

## EXHIBIT A

### **2022-3139-ZC**

Located in Section 18 Township 6 South Range 10 East, St. Tammany Parish, Louisiana.

From the  $\frac{1}{4}$  Section Corner common to Sections 7 & 18 Township 6 South Range 10 East, St. Tammany Parish, Louisiana run South 31 degrees 51 minutes West, 631.76feet; thence South 00 degrees 22 minutes West, 1320.0 feet; thence North 00 degrees 08 minutes 13 seconds East, 396.77 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 08 minutes 13 seconds East, 132.01 feet to a point; thence North 89 degrees 34 minutes 47 seconds East, 330.00feet to a point; thence South 00 degrees 11 minutes 51 seconds West, 132.01 feet to a point; thence South 89 degrees 34 minutes 47 seconds West, 329.86 feet back to the Point of Beginning.

This tract contains 1.00 acre as per survey prepared by this firm dated 10-12-2022 being survey no. 20995

2022-3139-ZC

Subject Property

A Minor Subdivision of Parcel B-1 into  
Parcel B-1A & B-1B in Section 18, T-6-S,  
R-10-E, St. Tammany Parish, Louisiana

Final Approval:

PRELIMINARY

Chairman, Planning Commission

Secretary, Planning Comm.

Director, Dept. of Engineering

Clerk of Court

Date Filed Map File No.

Reference:

- 1) A Survey by Lowell E. Cummings dated 7-14-1971 for Thomas M. Brown
- 2) A Survey by H.C. Sanders dated 11-22-1976 #ST-76-374
- 3) A Survey by John Cummings dated 4-18-2001 #0211A
- 4) Survey by Kelly McHugh dated 7-14-1998 #98-210
- 5) Survey by Jeron Fitzmorris dated 5-10-1985 in Inst. #583408 Clerks Office
- 6) Survey by Jeron Fitzmorris dated 6-29-1982 in Inst. #493720 Clerk of Court Office (Base Bearings)
- 7) Survey by Land Surveying, LLC Map File No. 6109C filed in Clerk of Court office, St. Tammany Parish, LA
- 8) Survey by Land Surveying, LLC Map File No. 6166A filed in Clerk of Court office, St. Tammany Parish, LA

Reference calls not shown

The P.O.B. is described as being S31°51'W-631.76'; S00°22'W-1320.0' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 6)

Note: Powerlines along Henderson Road are not shown

PRELIMINARY

(Must verify prior to Construction)  
Building Setbacks

Front:  
Side:  
Rear:  
Side Street:

This is a preliminary document and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit

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.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:L1.

Line Table:

L1=N89°34'47"E-330.00'-Total  
L2=S89°34'47"W-329.86'-Total

Legend:

- = Fnd. 1/2" Iron Rod
- = Fnd. 3/4" Triangle Iron Rod
- = Fnd. 5/8" Iron Rod
- = Set 1/2" Iron Rod
- X- = Fence

MAP PREPARED FOR **KIMBERLY JARRELL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax  
landsurveyingllc@gmail.com

CERTIFIED CORRECT  
**PRELIMINARY**

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: 10-12-2022

NUMBER: 20995

Terr3/KimberlyJarrellB-1Resub



GOTTSCALK

2022-3139-ZC

A-2

A-2

A-2

A-1 T6 - R10E 18

HENDERSON





ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
2022-3139-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 Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E; Ward 1, District 3  
**Council District:** 3

**Owner:** Kimberly Jarrell  
**Posted:** December 9, 2022

**Applicant:** Kimberly Jarrell  
**Commission Hearing:** January 3, 2023

**Size:** 1-acre  
**Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-2 Suburban District

**Future Land Use**

Residential: Low-Intensity

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**Findings**

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the east side of Henderson Road, south of Gottschalk Road, Covington.

**Zoning History**

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown – Comprehensive Rezoning	A-1 Suburban District

**Compatibility or Suitability with Adjacent Area**

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Undeveloped & Residential	A-1 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

3. Table 3: Zoning District Comparison

Zoning District	Max. Density/Min. Lot Area
A-1 Suburban District (Existing)	One unit per five acres
A-2 Suburban District (Proposed)	One unit per acre

4. The subject property is currently undeveloped and is flanked by A-1 Suburban District Zoning on all sides. The parent tract totals 6 acres which meets the minimum parcel size for the A-1 Suburban District. The applicant would like to apply for a subsequent minor subdivision to separate one acre from the larger 6-acre tract, creating a 1-acre parcel which meets the minimum lot size requirements



ADMINISTRATIVE COMMENTS



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Director

under the requested A-2 Suburban District zoning classification and a 5-acre parcel which meets the minimum lot size requirements under the existing A-1 Suburban District zoning classification.

*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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

