

EXHIBIT A

2026-4573-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes and prescriptions thereunto belonging or in anywise appertaining, situated in Sections 41 and 44, Township 7 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

From the corner to Sections 38, 41 and 44, Township 7, South, Range 10 East, St. Tammany Parish, Louisiana, go West 80.0 feet; North 04 degrees West 1499.7 feet; North 87 degrees 10 minutes East 268.0 feet and South 04 degrees East 260.0 feet to the point of beginning of the property herein described.

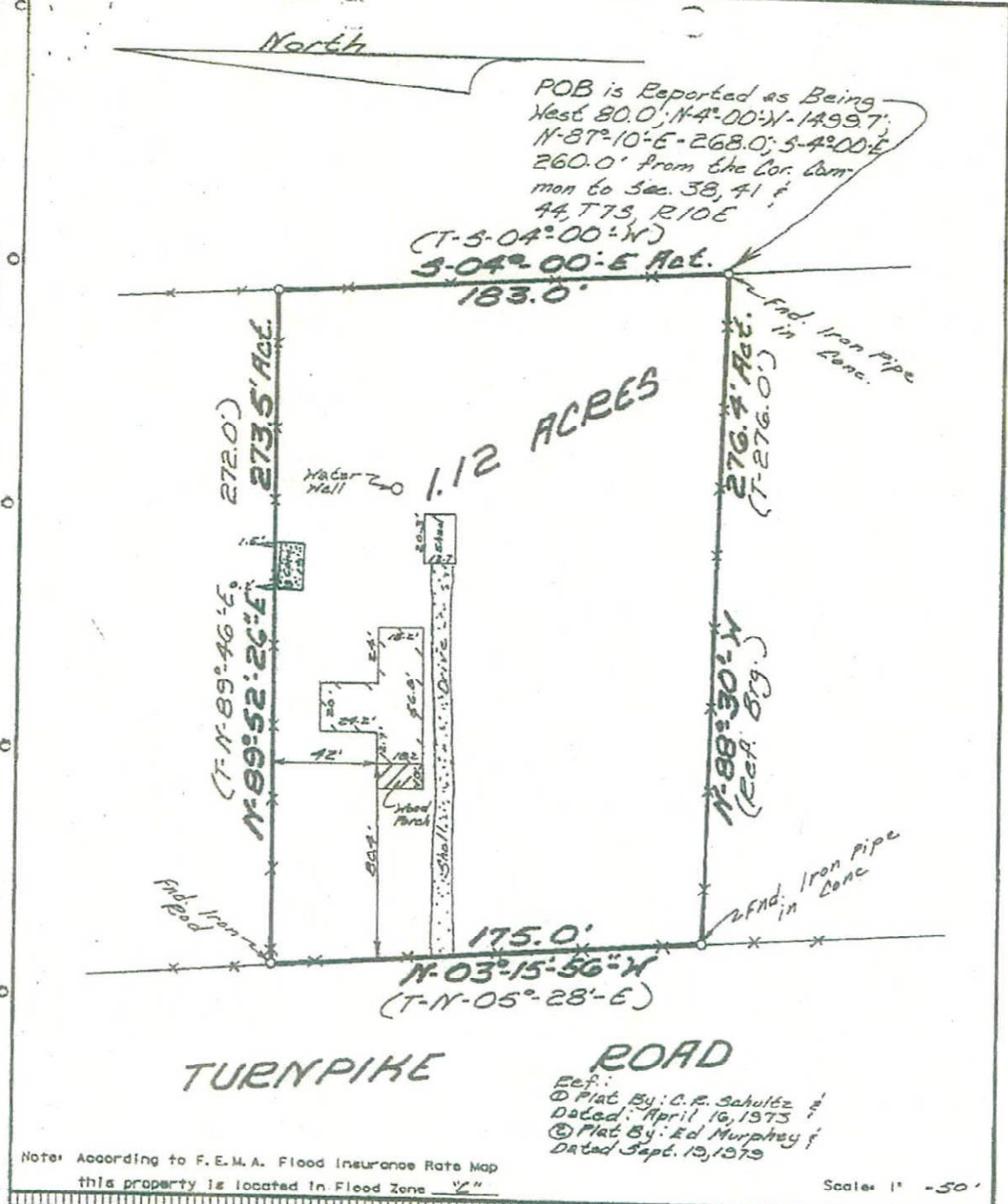
From said point of beginning go North 88 degrees 30 minutes West 276.0 feet to a point set on the East right-of-way line of Turnpike Road; thence go along said Road North 05 degrees 28 minutes East 175.0 feet; thence leaving said Road, go North 89 degrees 46 minutes East 272.0; thence go South 04 degrees 00 minutes West 183.0 feet to the point of beginning heretofore set and containing 1.12 acres.

All as per survey by Ed Murphy, Registered Land Surveyor, dated September 19, 1979, annexed to a previous act;

According to the survey of John E. Bonneau dated September 10, 1986, copy of which is annexed to a previous act, said parcel of land has the same point of beginning and is described as follows:

From said point of beginning go N 88 degrees 30 minutes West 276.4 feet (276.0 title) to a point on the east right-of-way line of Turnpike Road, thence go along said east right-of-way line North 3 degrees 15 minutes 56 lines West Actual (North 05 degrees 28'-East Title) 175.0; thence go away from said road North 89 degrees 52 minutes 26 lines East (North 89 degrees 46'-East Title) 273.5 feet (272.0 feet title) to a point; thence go South 4 degrees 0 minutes East Actual (South 4 degrees 00'-West Title) 183.0 feet to the point of beginning; said parcel contained 1.12 acres.

The improvements thereon bear the Municipal No. 148 Hwy 1077, Madisonville, Louisiana



SURVEY MAP
of
A CERTAIN PARCEL OF LAND BEING SITUATED
in
SEC. 41 & 44 T7S, R10E
St. Tammany Parish, Louisiana
for
DONALD & LYNDA THURLOW,
MMAHAT & DUFFY & GULF
FEDERAL SAVINGS BANK

This Survey is Certified
True and Correct By
John E. Bonneau
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

Survey No. 86449
Date: Sept. 10, 1986
Revised:

2026-4573-ZC

DUMMY LINE RD

COUSIN RD

1077

L-2

L-1

ED-1

WOODS DR

BRAVENDER

NC-1

GC-1



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4573-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

04/07/2026

for more information
call: (985) 896-2529 or
email: planning@stp.gov
www.stp.gov/development

Posted on 3/10/26 by RA



Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2025-4573-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 LA Highway 1077, south of Dummy Line Road, being 148 Highway 1077, Madisonville; S41& S44, T7S, R10E; Ward 1, District 4

Petitioner: Clifton & Katherine Royston

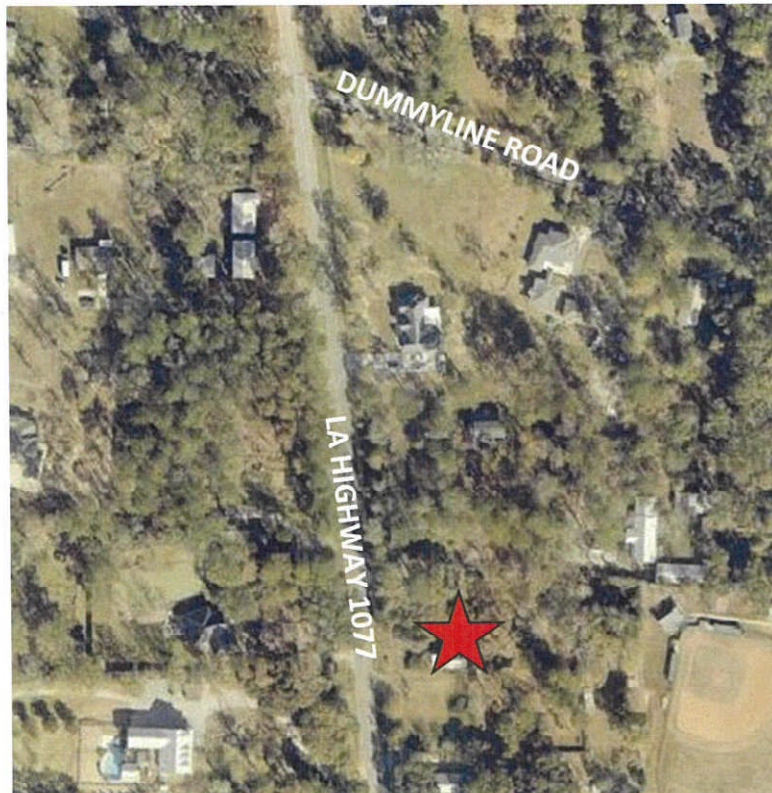
Posted: March 20, 2026

Owner: Clifton & Katherine Royston

Commission Hearing: April 7, 2026

Size: 1.12 acres

Determination: Approved



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-2 Large Lot Residential District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 1.12-acre parcel from L-1 Large Lot Residential District to L-2 Large Lot Residential District. The property is located on the east side of LA Highway 1077, south of Dummy Line Road, being 148 Highway 1077, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA
09-2116	SA	L-1 (Large Lot Residential District)

Site and Structure Provisions

2. The subject site is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning
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Zoning Meeting
April 7, 202

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4573-ZC

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT

2025-4573-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

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-2 (Large Lot Residential District)

3. As seen in Table 2, the subject property is borders residential properties zoned L-1 Large Lot Residential District to the north, south, and the east, and to the west property zoned L-2 Large Lot Residential District.
4. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot area is 1 acre with a minimum lot width of 150'.
5. The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot area is ½ -acre with a minimum lot width of 100 feet.
6. If approved, the applicant may apply for a minor subdivision to formally create two parcels of at least one-half acre each.

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 1.3: 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.

Administrative Comment

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- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

