

## EXHIBIT "A"

2022-3017-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all tire rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 27, Township 6 South, Range 10 East, St Tammany Parish, Louisiana, more fully described as follows, to-wit:

From the comer common to Sections 21,22,27, and 28, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, run South 87 degrees 47 minutes 35 seconds East 1734.4 feet; thence South 00 degrees 00 minutes 31 seconds West 626.64 feet to the point of beginning. From the point beginning run East 351.10 feet to a point; thence South 00 degrees, 00 minutes 31 seconds West 620.00 feet to a point; thence West 351,10 feet to a point; thence North 00 degrees 00 minutes 31 seconds East 620.00 feet back to the point of beginning. This tract contains 5 acres.

All in accordance with survey by Land Surveying, Inc., Registered Land Surveyors, dated August 26, 1994, Number 6543, attached hereto and made a part hereof.

Being a portion of the same property acquired by Jeanette Taylor, wife oil and Robert C. Thigpen from Agnes Landry, wife of/and Paul Taylor by deed dated October 30, 1987 of records at COB 1325, folio 22 of the official records of St Tammany Parish, Louisiana.

**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3017-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 Taylor Road, north of US Highway 190, Covington; S27, T6S, R10E; Ward 1, District 3      **Council District:** 3

**Owner:** Robert Thigpen      **Posted:** September 12, 2022

**Applicant:** Taylor Thigpen      **Commission Hearing:** October 4, 2022

**Size:** 5 acres      **Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-2 Suburban District

**Future Land Use**

Residential: Low-Intensity

**Flood Zone:**

Effective Flood Zone A4

Preliminary Flood Zone AE

**Critical Drainage:** Yes

*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 east side of Taylor Road, north of US Highway 190, 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
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

*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	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

ADMINISTRATIVE COMMENTS



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MICHAEL B. COOPER  
PARISH PRESIDENT

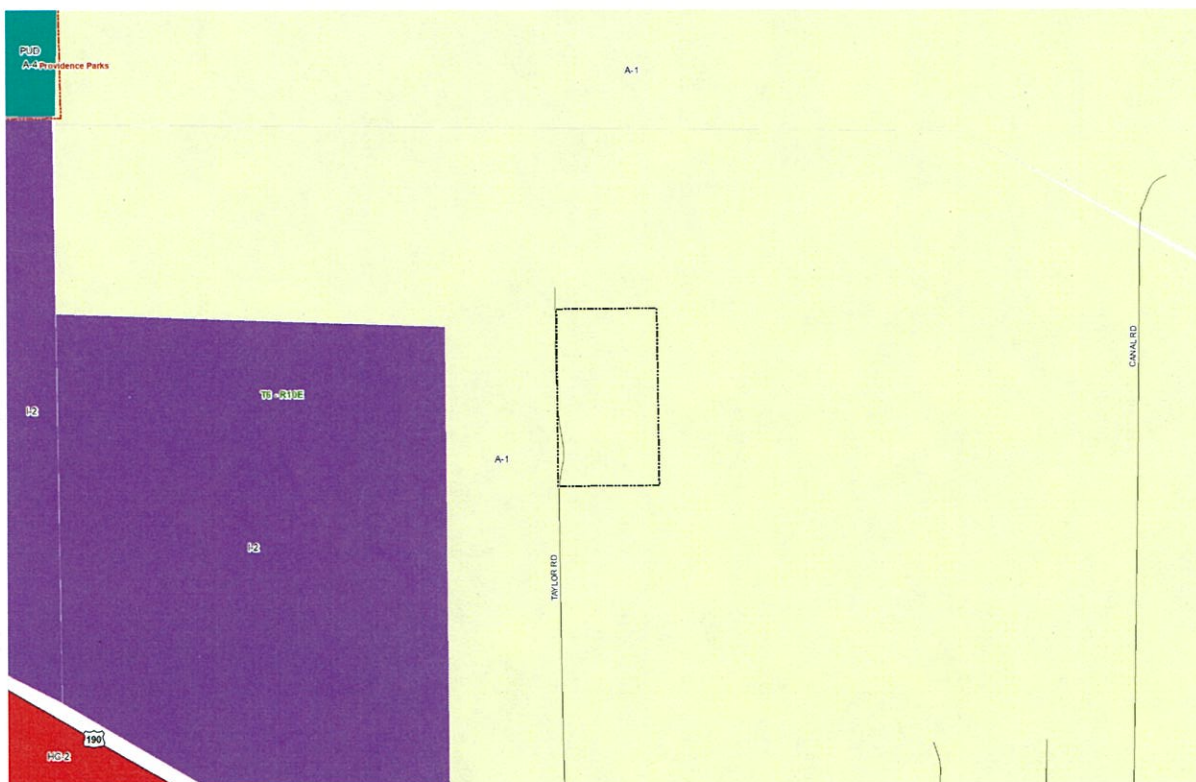
PLANNING & DEVELOPMENT  
Ross Liner  
Director

The subject property and the surrounding properties along Taylor Road were rezoned through the 2009 Comprehensive Rezoning process and appear to conform to the A-1 Suburban District site and structure provisions requiring 5-acre parcel sizes.

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.

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.



Subject Property

21 22  
28 27

1734.4' 587°47'35"E  
351.2'

SHAWN  
PAUL  
THIGPEN  
5.0 AC.  
626.64'  
613.11'

351.10'  
DIDNNE  
STEIN  
THIGPEN  
WIFE OF/AND  
ROBERT  
GREGORY  
THIGPEN  
5.0 AC.  
620.00'  
500°00'31"W

351.10'  
ROBIN  
ANN  
THIGPEN  
STEINHAUER  
WIFE OF/AND  
TIMOTHY  
ROBERT  
STEINHAUER  
5.0 AC.  
620.00'

351.10'  
WEST

60' RIGHT-OF-WAY

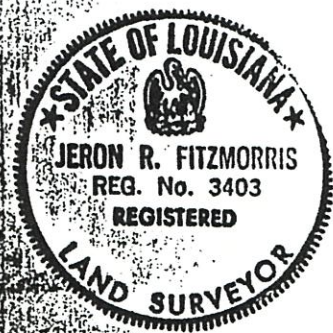
U.S. HWY. 190



MAP  
PREPARED FOR

R.C.  
THIGPEN, et al

LOCATED IN SECTION 27  
TOWNSHIP 6 SOUTH,  
RANGE 10 EAST, ST.  
TAMMANY PARISH,  
LOUISIANA



THIS MAP IS IN ACCORDANCE  
WITH A PHYSICAL SURVEY  
MADE ON THE GROUND  
UNDER THE SUPERVISION  
OF THE UNDERSIGNED.

*Jeron R. Fitzmorris*  
REG. LAND SURVEYOR

LS LAND SURVEYING, INC.  
COVINGTON, LA.  
SCALE 1"=200' AUG. 26, 1994 NO. 6543

IRON SET

22

T6-R10E

27

12

A-1

TAYLOR RD

HC-2

