

EXHIBIT "A"

2025-4430-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 41, Township 9 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the southwest corner of Lot 14 in Section 40, Township 9 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 87 Degrees 46 Minutes 43 Seconds East a distance of 1240.47 feet to a point; Thence run South a distance of 192.43 feet to a 1/2" iron rod found having a Louisiana State Plane Coordinate (Louisiana South 1702) of N=650,498.65 and E=3,744,688.07 and the Point of Beginning.

From the Point of Beginning run North 89 degrees 17 minutes 45 seconds a distance of 565.07 feet to 1/2" iron rod set; Thence run North 00 Degrees 51 Minutes 02 Seconds West a distance of 193.79 feet to a 1/2" iron rod found on the westerly right of way line of C.C. Road; Thence run along said westerly right of way line of C.C. Road along a curve to the right (clockwise) having a radius of 153.29 feet and an arc length of 171.38 feet (having a chord bearing/distance of South 30 Degrees 27 Minutes 34 Seconds East a distance of 162.51 feet) to a 1/2" iron rod set; Thence run South 00 Degrees 10 Minutes 09 Seconds West a distance of 325.56 feet to a point; Thence leaving said westerly right of way line of C.C. Road run South 89 Degrees 37 Minutes 47 Seconds West a distance of 641.32 feet to a 1/2" iron rod set; Thence run North 00 Degrees 29 minutes 00 Seconds West a distance of 269.21 feet and back to the Point of Beginning.

Said Parcel contains 4.286 acres of land more or less, lying and situated in Section 41, Township 9 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana, all as more fully shown on survey of J.V. Burkes & Associates, Inc., dated 6/30/2021, Survey No. 20210337, a certified copy of which is attached and made a part hereto.

2025-4430-ZC

PF-2

C-C RD

ACCESS
CHRISTIAN

W DOUCETTE RD

E

DUMAS RD

COUSIN RD

E



Administrative Comment

January 8, 2025

Department of Planning and Development



ZONING STAFF REPORT

2025-4430-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

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Location: Parcel located on the west side of CC Road, north of Dumas Road, Slidell; S40, T9S, R13E; Ward 9, District 11

Petitioner: Marrissa Cox

Posted: November 17, 2025

Owner: Ricky Cox and Regina Cox

Commission Hearing: December 2, 2025

Size: 4.286 acres

Determination: Approved



Current Zoning:

E (Estate Residential District) and RES-1(Resilience Overlay)

Requested Zoning:

L-1 (Large Lot Residential District) and RES-1(Resilience Overlay)

Future Land Use:

Coastal Conservation

Flood Zone

Effective Flood Zone: A10

Preliminary Flood Zone: AE

Critical Drainage: Yes

RES-1: Yes

Elevation Requirements:

BFE 10' + 3' Freeboard = 13' FFE (3' Freeboard due to Res-1 Overlay)

FINDINGS

The applicant is requesting to rezone 4.286 acres from E (Estate Residential District) and RES-1(Resilience Overlay) and to L-1 (Large Lot Residential District) RES-1 (Resilience Overlay). The parcel is located on the west side of CC Road, north of Dumas Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A2
25-5744	A2	E (Estates Residential District)

Site and Structure Provisions

1. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)
South	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)

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East	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)
West	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)

2. As shown in Table 2, the subject site abuts residential properties zoned E (Estates Residential District) and RES-1 (Resilience Overlay) to the north, south, east and west.
3. The E Estate District is intended to provide a single-family residential environment on large, multi-acre lots. The E District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. Commercial uses are prohibited in the E District.
 - a. The minimum lot size required within the E (Estate District) is 7 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements.
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. All commercial uses are prohibited in the L-1 District.
 - a. The minimum lot size requirements within the L-1 Large Lot Residential District include one acre lots with 150' of lot width.
5. The purpose of the RES-1 Overlay is to promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.
 - a. The RES-1 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-1 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this St. Tammany Parish, Louisiana The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.
6. If approved, the applicant may apply for a minor subdivision to create four 1-acre lots.

Consistency with New Directions 2040

Coastal Conservation: Areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land.

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

- i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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:

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- 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 conditions, 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.

