

EXHIBIT "A"

2026-4727-ZC

A certain tract of land, with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in Section Twenty-three (23), Township Five (5) South, Range Eleven (11) East, which tract is more particularly shown and identified as **PARCEL "B"** on a map of survey prepared by Jeron R. Fitzmorris, Registered Land Surveyor, dated October 26, 2006, entitled "Resubdivision Map of Property located in Section 23 Township 5 South, Range 11 East, into Parcels A and B, St. Tammany Parish, Louisiana for Charles Hudson" and filed in the Official Records of the Clerk and Recorder for St. Tammany Parish on the 17th day of November, 2006, as File No. 4340-B, a copy of which map and survey is attached hereto and made a part hereof for greater certainty of description, and which further shows Tract "B" as containing Two and 68/100 (2.68) acres and measuring Two Hundred Nine and 60/100 (209.60') feet front along the western right-of-way limits off Highway No. 40, by a depth of Five Hundred Sixty-two and 53/100 (562.53') feet on its Northern boundary line, a depth of Five Hundred Fifty-three and 45/100 (553.45') feet on its Southern boundary line, and a width of Two Hundred Nine and 50/100 (209.50') feet on its rear or western boundary line; and is more particularly described by metes and bounds according to the map as follows: From the Section Corner common to Sections 23,24,25 and 26, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, run North 358.4 feet; thence North 88 degrees 46 minutes 47 seconds West 880.90 feet; thence North 00 degrees 30 minutes 44 seconds East 145 feet; thence North 89 degrees 24 minutes 21 seconds West 544.23 feet; thence North 213.00 feet to the Point of Beginning; from the Point of Beginning continue North 209.50 feet to a point; thence south 89 degrees 24 minutes 21 seconds East 562.53 feet to a point; thence South 02 degrees 28 minutes 52 seconds West 209.60 feet to a point; thence North 89 degrees 24 minutes 21 seconds West 553.45 feet back to the Point of Beginning; and being a portion of the same property acquired by Charles Edward Hudson and Nancy Mohlke Hudson from the Resolution Trust Corporation as Receiver of Delta Savings and Loan Association, F. A., Institution No. 7193, by Act of Cash Sale filed and recorded on September 10, 1992, as Instrument Number 830334 and in Conveyance Book No. 1521, Folio 726, Official Records of the Clerk and Recorder for the Parish of St. Tammany.



ZONING STAFF REPORT
2026-4727-ZC

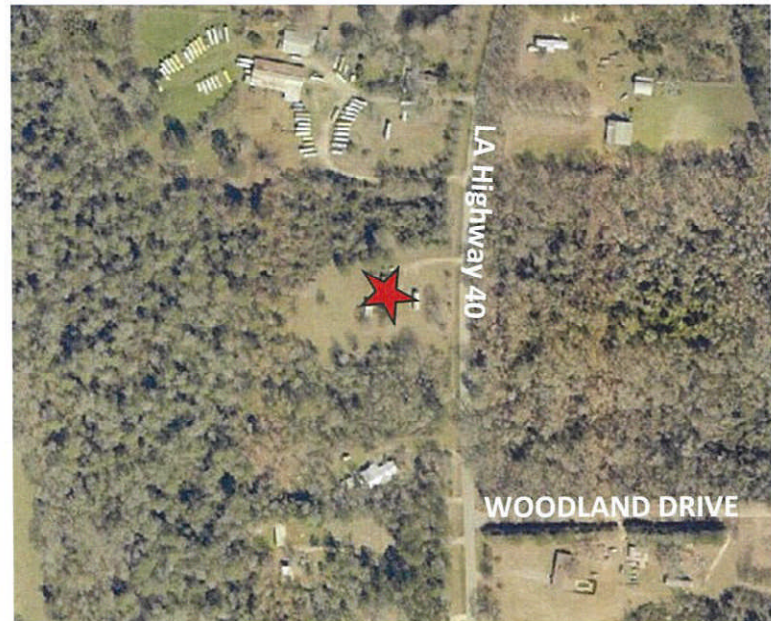
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 40 and south of Stermer Drive, Bush; S23, T5S, R11E, Ward 2, District 6

Petitioner: Summer Hudson **Posted:** July 13, 2026
Owner: Chase Hudson And Tiffany Hudson **Commission Hearing:** August 4, 2026
Size: 2.68 acres **Determination:** Approved



Current Zoning:
R-2 Rural Residential District
and RO Rural Overlay

Requested Zoning:
R-2 Rural Residential District, RO Rural Overlay,
and MHO Manufactured Housing Overlay

Future Land Use: Rural and Agricultural

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: A

Critical Drainage: Yes

Elevation Requirements:
Preliminary BFE is 96'; FFE 96'

FINDINGS

1. The applicant is requesting to rezone 2.68-acres from R-2 Rural Residential District and RO Rural Overlay to R-2 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The parcel is located on the west side of LA Highway 40 and south of Stermer Drive, Bush.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2237	Unknown	R-2 Rural Residential District
10-2234	Unknown	RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with an existing manufactured home which is a non-conforming structure.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-2 Rural Residential District and RO Rural Overlay
South	Undeveloped	R-2 Rural Residential District and RO Rural Overlay
East	Undeveloped	R-2 Rural Residential District and RO Rural Overlay
West	Residential	R-2 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay

3. As seen in Table 2, the subject site abuts property zoned R-2 Rural Residential District and RO Rural Overlay to the north, south, east, and R-2 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay to the west.



4. The existing R-2 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-2 Rural Residential 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.
5. The existing RO Rural Overlay was established to permit agricultural 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. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
6. The purpose of the requested MHO Manufactured Housing Overlay is to permit manufactured homes on individual lots and to provide a variety of housing options and residential settings for residents.

A manufactured home was previously located on the subject property but was destroyed by fire several years ago.

As shown on the map below, much of the surrounding property along both the east and west sides of Highway 40 is designated with the MHO Manufactured Housing Overlay. The subject property, which directly abuts Highway 40, is not currently within the overlay.

The surrounding zoning pattern is largely attributable to the Parish’s 2009–2010 Comprehensive Rezoning, through which a substantial area surrounding the subject property was designated with the MHO. More recently, in 2023, a property located approximately 1,300 feet east of the subject property along Highway 40 was also rezoned to include the MHO.



Table 3: History of MHO Zoning in the Vicinity		
Case Number	Address	Ordinance
Comprehensive Rezoning	N/A	10-2234
2023-3639-ZC	20907 Highway 40	24-5368

7. If approved, the applicant may apply for a building permit to place a manufactured home on the property. In addition, the existing non-conforming manufactured home will be brought into compliance with the appropriate zoning.



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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.

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:

- 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.

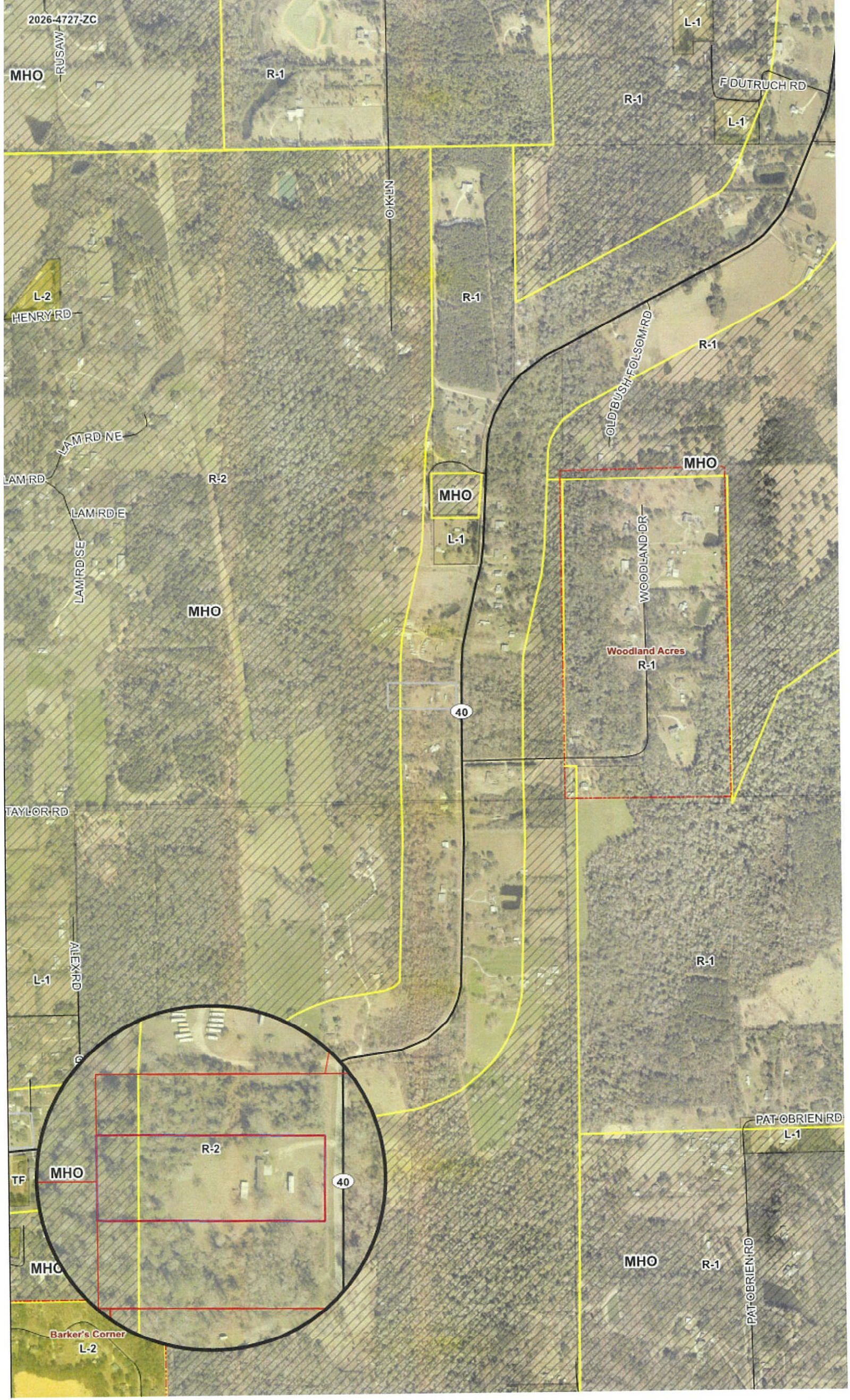


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2026-4727-ZC

MHO

L-1

R-1

R-1

FOUTRUCH RD

L-1

OKLIN

R-1

L-2

HENRY RD

R-1

OLD BUSH FOLSOM RD

MHO

MHO

L-1

WOODLAND DR

Woodland Acres

R-1

40

LAM RD NE

R-2

LAM RD

LAM RD E

MHO

LAM RD SE

TAYLOR RD

L-1

R-1

ALEX RD

TF

MHO

R-2

40

MHO

MHO

R-1

PAT OBRIEN RD

L-1

PAT OBRIEN RD

Barker's Corner

L-2

2026-4725-ZC

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4727-ZC

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

August 4, 2026

for more information
call: (985) 898-2529 or
email: planning@stp.gov.org
www.stp.gov.org/development

Posted on *website*

by *Public*



JUL 13 2026