

***EXHIBIT "A"***

**2024-3841-ZC**

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

Commencing from the Section Comer common to Sections 23,24,25 & 26 in said township and range;

Thence South 00 degrees 07 minutes 34 seconds East 2667.84 feet to a point;

Thence South 00 degrees 06 minutes 02 seconds East 1033.28 feet to a point on the North Side of Ronald Reagan Highway (A.K.A. U. S. Highway No. 190);

Thence South 85 degrees 24 minutes 42 seconds East 1911.76 feet along the North Side of said Highway to the **Point of Beginning**,

Thence North 04 degrees 35 minutes 18 seconds East 500.0 feet to a point;

Thence South 85 degrees 14 minutes 56 seconds East 730.93 feet to a point;

Thence South 00 degrees 38 minutes 01 second East 500.0 feet to a point on the North Side of Ronald Reagan Highway (A.K.A. U. S. Highway No. 190);

Thence North 85 degrees 24 minutes 42 seconds West 776.44 feet along the North Side of said Highway to the Point of Beginning, containing 8.633 Acres.



**ZONING STAFF REPORT**  
2024-3841-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

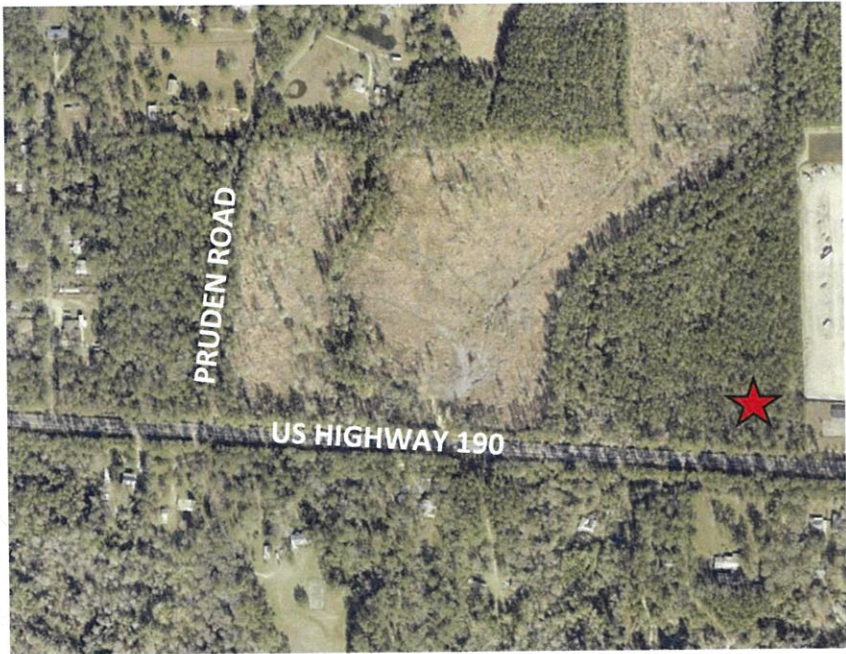
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of US Highway 190, east of Pruden Road, Covington; S25, T6S, R10E; Ward 3, District 3  
**Council District:** 3

**Petitioner:** Terryland, LLC - Roland Vaughn Cimini  
**Posted:** June 21, 2024

**Owner:** Terryland, LLC - Roland Vaughn Cimini  
**Commission Hearing:** July 2, 2024

**Size:** 8.63 acres  
**Determination:** Denied



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Residential: Low-Intensity

**Flood Zone**

Effective Flood Zone A4

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**Elevation Requirements:**

BFE 28.5' + 1' Freeboard = 29.5' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 8.63-acres parcel from A-1 Suburban District to HC-2 Highway Commercial District. The property is located on the north side of US Highway 190, east of Pruden Road, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-1 Suburban District

*Site and Structure Provisions*

2. The subject property consists of 70.88 acres to which the applicant is requesting to rezone an 8.63-acre portion. The property as a whole contains one single-family dwelling and an accessory unit.

*Compatibility or Suitability with Adjacent Area*

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across Highway 190)	Residential	A-1 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Residential (Pineland Acres Subdivision)	A-1 Suburban District

4. The subject property abuts single-family zoning to the north, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the east.





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5. The subject property was part of a recent rezoning request for 36.85 acres to be rezoned from A-1 Suburban District to HC-2 Highway Commercial District. However, this case was denied by the St. Tammany Parish Zoning Commission on May 7, 2024 and brought to the St. Tammany Council on appeal, to which it was referred back to the Zoning Commission under four separate zoning requests on different areas of the parcel:
  1. 8.63 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3841-ZC)
  2. 3.73 acres from A-1 Suburban District to NC-4 Neighborhood Institutional District (2024-3842-ZC)
  3. 3.36 acres from A-1 Suburban District to HC-1 Highway Commercial District (2024-3843-ZC)
  4. 6.25 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3844-ZC)
6. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a low-density level. The minimum requirements for the A-1 Suburban District are 5-acre lot sizes with a minimum of 300' of Parish Road frontage. The allowable density of the zoning classification is one unit per every 5 acres.
7. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
8. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The property could house multiple commercial structures not exceeding 40,000 square feet; however, these structures would be subject to the parking, landscaping, drainage and all other applicable requirements. In addition, the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
9. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

*Additional Development Information – Site-Specific Requirements Provided by St. Tammany Department of Engineering:*

- 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 parish lateral through the property. If you plan on crossing the 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.







2024-3841-ZC

GREEN ACRES

PRUDEN RD

A-1

A-1A

PUD

A-1A

HC-2

190

REVERE

CLARK ALLEN

HOLLY RD

A-1

A-1

1

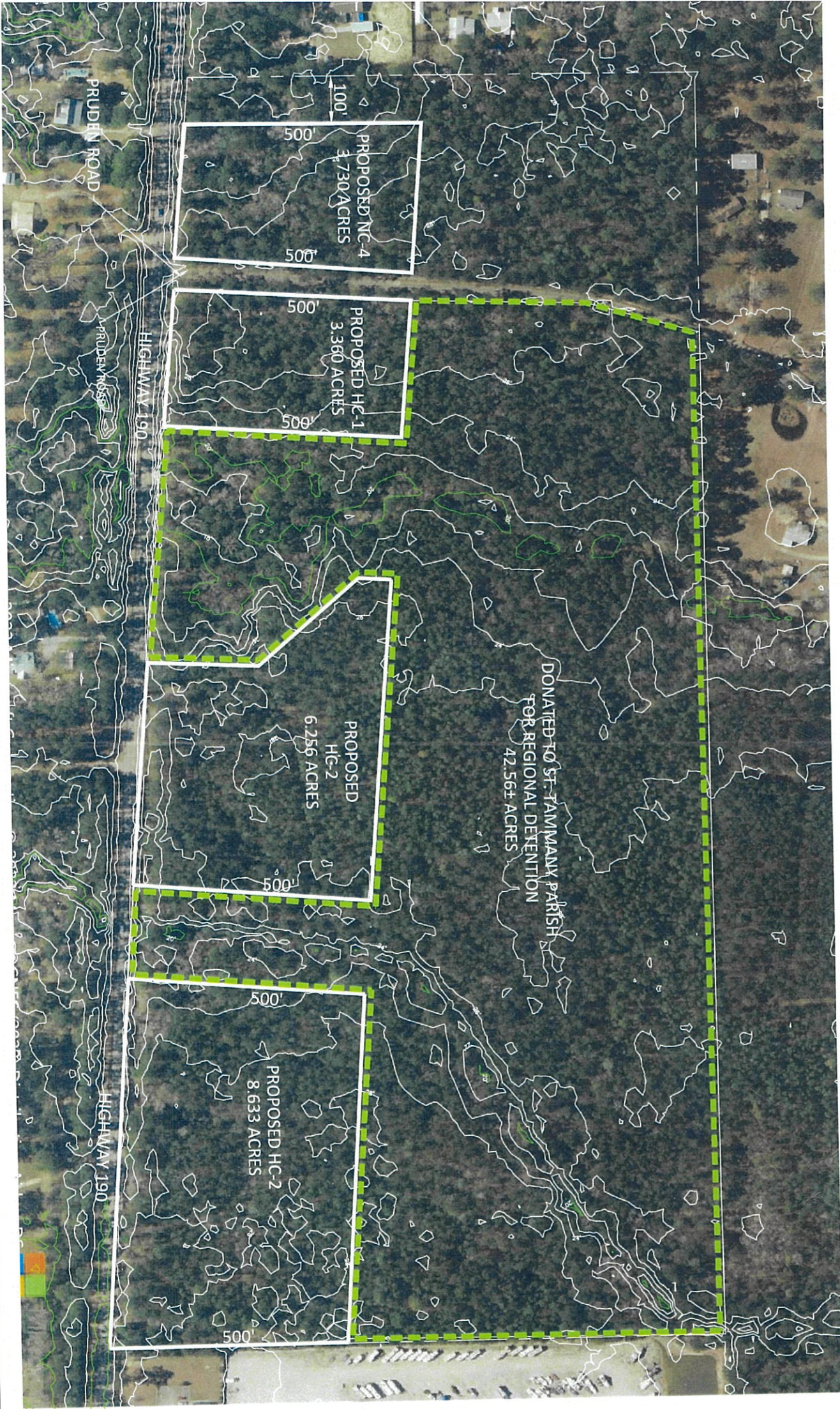
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CADD FILE NAME:  
CADD OF REVISED ZONING EXHIBIT





EX1.0

SHEET NO.

**Kyle Associates, LLC**  
Planning • Engineering • Construction Administration  
638 Village Green, Suite 100 • Metairie, LA 70001 • 504.885.7222

STATUS

NO.	DATE	REVISIONS	APP'D

TERRYLAND, LLC  
PRUDEN ROAD @ HIGHWAY 190  
ST. TAMMANY PARISH  
COVINGTON, LA

PROPOSED RE-ZONING & PARISH DONATION

SCALE: (12x14)  
1"=100'  
SCALE: (11x17)  
1"=200'  
DATE  
02/2024

DESIGNED BY  
JEH  
DRAWN BY  
JEH  
CHECKED BY  
FMK  
JOB NO.  
21091

CADD FILE NAME:  
21091 PL REVISED ZONING EXHIBIT