

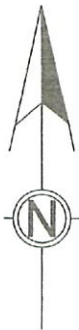
EXHIBIT A

2022-3146-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, SITUATED IN THE Parish of St. Tammany, State of Louisiana, in Township 5 Range II East, St. Tammany Parish, Louisiana, more particularly described according to map and plat by Ned R. Wilson, registered surveyor dated September 4, 1980.

From the Section corner common to Section 28, 2, 32, and 33, Township 5 South, Range 11 East, go East 1320' to a point; thence go North 00 degrees 20 minutes East 1320.0' to the point of beginning.

From the Point of beginning go North 00 degrees 18 minutes 38 seconds East 589.75' to a point; thence go North 89 degrees 28 minutes East 662.06' to a point thence go South 00 degrees 20 minutes West 589.50' to a point; thence go South 89 degrees 26 minutes Forty one seconds West 76.70' to a point; thence go North 00 degrees 40 minutes 07 seconds West 436.41' to a point; thence go South 89 degrees 19 minutes 40 seconds West 199.90' to a point; thence go South 00 degrees 39 minutes 08 seconds East 436.0' to a point; Thence go South 89 degrees 26 minutes 41 seconds West 385.10' back to point of beginning in accordance with survey John C. Cummings & Associates dated 5-12-2022.

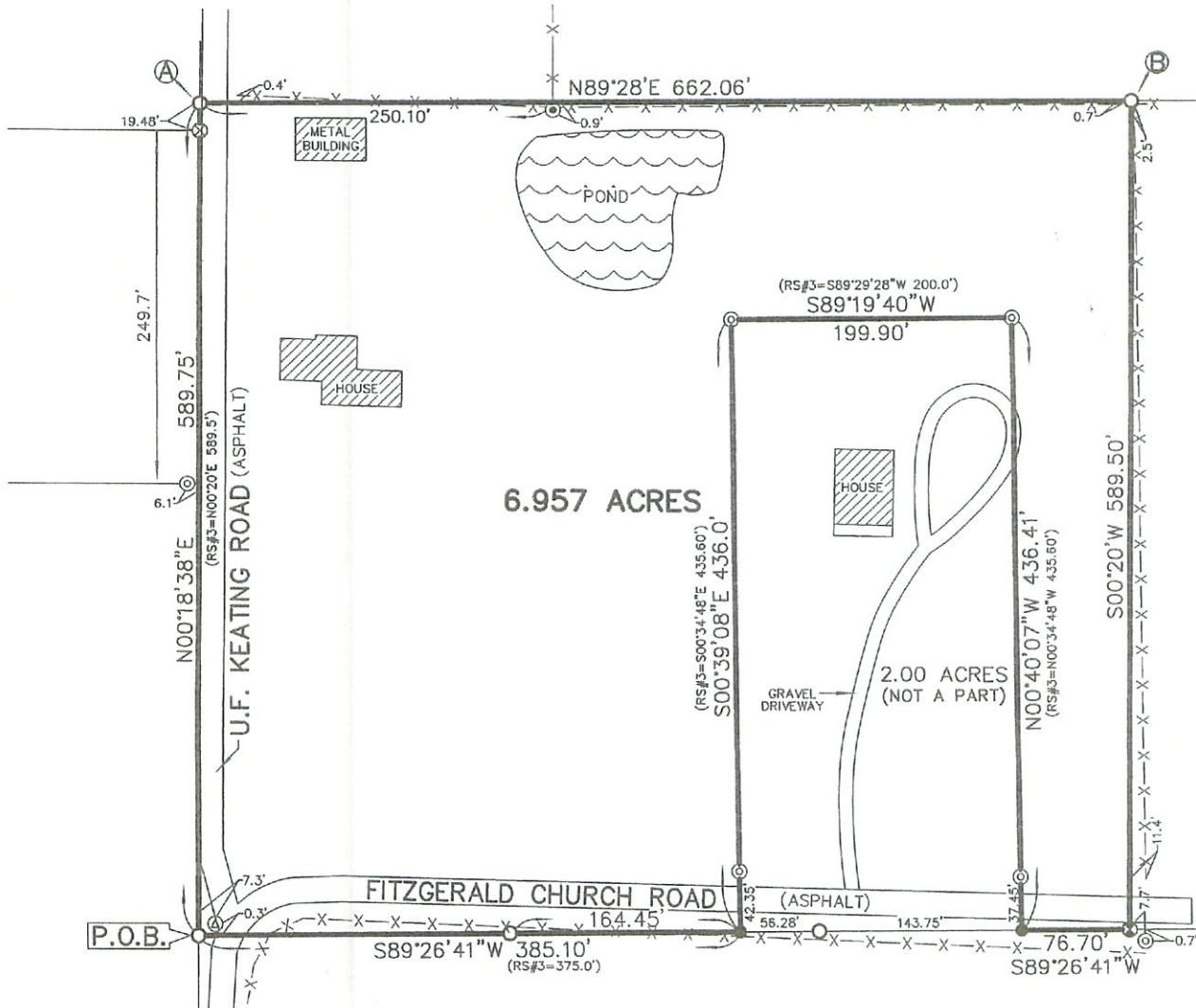


REFERENCE BEARING:

From Iron Rod (A)
to Iron Rod (B)
N89°28'E
(per Reference Survey No. 2.)

LEGEND

- = 3/8" IRON ROD FOUND
- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊕ = 2" IRON PIPE FOUND
- = FENCE CORNER POST
- ⊙ = MAGNETIC NAIL FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY



P.O.B. is reported to be East 1320.0'
N00°20'E 1320.0' from the Section
Corner common to Sections 28, 29,
32, & 33, T5S, R11E.

NOTES:

- This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0150 C,
dated October 17, 1989.
- Building Setback Lines must be determined by
the St. Tammany Parish Planning Department.

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

REFERENCE SURVEYS:

- Survey of land located in Section 28, Township 5 South, Range 11 East, by
C. R. Schultz, Surveyor, dated July 24, 1964.
- Survey for R.T. Keating by C.R. Schultz, Surveyor, dated August 17, 1964.
- Survey for Camille Keating Reeves by Ned R. Wilson, Surveyor, dated September
4, 1980.
- Survey for Sherri Spell wife of and Stefan Montgomery by Bruce W. Pope,
Surveyor, dated August 13, 1999, revised December 20, 1999.
- Survey for Rodney Keating by Bruce M. Butler, III, Surveyor, dated April 8, 2020,
Job No. 19792.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **STEFAN MONTGOMERY**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP
5 SOUTH, RANGE 11 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 APPLICABLE STANDARDS
OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 21237-A

DATE: 05/12/2022

REVISED:

OLD BARKER

FITZGERALD CHURCH

U/KEATING

A-1

28

T5-R11E

AVIE

A-1A

A-2

BLAZE

MILLION DOLLAR

A-1

33

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3146-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 north side of Fitzgerald Church Road, East of U F Keating Road, Covington; S28, T5, R11E; Ward 2, District 6
Council District: 6

Owner: Stefan Montgomery
Applicant: Stefan Montgomery
Size: 6.957 acres
Posted: December 9, 2022
Commission Hearing: January 3, 2023
Determination: Denied



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural & Agriculture
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 north side of Fitzgerald Church Road, East of U F Keating Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	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	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

- 3. The subject property is currently undeveloped and is flanked by properties zoned A-1 Suburban District Zoning on all sides. The parcel presently consists of 6.957 total acres which meets the minimum parcel size for the A-1 Suburban District, which is 5 acres. As such, the applicant is currently allowed to place one dwelling unit on the site, per the A-1 Suburban District density allowances.
- 4. The requested A-2 Suburban District allows for one-acre parcel sizes with an allowable density of one unit per acre. If approved, the applicant will be able to apply to place 4 dwelling units on the

ADMINISTRATIVE COMMENTS



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MICHAEL B. COOPER
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Director

property (with the fifth and sixth triggering the full subdivision procedure), or be able to subdivide the property into a variety of configurations.

5. Table 3: Zoning Classification Comparison

Zoning Classification	Minimum Lot Size & Density	Purpose
A-1 Suburban District	Minimum 5-acre parcel size 1 Dwelling unit per every five 5 acres	The A-1(D) Suburban District is intended to provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-2 Suburban District	Minimum 1-acre parcel size 1 Dwelling unit per every 1 acre	The A-2(D) Suburban District is intended to provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

6. Per the application, the purpose of the request is to allow to create four 1+ acre lots.

Consistency with New Directions 2040

Rural & Agriculture: 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 1.8: 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.

