

Exhibit "A"

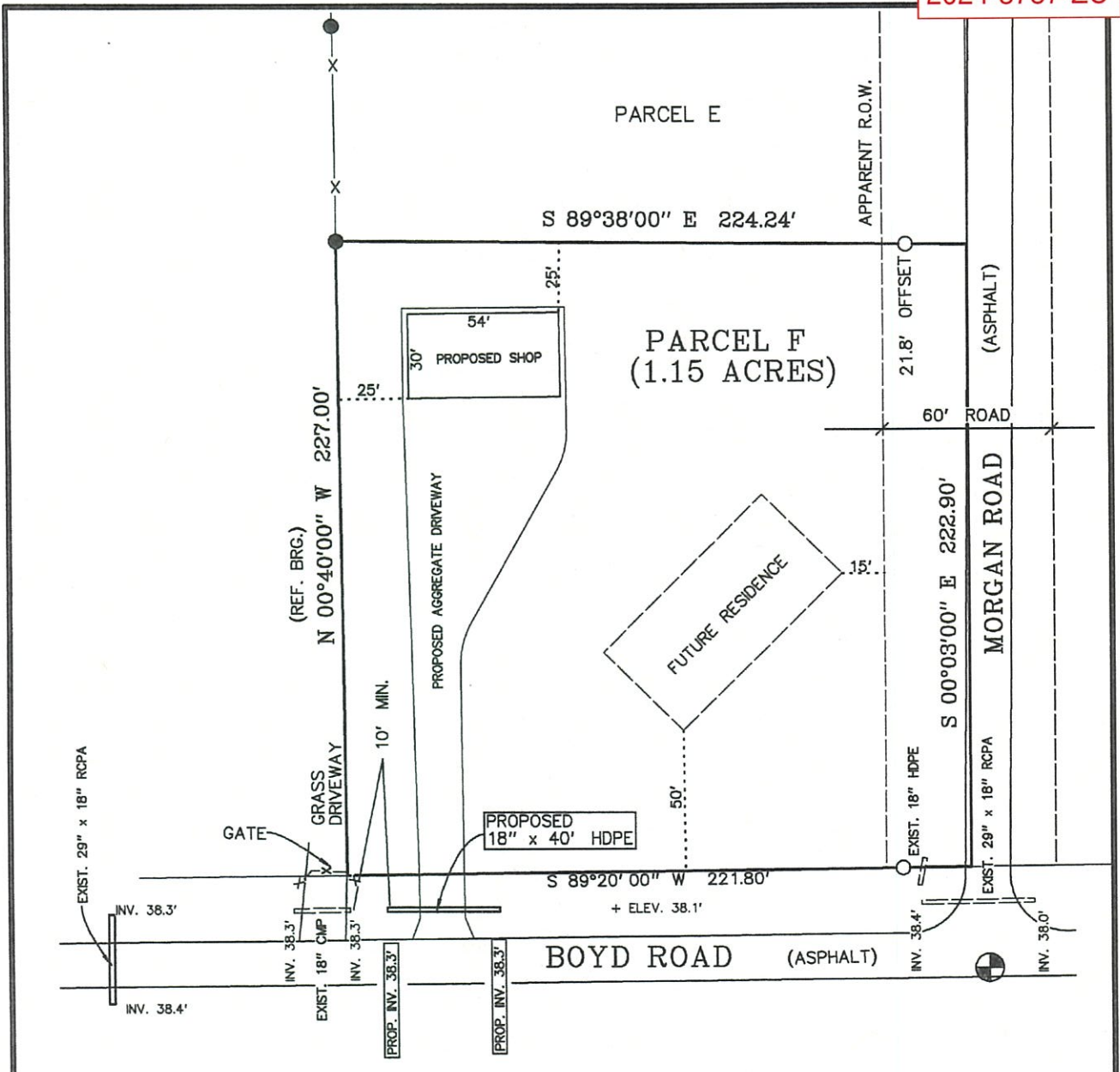
2024-3757-ZC

All that certain lot or parcel 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, lying and being located in Section or Headright 38, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the corner common to Section or Headright 38 and Sections 15 and 16, Township 6 South, Range 10 East, St. Tammany Parish, go North 00 degrees 27 minutes West 60.4 feet; thence South 89 degrees 20 minutes West 318.4 feet to the Point of Beginning.

From the Point of Beginning, go South 89 degrees 20 minutes West 221.8 feet; thence go North 00 degrees 40 minutes West 227.0 feet to a point; thence go North 89 degrees 38 minutes West 224.2 feet to a point in the center of Morgan Road; thence go South 00 degrees 3 minutes East 222.9 feet back to the Point of Beginning.

Containing 1.15 acres more or less, and being designated as Parcel F on a drawing by Ned R. Wilson dated January 13, 1981, revised January 15, 1981, a copy of which is annexed to that act which is registered at COB 1003, folio 83; also being referred to as Lot 12 in act registered at



-- LEGEND --

- INV. 38.3' = EXISTING ELEVATIONS
- **** = PROPOSED ELEVATIONS AND DATA
- = BENCHMARK - "MAG" NAIL IN PAVEMENT
ELEV. 40.65', MSL NAVD 88 (GEOID 18)

THIS PROPERTY IS LOCATED IN FLOOD ZONE A4 ; BASE FLOOD ELEV. 41.0' ; F.I.R.M. PANEL NO. 225205 0125 C ; REV. 10-17-89

CULVERT INSTALLATION PLAN

PARCEL F, BEING 1.15 ACRES, SECTION 38 T-6-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

EMILE AND COLLEEN BREAUX

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

SCALE:	1" = 50'	DATE:	03-11-24
DRAWN:	DRJ	JOB NO.:	23-248
REVISED:			



2024-3757-ZC

MAJOR LN

A-1

GREEN VALLEY RD

RO

A-1

RIVER RIDGE DR

A-1

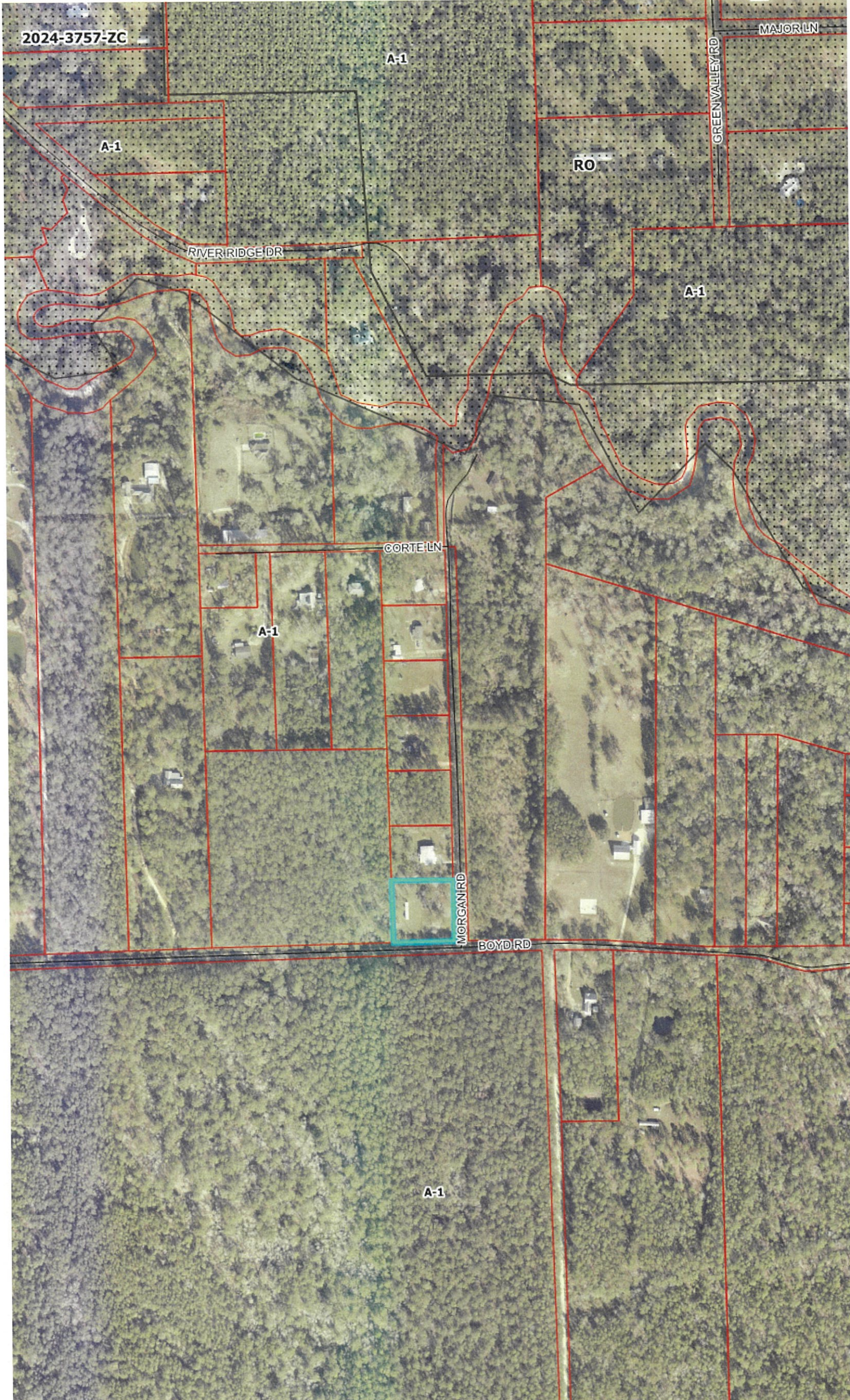
CORTE LN

A-1

MORGAN RD

BOYD RD

A-1



Administrative Comment

June 6, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3757-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 northwest corner of Boyd Road and Morgan Road, Covington; S38, T6S, R10E, Ward1, District 3 **Council District:** 3

Petitioner: Emile and Colleen Breaux **Posted:** April 19, 2024

Owner: Emile and Colleen Breaux **Commission Hearing:** May 7, 2024

Size: 1.15 acres **Determination:** Approved



Current Zoning
A-1 Suburban District

Requested Zoning
A-1 Suburban District and RO Rural Overlay

Future Land Use
Residential: Low-Intensity

Flood Zone
Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage:
Yes

Elevation Requirements
BFE 41.5' + 1' Freeboard = 42.5' FFE

FINDINGS

- The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and RO Rural Overlay. The subject property consists of 1.15 acres and is located on the northwest corner of Boyd Road and Morgan Road, Covington.

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance / Zoning Case	Prior Classification	Zoning Classification
88-060	Unknown	SA Suburban Agriculture
09-2116 – Comprehensive Rezoning	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

- The subject property is currently developed with a vacant manufactured home on-site.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across Boyd Road)	Undeveloped	A-1 Suburban District
East (Across Morgan Road)	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

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5. The subject site abuts A-1 Suburban District zoning on all sides, with only one residence directly abutting the property to the north.
6. The A-1 Suburban District calls for a minimum 5-acre parcel size with 300' of road frontage. As the subject property does not meet the standards for the existing A-1 Suburban District zoning, it is considered to be a lot of record.
7. The purpose of the requested RO Rural Overlay Zoning is 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 would include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
8. If approved, the applicant could apply for permits to conduct any of the following on-site: Farming and any other agricultural use as defined in section 130-5; Agricultural buildings; Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 square feet; Wholesale/retail greenhouses and nurseries; Roadside farm stands; Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.
9. Per the petitioner's application, the reason for the request is to remove the existing manufactured home from the property and apply for building permits to place an agricultural building on-site without the presence of a main residence.

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

