

EXHIBIT "A"

2022-2946-ZC

THAT CERTAIN PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 26, Township 5 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the quarter section corner between Sections 26 and 27 of the above Township and Range, run East 1109.5 feet. Thence South 984 feet. Thence South 89 degrees 40 minutes West 297 feet. Thence North 0 degrees 20 minutes West 30 feet to the southeast corner of the property herein described and the point of beginning.

From the above point of beginning run North 8 degrees 40 minutes East 202 feet; thence South 89 degrees 40 minutes West 130 feet; thence South 33 degrees 40 minutes East 200 feet to the Point of Beginning and designated as Lot No. 5 on the map and plat of survey by C.R. Schultz, Surveyor, dated September 14, 1960.

And

ALL THAT CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 26, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the quarter corner (1/4) common to Sections 26 and 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, go East 1109.5 feet; thence go South 527.5 feet; thence go North 89 degrees 25 minutes West 277.0 feet; thence go North 89 degrees 25 minutes West 206.8 feet; thence go South 25 degrees 25 minutes West 262.5 feet; thence go North 89 degrees 40 minutes East 196.7 feet to a point; thence go North 89 degrees 40 minutes 48 seconds East 112.30 feet to a point; thence go South 03 degrees 38 minutes 45 seconds West 199.97 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING go South 00 degrees 20 minutes 00 seconds East 70.19 feet to a point; thence go South 64 degrees 01 minute 06 seconds West 8.60 feet to a point; thence go North 78 degrees 01 minute 30 seconds West 108.40 feet to a point; thence go North 82 degrees 49 minutes 00 seconds West 105.86 feet to a corner; thence go North 26 degrees 36 minutes 30 seconds East 41.45 feet to a corner; thence go North 89 degrees 40 minutes 00 seconds East 199.83 feet back to the POINT OF BEGINNING.

Said parcel is designated as a portion of Lot 5A and contains 0.143 acres and 0.119 acres, all in accordance with a Lot Line Adjustment Survey of Lot 5, a 30-foot Road and a 0.119-acre parcel by Land Surveying, LLC dated January 17, 2017 and approved by the St. Tammany Department of Planning on January 30, 2017, a copy of which is attached hereto and made a part hereof.



ZONING STAFF REPORT
2022-2946-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529

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

stpgov.org/planning

Location: Parcel located on the northwest side of Pine Knoll Drive, east of LA Highway 40; Covington; S26, T5S, R11E; Ward 2 District 2
Posted: July 20, 2022

Owner: Kasey King

Council District: 2

Applicant: Kasey King

Commission Hearing: August 2, 2022

Size: .977 acres

Determination: Approved



Current Zoning

A-2 Suburban District

Requested Zoning

A-4 Single-Family Residential District

Future Land Use

Rural/Agricultural

FINDINGS

1. The subject property is a .977-acre vacant parcel that sits near the end of Pine Knoll Drive in Covington. The current zoning for this and surrounding properties is A-2 Suburban District which allows one unit per acre.
2. The requested A-4 Single-Family Residential District zoning allows a density of four (4) units per acre with a minimum lot size of 12,500 square feet. Because of this standard and based on the current lot size of 42,558.12 square feet, if approved the applicant can apply for building permits to place two residences on the subject lot or subdivide the parcel into two lots of record.

Zoning History

3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	SA	A-2 Suburban District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-2 Suburban District	1 unit per acre	150 ft.
A-4 Single-Family Residential District	4 units per acre	90 ft.

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District



ZONING STAFF REPORT
2022-2946-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

Consistency with New Directions 2040

Rural/Agricultural: Areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

- 6. 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.

- 7. The proposed zoning change is not 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.



2022-2946-ZC

A Lot Line Adjustment Survey of Lot 5, a 30' Road & a 0.119 Acre Parcel of Land Into Lot 5-A, Section 26, T-5-S, R-11-E, St. Tammany Parish, La.

The P.O.B. is reported to be East-1109.5; South-527.5'; N89°25'W-277.0'; N89°25'W-206.8'; S25°25'W-262.5'; N89°40'E-196.7' from the 1/4 corner common to Sections 26 & 27, T5S-R11E, St. Tammany Parish, La.

Filed for record:

Clerk of Court

Date File No.

Reference:

- 1) A Survey Plat by C. R. Schultz, Dated 9-14-1960, (Basis of Bearings)
- 2) A Survey Plat by Gerald Fussell Dated 5-27-1978, #78-4851
- 3) A Survey Plat by Gerald Fusell, Dated 2-23-1980, #80-4967
- 4) A Survey Plat by Robert A. Berlin, Dated 10-4-1966, #66-1716
- 5) A Survey Plat by Jeron Fitzmorris, Dated 4-17-89, #5003

Reference calls not shown

Note: Some items shown are not to scale for clarity, dimensions shown prevail over scale

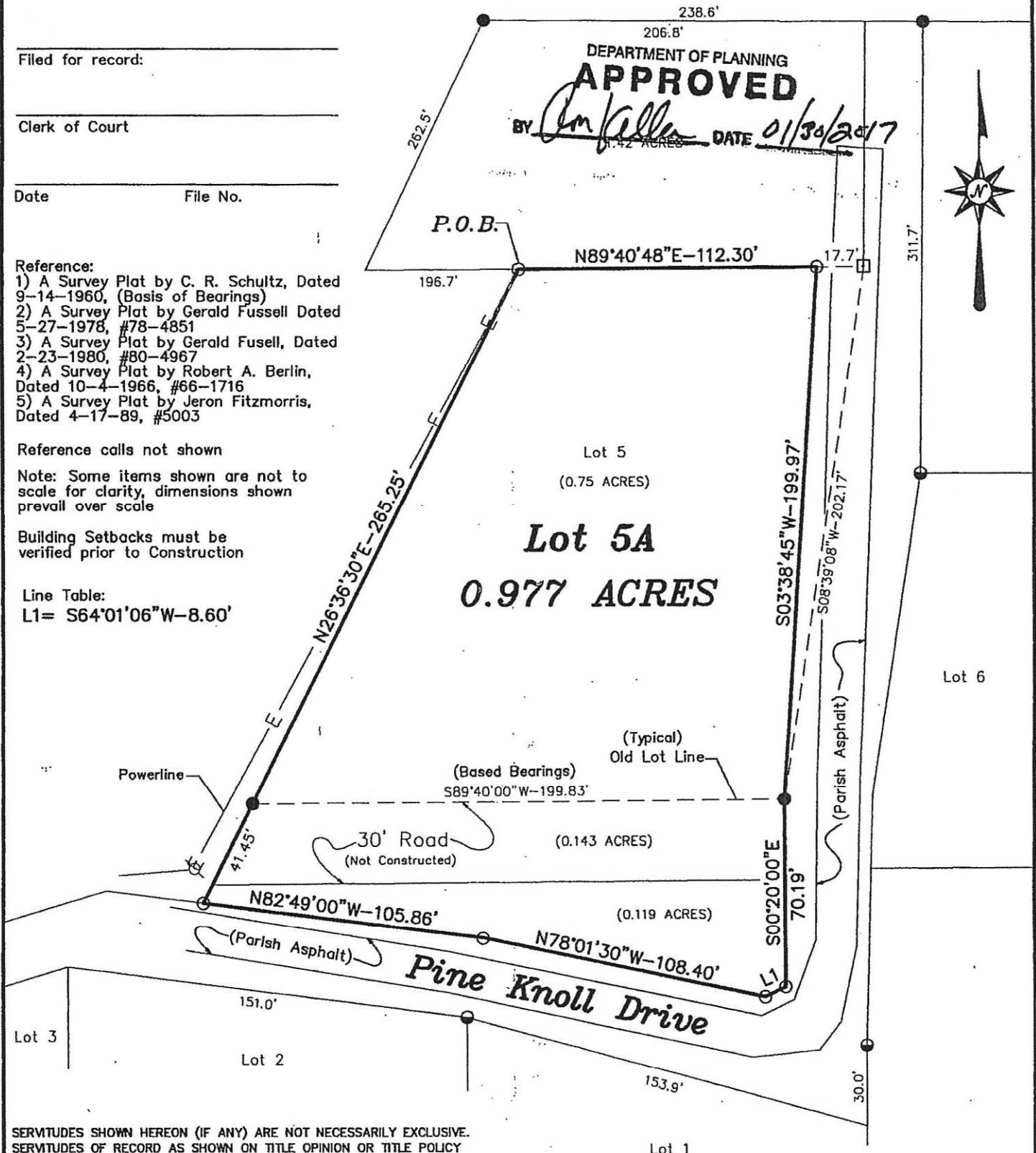
Building Setbacks must be verified prior to Construction

Line Table:

L1= S64°01'06"W-8.60'

DEPARTMENT OF PLANNING
APPROVED

BY *Jim Keller* DATE *01/30/2017*



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Pipe
- = Fnd. Iron under asphalt
- = Set 1/2" Iron Rod

MAP PREPARED FOR **KASEY KING**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 5, A 30' ROAD & A 0.119 ACRE PARCEL OF LAND, SECTION 26, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
License No. 4894
CERTIFIED COPY
PROFESSIONAL
Bruce M. Butler 1-27-2017
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 50'

DATE: 01-17-2017

NUMBER: 17860

2022-2946-ZC

A-1A

A-2

A-2

LEE RD

BUSH FOLSOM RD

SHORT RD

ALEX RD

A-5

A-1A

A-1A

26
T5-R11E

PINE KNOLL DR

ED-1

27

A-2

ED-1

OAK CREST DR

A-3

Barker's Corner Estates
BARKER BLVD

HC-2

HC-2

40

A-6