: January 13, 2025

Owner: Terryland, LLC – R. Vaughn Cimini

Commission Hearing: February 4, 2025

Size: 22.67 acres

Determination: Approved

Current Zoning

R-1 Rural Residential District

Requested Zoning

R-2 Rural Residential District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the 22.67-acre tracts from R-1 Rural Residential District to R-2 Rural Residential District east and west sides of Pruden Road, north of the 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	SA Suburban Agriculture	R-1 Rural Residential District

Site and Structure Provisions

3. The tracts are currently undeveloped.

Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4101-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District
South (across US Highway 190)	Residential	R-1 Rural Residential District
East	Undeveloped	HC-2 Highway Commercial District & R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

5. The site(s) abut residential property to the north, south and west zoned R-1 Rural Residential District, with the western area being the Pineland Acres Subdivision. To the east is undeveloped land zoned HC-2 Highway Commercial District.
6. The subject property was part of a rezoning petition in July of 2024 to rezone four separate portions of land along US 190 to different commercial zonings as shown below:



7. Only cases 2024-3844-ZC and 2024-3841-ZC were approved by the Council and both subsequently rezoned to the HC-2 Highway Commercial District under ordinance numbers 24-5563 and 24-5562, respectively. Case numbers 2024-3842-ZC and 2024-3843-ZC pertain to the same tracts that are being requested for rezoning under the current case, numbered 2024-4101-ZC.
8. The existing R-1 Rural Residential District requires a minimum parcel size of 5 acres and a minimum lot width of 300’.
9. The requested R-2 Rural Residential District calls for a minimum parcel size of 3 acres and minimum lot width of 200’.

Administrative Comment

March 6, 2025

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ZONING STAFF REPORT
2024-4101-ZC

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Additional Development Requirements

10. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:

- 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.
- No structures within 20' from top of bank of the parish laterals. If the applicant plans on 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

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 ecologically 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.