

EXHIBIT "A"

2026-4739-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 Section 36, Township 5, South, Range 11 East, St. Tammany Parish, Louisiana, and more. Fully described as follows:

Commencing at the Quarter Section Corner common to Section 25 and 36, of said Township and Range, go South 01 degrees 45 minutes East 2663.25 feet (Title South 01 degrees 45 minutes East 2666.0 feet) to an iron. Thence (Title South 89 degrees 05 minutes West) actual South 88 degrees 51 minutes 35 seconds West 515.0 feet of an iron and the point of beginning. Thence continue South 88 degrees 51 minutes 35 seconds West 750.39 feet to an iron located on the East right-of-way line of La. Highway 1081 (Stafford Road). Thence run along the East right-of-way line of said highway, (Title North 00 degrees 15 minutes West actual North 00 degrees 18 minutes 44 seconds West 519.74 feet to an iron; thence South 75 degrees 43 minutes 52 seconds East 438.73 feet to an iron; thence South 22 degrees 11 minutes 15 seconds East 295.59 feet to an iron; thence North 68 degrees 12 minutes 01 seconds East 244.05 feet to an iron; thence South 02 degrees 46 minutes 23 seconds West 213.84 feet to the point of beginning, containing 6.028 acres.

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4739-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 LA Highway 1081, north of Romans Road, Covington, S36, T5S, R11E, Ward 2, District 2

Petitioner: Eric V. & Ann Bankston

Posted: July 13, 2026

Owner: Eric V. & Ann Bankston

Commission Hearing: August 4, 2026

Size: 6.028-acres

Determination:Approved



Current Zoning:

R-1 (Rural Residential District), &
RO (Rural Overlay)

Requested Zoning:

L-1 (Large Lot Residential District), &
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

The applicant is requesting to rezone 6.028 acres from R-1 (Rural Residential District) & RO (Rural Overlay) to L-1 (Large Lot Residential District) & RO (Rural Overlay). The parcel is located on the east side of LA Highway 1081, north of Romans Road, Covington.

Zoning History

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

Site and Structure Provisions

1. The subject property is currently undeveloped. *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 & RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District & RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District & RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District & RO (Rural Overlay)

2. As shown in Table 2, the subject parcel borders developed and undeveloped residential properties zoned R-1 Rural Residential District & RO Rural Overlay to the north, south, east, and west.

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3. 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 calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
4. The 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.
 - a. The minimum lot area is 1 acre with an area of 40,000 square feet.
 - b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*.
5. If approved, the applicant may apply for a minor subdivision creating five (5) one (1) acre lots.

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 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.
- 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 conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.

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- 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.



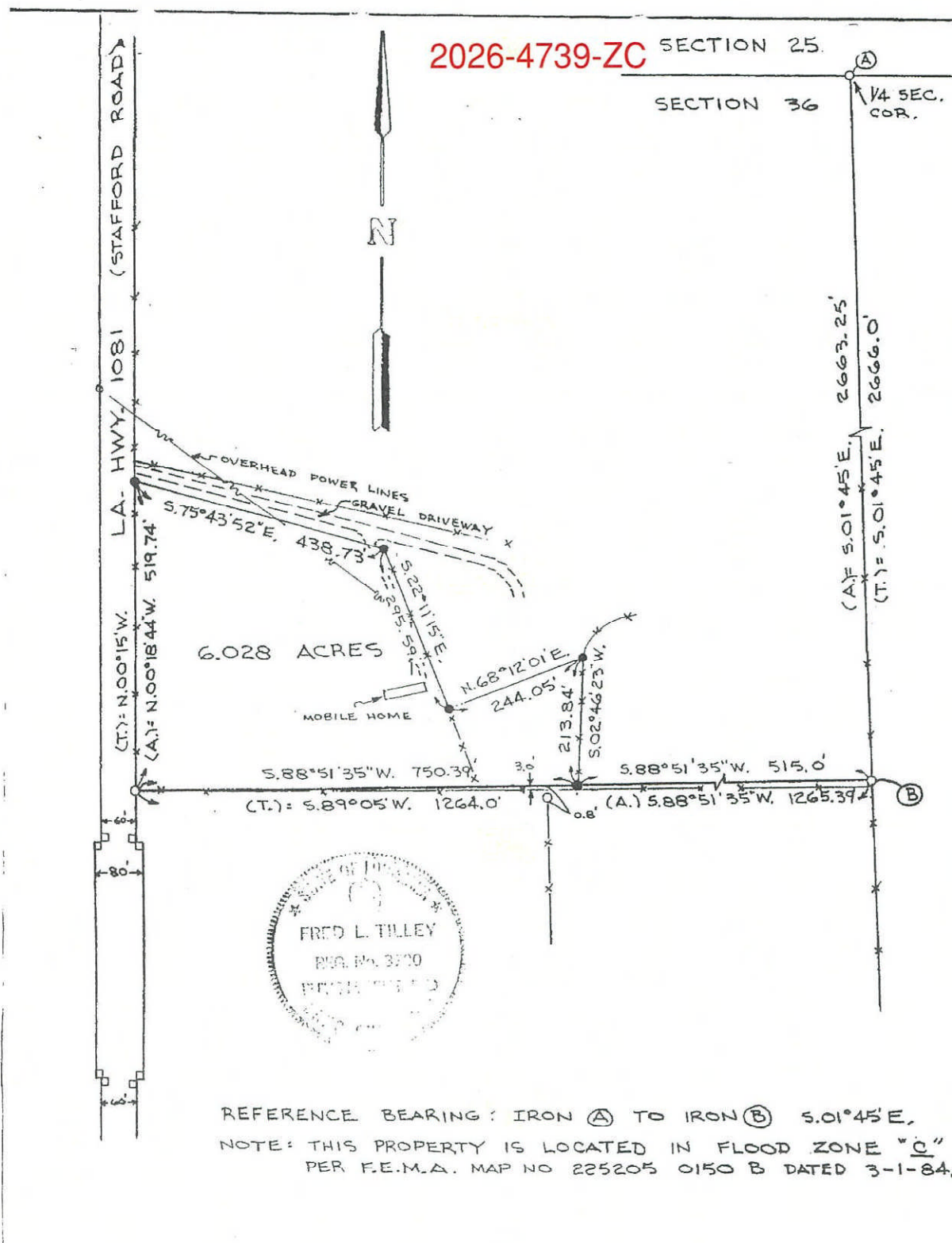


R-1

TAYLOR

1081

PINE HOLLS



○ IRON FOUND ● IRON PLACED □ LA. HWY. MARKER FND. (T.)=TITLE (A.)=ACTUAL

Fred L. Tilley and Associates

MAP PREPARED FOR: **ERIC V. BANKSTON**

SHOWING A SURVEY OF LAND LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

CERTIFIED CORRECT: Fred L. Tilley
REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JULY 14, 1989

NUMBER: 89-9

JUL 13 2026 at 12:11 PM
78 LA-1081
Covington, LA 70435
United States

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

2026-4739-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21400
Noyes Drive Metairie, LA at 6:00 PM on

August 4, 2026

For more information
call (504) 885-2025 or
visit www.sttammany.org
www.sttammany.org

Approved by: [Signature]

Jul 13, 2026 at 12:21:01 PM

78312 LA-1081

Covington LA 70435

United States

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

August 4, 2026

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

Posted on

7-13-26 by AA

