

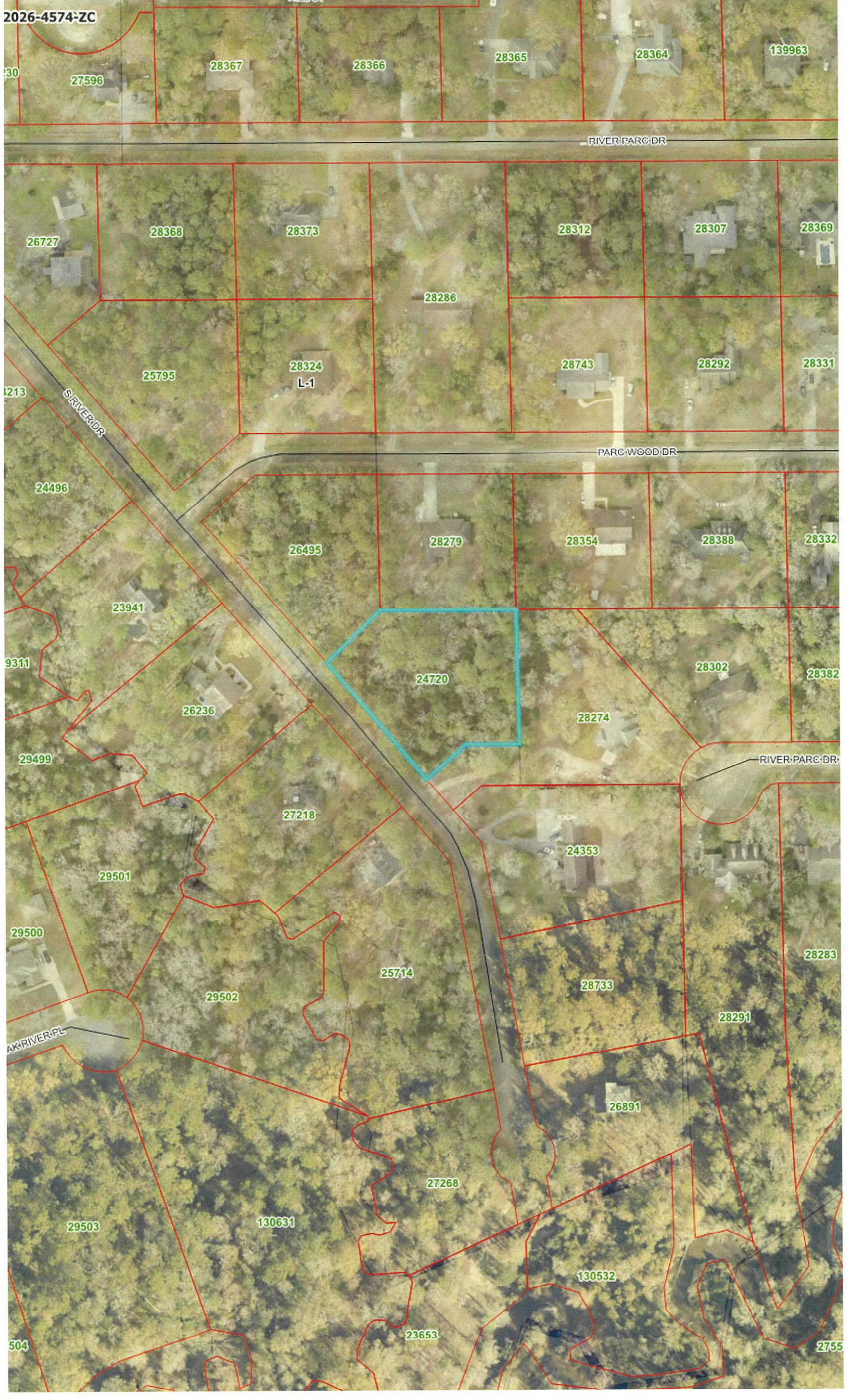
EXHIBIT A

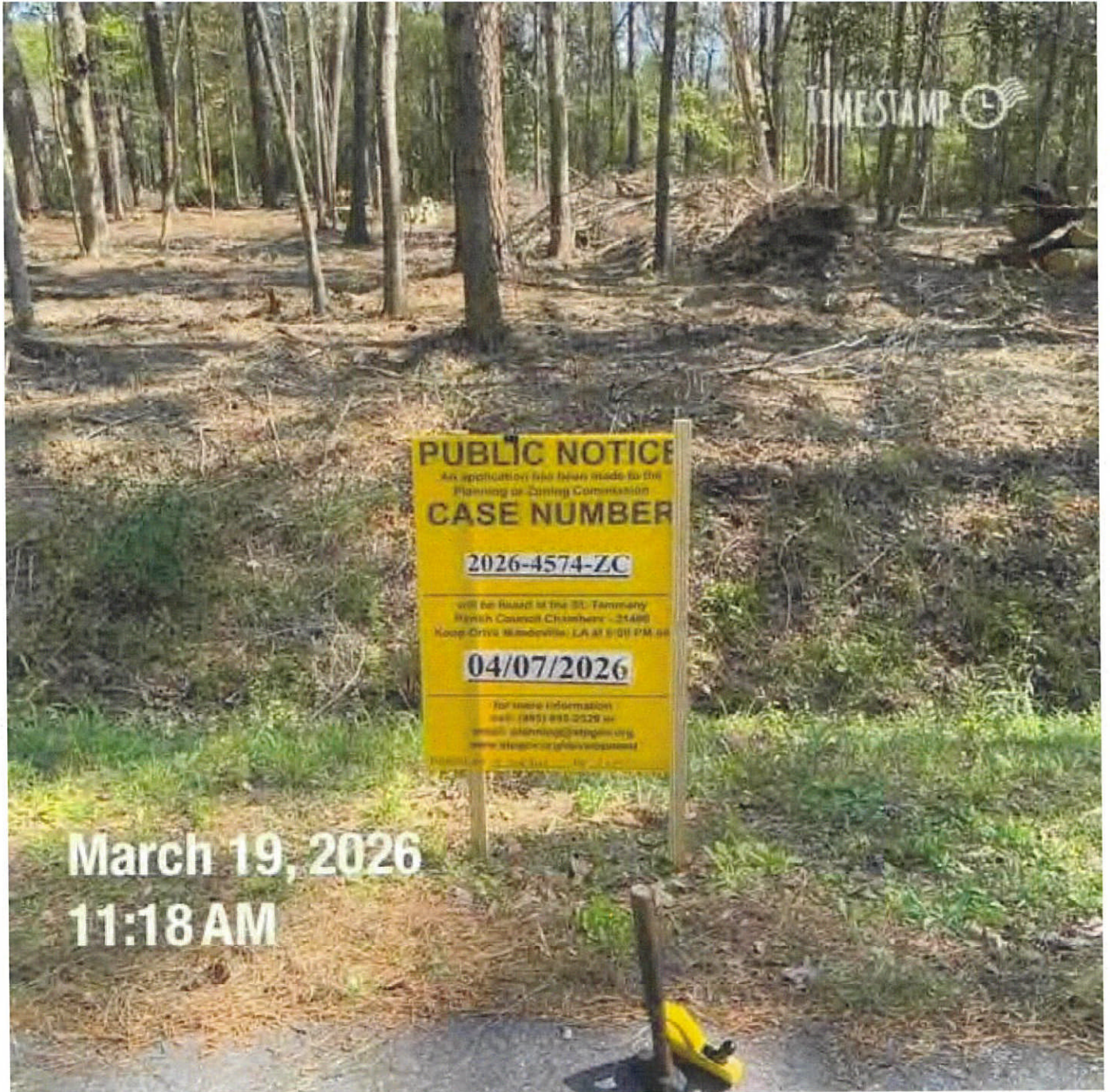
2026-4574-ZC

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.

2026-4574-ZC





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 - 31480
Kang Drive Mandeville, LA at 5:00 PM on

04/07/2026

For more information
call: (855) 895-2529 or
email: planning@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
Owner: Michel Haynes & Carolyn Haynes
Size: 1.13 acres
Posted: March 19, 2026
Commission Hearing: April 7, 2026
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

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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. through 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

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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.

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