

## **EXHIBIT "A"**

### **2022-3030-ZC**

Located in Section 6 Township 6 South Range 11 East, St. Tammany Parish, Louisiana. From the 1/4 Corner common to Sections 5 & 6 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 18 minutes 40 seconds West, 1584.90 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 18 minutes 40 seconds West, 367.03 feet to a point; thence North 00 degrees 30 minutes 49 seconds West, 445.72 feet to a point; thence North 89 degrees 26 minutes 25 seconds East, 256.13 feet to a point; thence South 46 degrees 01 minutes 47 seconds East, 156.60 feet to a point; thence South 00 degrees 22 minutes 15 seconds East, 334.28 feet back to the Point of Beginning.

This tract contains 3.61 Acres as per surveys prepared by Land Surveying, Inc. dated October 15, 1999 Survey No. 8602 and 8603.

**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3030-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 Tiger Branch Road, east of Passman Road, Covington; S6, T6S, R11E; Ward 3, District 2      **Council District:** 2

**Owner:** Della Jean Steinhauer      **Posted:** September 7, 2022

**Applicant:** Jeanne Avery      **Commission Hearing:** October 4, 2022

**Size:** 3.61 acres      **Determination:** Approved as amended to A-2 (Suburban District)



**Current Zoning**

A-1 Suburban District  
RO Rural Overlay

**Requested Zoning**

A-2 Suburban District  
RO Rural Overlay

**Future Land Use**

Rural and Agriculture

**Flood Zone**

Effective and Preliminary Flood Zone B

**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 Tiger Branch Road, east of Passman Road, Covington.
2. The site's existing A-1 Suburban District requires five-acre parcel sizes, while the requested A-2 Suburban District requires one-acre parcel sizes. If approved, the applicant would be permitted to apply for the minor subdivision process to break the parcel into a variety of configurations including placing one home per acre based on the final layout of the parcels.

*Zoning History*

3. 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 and RO Rural Overlay

*Compatibility or Suitability with Adjacent Area*

4. Table 2: Surrounding Land Use and Zoning for the Two Acre Property

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay
East	Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Undeveloped	A-1 Suburban District and RO Rural Overlay

5. The subject property and the surrounding properties within the northeast corner of Passman Road and Tiger Branch Road were rezoned through the 2010 Comprehensive Rezoning process and primarily appear to conform to the A-1 Suburban District site and structure provisions requiring 5-



ADMINISTRATIVE COMMENTS



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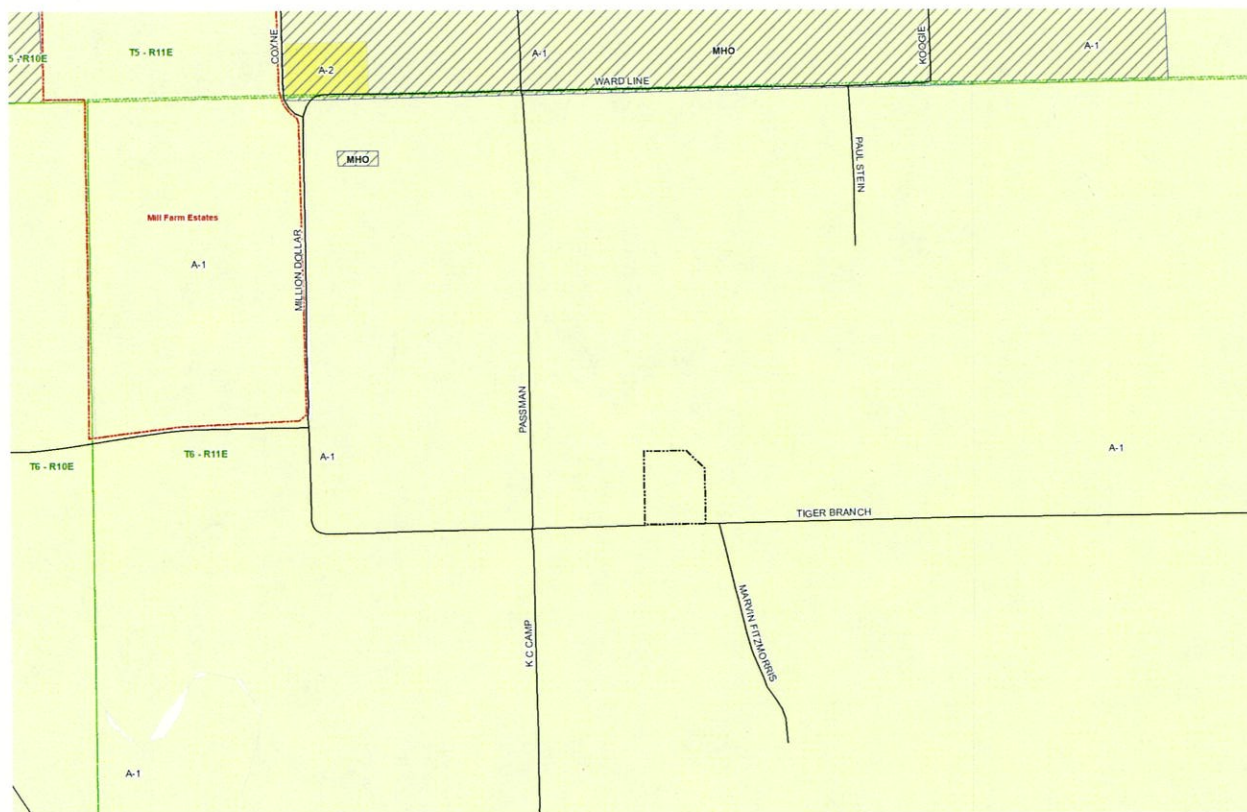
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acre parcel sizes. There are however two properties adjoining the subject property to the west which were partitioned prior to the Parish adopting minor subdivision regulations.

Consistency with New Directions 2040

**Rural and Agricultural:** areas that 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.

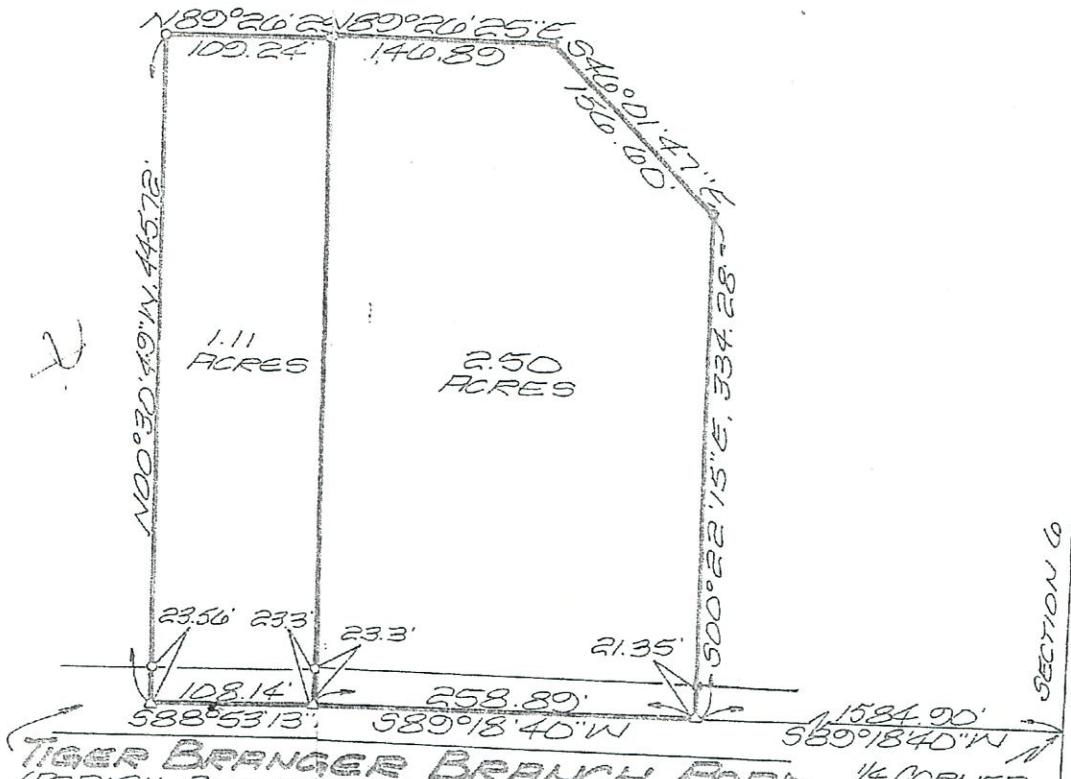
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
  
2. The proposed zoning change is not consistent with 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.



2022-3030-ZC

THIS PROPERTY IS LOCATED IN FLOOD ZONE B, AS PER FEMA FIRM, COMM. MAP No. 225205 D125C, MAP No. 10-17-1989.

Map dated 10/17/89



TIGER BRANCH BRANCH ROAD (PARISH BLACKPARISH BLACKTOP ROAD) 1/4 CORNER 367' Road Frontage 4.45' deep

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D AND THE APPLICABLE STANDARDS PRACTICE CITED IN LAC 40: CXI.

- 3.41 acres
1/2" REBAR SET
NAIL SET

MAP PREPARED FOR DELLA J. STEIN STEINHAUER
SHOWS A SURVEY MADE OF PROPERTY LOCATED IN SECTION 6 TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

LAND SURVEYING Inc. COVINGTON, LOUISIANA

ING Inc. ISIANA

CERTIFIED CORRECT
Louisiana Registered Land Surveyor

SCALE: 1"=100' DATE: October DATE: October 15, 1999 NUMBER: 8002



PASSMAN RD

A-1 6  
T6 - R11E



TIGER BRANCH RD

MARVIN FITZMORRIS RD

KC CAMP RD