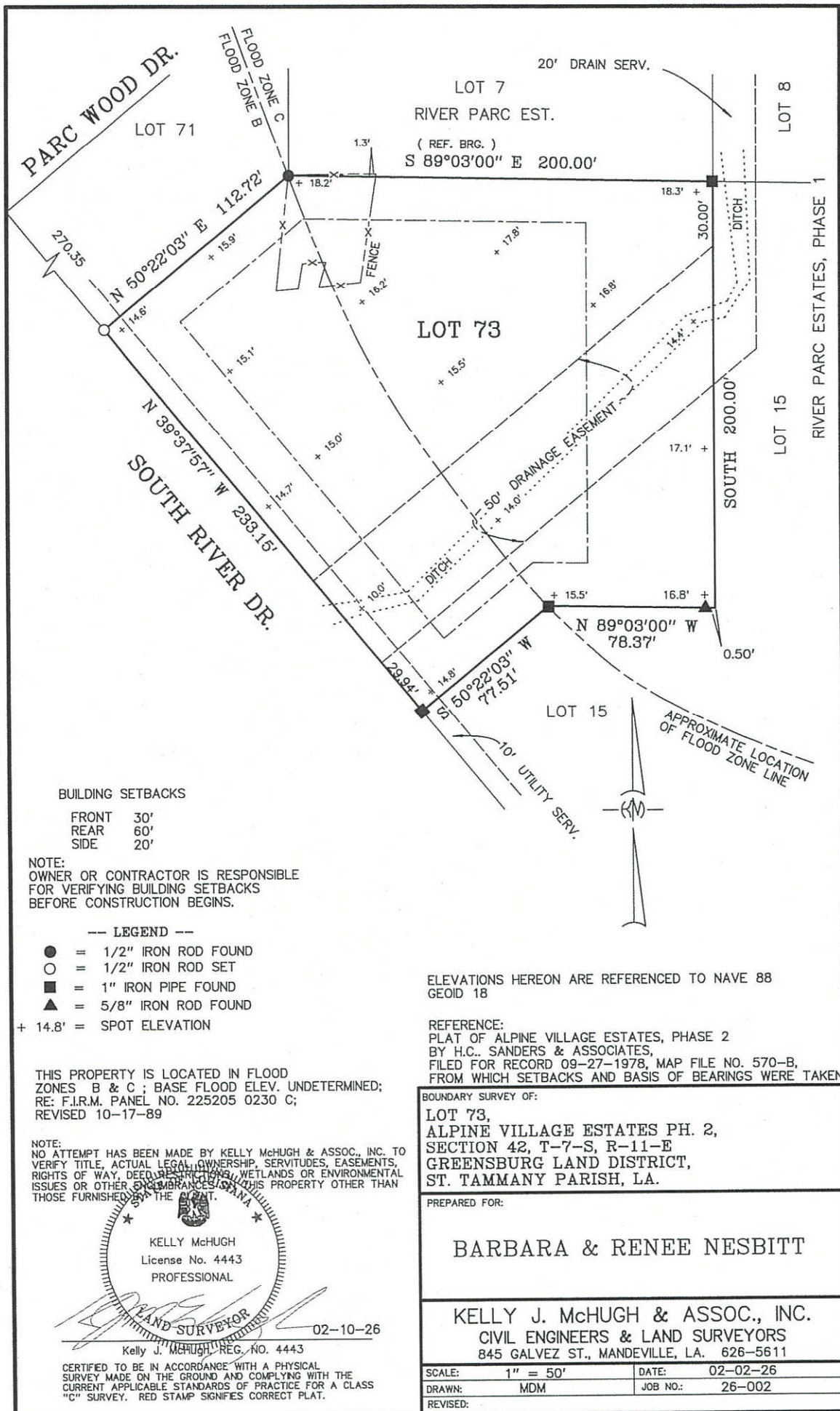


EXHIBIT A

2026-4574-ZC

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, in that part thereof known as ALPINE VILLAGE ESTATES, PHASE II, all in accordance with map and plat of survey by Herbert C. Sanders & Associates, dated May 19, 1978, last revised September 14, 1978, of record in Map File No. 570-B of the official records of St. Tammany Parish, described as follows, to-wit:

Being LOT 73 of said Alpine Village Estates, which said lot measures 233.15 feet front on South River Drive; by a depth of 155.89 feet on a line separating Lot No. 73 from an unnamed street; by a depth of 112.72 feet on a line separating Lot No. 73 from Lot No. 71; by a total width in the rear measuring two distances totaling 400 feet.



BUILDING SETBACKS

- FRONT 30'
- REAR 60'
- SIDE 20'

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1" IRON PIPE FOUND
- ▲ = 5/8" IRON ROD FOUND
- + 14.8' = SPOT ELEVATION

THIS PROPERTY IS LOCATED IN FLOOD
ZONES B & C ; BASE FLOOD ELEV. UNDETERMINED;
RE: F.I.R.M. PANEL NO. 225205 0230 C;
REVISED 10-17-89

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

KELLY McHUGH
 License No. 4443
 PROFESSIONAL
 LAND SURVEYOR
 02-10-26
 Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

ELEVATIONS HEREON ARE REFERENCED TO NAVE 88
GEOID 18

REFERENCE:
PLAT OF ALPINE VILLAGE ESTATES, PHASE 2
BY H.C. SANDERS & ASSOCIATES,
FILED FOR RECORD 09-27-1978, MAP FILE NO. 570-B,
FROM WHICH SETBACKS AND BASIS OF BEARINGS WERE TAKEN

BOUNDARY SURVEY OF:

LOT 73,
ALPINE VILLAGE ESTATES PH. 2,
SECTION 42, T-7-S, R-11-E
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

BARBARA & RENEE NESBITT

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

SCALE: 1" = 50'	DATE: 02-02-26
DRAWN: MDM	JOB NO.: 26-002
REVISED:	

2026-4574-ZC



27596

28367

28366

28365

28364

139963

RIVER-PARC DR

26727

28368

28373

28312

28307

28369

28286

S RIVER DR

25795

28324
L-1

28743

28292

28331

PARC WOOD DR

24496

26495

28279

28354

28388

28332

23941

24720

28302

28382

26236

28274

RIVER-PARC DR

29499

27218

24353

29501

29500

25714

28733

28283

AK RIVER PL

29502

28291

26891

29503

130631

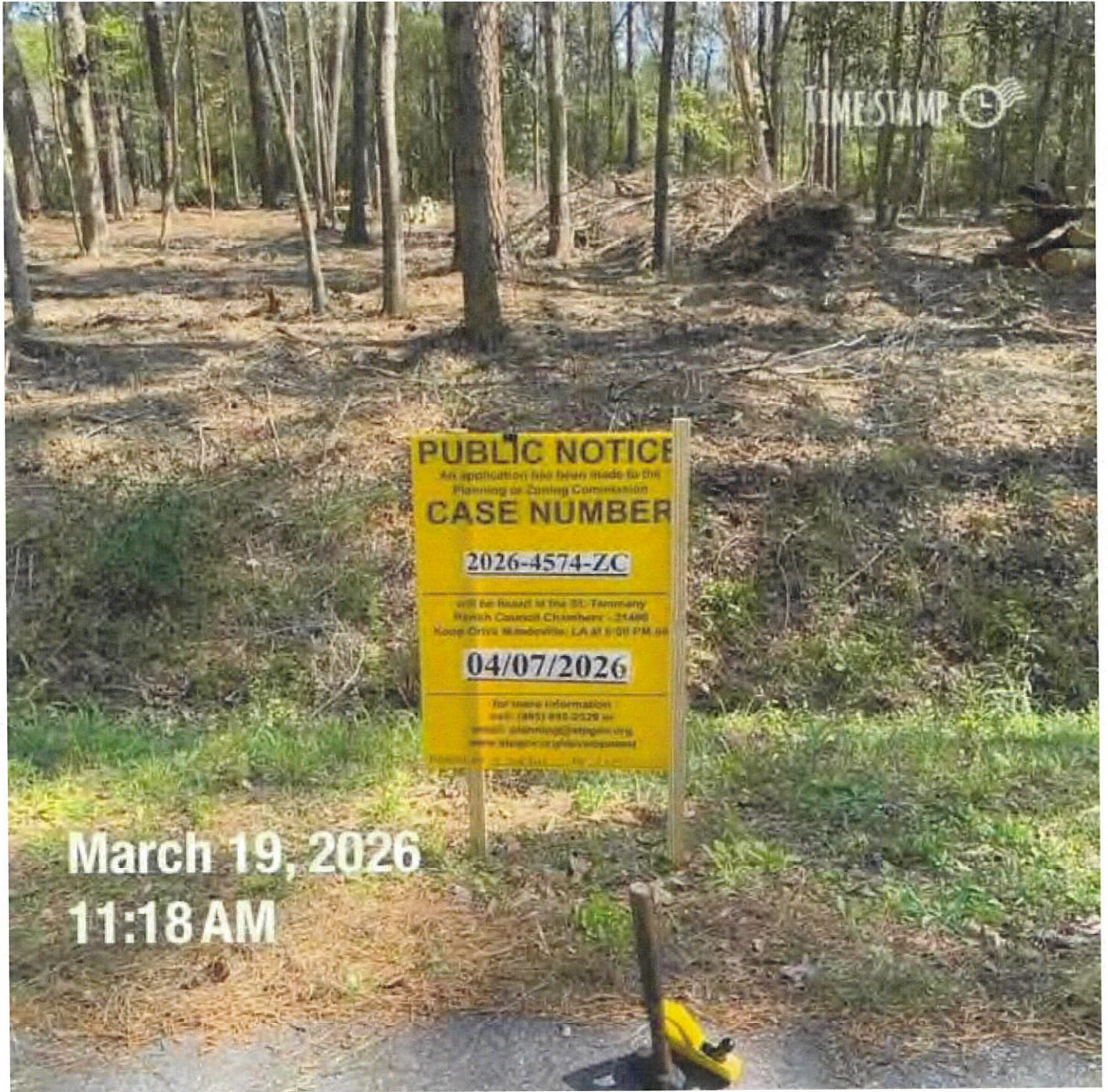
27268

130532

504

23653

2755



TIMESTAMP 

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4574-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21498
Kang Drive Mandeville, LA at 6:00 PM on
04/07/2026
For more information
call (855) 855-2529 or
email stamnews@sttga.gov
www.sttga.gov/planning

March 19, 2026
11:18 AM

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4574-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 South River Drive and south of Parc Wood Drive, Covington; S42, T7S, R11E; Ward 3, District 2

Petitioner: Michael Haynes

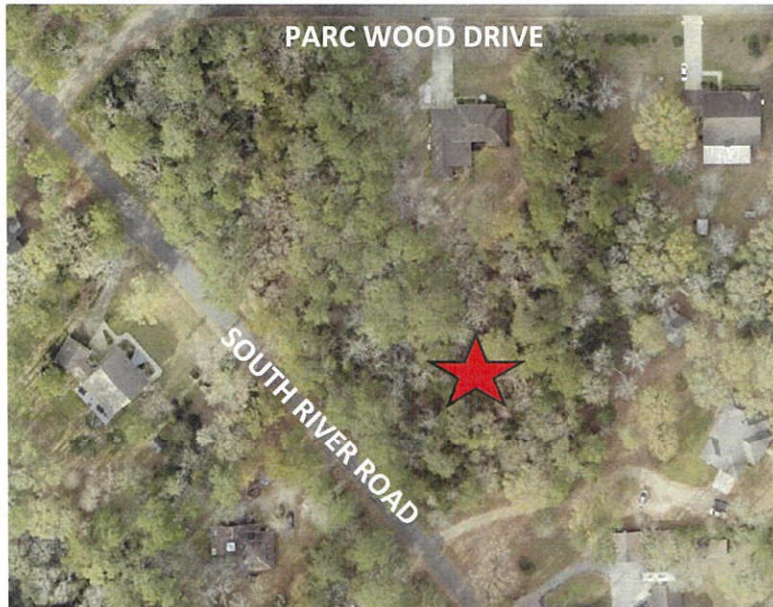
Posted: March 19, 2026

Owner: Michel Haynes & Carolyn Haynes

Commission Hearing: April 7, 2026

Size: 1.13 acres

Determination: Approved



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-1 Large Lot Residential District and RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone: A6

Preliminary Flood Zone: AE

Critical Drainage:

Yes

Elevation Requirements:

Flood Zone A – BFE 19.2' + 1' Freeboard = 20.2' FFE

FINDINGS

1. The applicant is requesting to rezone the 1.13-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and RO Rural Overlay. The parcel is located on the east side of South River Drive and south of Parc Wood Drive, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
78-061B	Unknown	A-3
09-2116	A-3	L-1 (Large Lot Residential District)

Site and Structure Provisions

2. The subject site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District)
South	Residential	L-1 (Large Lot Residential District)
East	Residential	L-1 (Large Lot Residential District)
West	Residential	L-1 (Large Lot Residential District)

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4574-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As seen in Table 2, the subject property abuts residential properties zoned L-1 Large Lot Residential District to the north, south, east, and west.
4. The purpose of the requested Rural Overlay District 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.
5. Permitted uses in the Rural Overlay include:
 - a. Agriculture uses:
 - i. Farming and any other agricultural use.
 - ii. Agricultural buildings
 - iii. Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet.
 - iv. Wholesale/retail greenhouses and nurseries.
 - v. Roadside farm stands
 - vi. Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment is permitted as an accessory to the above listed uses (i. though v.) when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than 10 percent of the property
 - b. Residential uses:
 - i. Single-family dwelling units.
 - ii. Private garages and accessory structures.
 - iii. One garage apartment or guest house.
 - iv. Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre.
 - v. Private landing strips or heliports
 - c. Nonresidential uses:
 - i. Religious uses including churches, temples, synagogues, camps, convents and monasteries.
 - ii. Seasonal seafood peddlers using temporary structures. State inland waters shrimping seasons shall be considered as the seasons during which the regulations shall apply and inspectors may periodically check for conformance; including temperature of seafood storage and waste disposal.
 - iii. Seasonal produce stands other than seafood peddlers and Christmas tree sales, provided that the use is temporary and valid for a period not greater than six months. Concurrent permits for a single site may not extend this six-month limit. For occupancy of a site on a permanent basis a conditional use permit is required. Signs are allowed provided they are professionally rendered and approved by the Department of Planning and Development.
 - iv. Fireworks sales using temporary structures during periods established by ordinance of the Parish Council except where prohibited by ordinance. Signs are allowed provided all are professionally rendered and approved by the Department of Planning and Development.
 - v. Snowball stands between April 1 and September 30.
 - vi. Non-profit/family cemeteries.
 - vii. Bed and breakfasts.
 - viii. Excavations for the purpose of creating a decorative or farm pond of not to exceed one acre in area and when located on a parcel of at least five acres in area.
 - ix. Farm winery subject to the use standards Section 400-8
 - x. Short term rental subject to the requirements in Sec. 400-8
 - d. Conditional uses:
 - i. Excavation, Commercial subject to the requirements in Sec. 400-8

Consistency with New Directions 2040

Zoning Meeting
April 7, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4574-ZC

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4574-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
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Director

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Standards for Review (Sec. 200-3.1. G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4574-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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