

Exhibit "A"

2026-4642-ZC

All that certain piece or parcel of land, together with all buildings and improvements, thereon, situated in the Section 43, Township 4 South, Range 12 East, in the Parish of St. Tammany, State of Louisiana, more fully described as follows:

From the first mile post from the West side of the Township line between Township 4 South and Township 5 South, run West 841.2 feet; thence North 00 degrees 01 minutes 30 seconds West, 299.50 feet to the Point of Beginning. From the point of beginning run South 89 degrees 50 minutes 00 seconds West, 291.85 feet to a point; thence North 00 degrees 02 minutes 02 seconds West, 298.54 feet to a point; thence North 89 degrees 50 minutes 26 seconds East, 291.92 feet to a point ; thence South 00 degrees 01 minutes 30 seconds East, 298.54 feet back to the point of beginning. Tract contains 2.00.

MUNICIPAL ADDRESS: 84251 PRESS SHARP ROAD, BUSH, LA 70431 Property is sold, conveyed and accepted subject to any and all servitudes, easements, restrictions, covenants, conditions and any lease, grant, exception or reservation of mineral or mineral rights, if any, appearing in the public records of said parish and state.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4642-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 south and east sides of Press Sharp Road, Bush; S43, T4S, R12E, Ward 2, District 6

Petitioner: Jeremy Dent Dykes and Dasarea Hunter Mulkey

Posted: May 15, 2026

Owner: Jeremy Dent Dykes and Dasarea Hunter Mulkey

Commission Hearing: June 2, 2026

Size: 2.0 acres

Determination: Approved



Current Zoning

R-1 Rural Residential District and RO Rural Overlay

Requested Zoning

R-1 Rural Residential District, MHO Manufactured Housing Overlay, and Rural Overlay

Future Land Use

Rural and Agricultural

Flood Zone: Effective Flood Zone C; Preliminary Flood Zone X; Non-CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 2.0-acre parcel from R-1 Rural Residential and RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The property is located on the south and east sides of Press Sharp Road, Bush.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 Rural Residential

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District, L-1 Large Lot Residential District, and RO Rural Overlay
South	Residential	R-1 Rural Residential District and RO Rural Overlay
East	Residential	R-1 Rural Residential District and RO Rural Overlay
West	Residential	R-1 Rural Residential District and RO Rural Overlay

5. The subject site is flanked by residential property zoned R-1 Rural Residential District and RO Rural Overlay on the south, east, and west, and residential development zoned R-1 Rural Residential District, L-1 Large Lot Residential District, and Rural Overlay to the north.

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- 6. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities and requires a 5-acre parcel size minimum.
- 7. In addition, all residential zoning classifications allow a primary dwelling unit and one guest home that does not exceed 7.5% of the total area of the lot up to 2,500sqft.
- 8. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
- 9. The following ordinances were approved which rezoned surrounding property to MHO Manufactured Housing Overlay within the surrounding area:

Table 3: Case Number	Request	Ordinance
2019-1373-ZC	R-2 Rural Residential and RO Rural Overlay TO R-2 Rural Residential, RO Rural Overlay and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4119
2021-2453-ZC	R-1 Rural Residential TO R-1 Rural Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4679
2022-3106-ZC	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5081

- 10. If approved, the applicant could apply for a building permit to place two structures on the property, including manufactured homes.

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.

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 ecologically 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.

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ZONING STAFF REPORT

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PARISH PRESIDENT

PLANNING & DEVELOPMENT

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Director

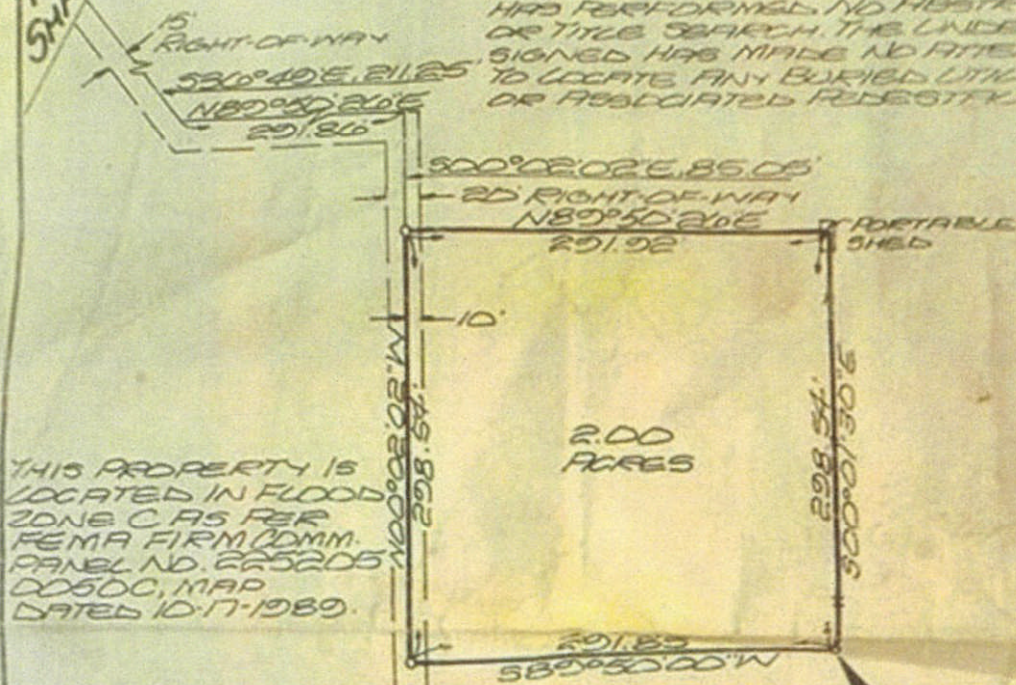
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



PRESS
SHARPER

2026-4642-ZC

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



THIS PROPERTY IS
LOCATED IN FLOOD
ZONE C AS PER
FEMA FIRM (COMM.
PANEL NO. 225205
0050C, MAP
DATED 10-17-1989.

THIS POINT IS WEST, 841.2';
N00°01'30\"W, 299.50' FROM
THE FIRST MILE POST FROM
THE WEST SIDE OF THE TOWNSHIP
LINE BETWEEN T45 & T55

THIS MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARDS DETAILED REQUIRE-
MENTS PURSUANT TO THE ACCURACY
STANDARDS OF A D SURVEY AND THE
APPLICABLE STANDARDS OF PRACTICE
CITED IN LAC 49: LXI

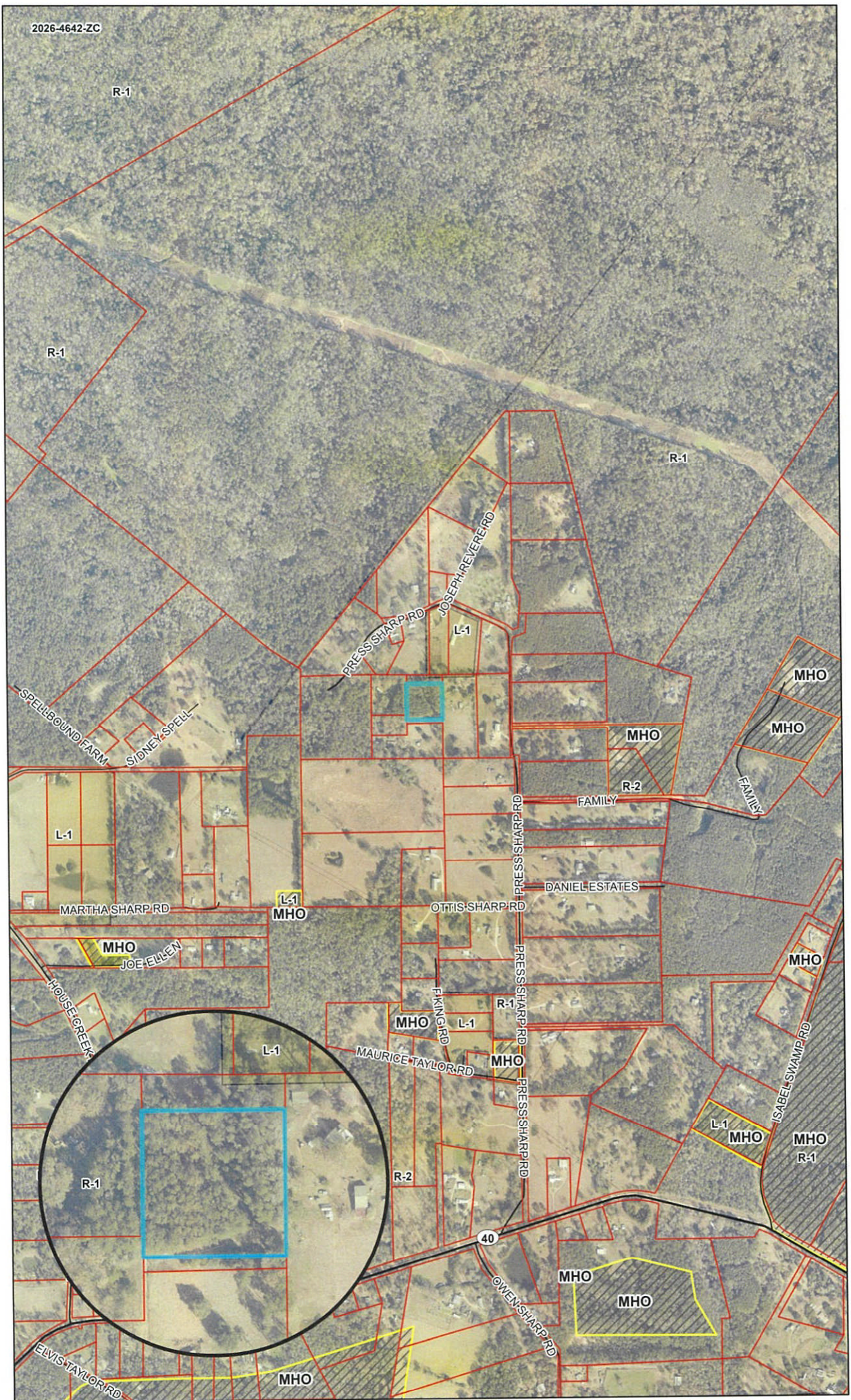
0.1/2\" REBAR SET

MAP PREPARED FOR
**LEONETTE K. AND
RAFAEL A. QUESADA**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 43 TOWNSHIP 4 SOUTH
Range 12 East, St Tammany Parish, Louisiana
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 Inc.
COVINGTON, LOUISIANA

CERTIFIED CORRECT
[Signature]
LOUISIANA REGISTERED LAND SURVEYOR
14-10-10
DATE: MAY 22, 2003
NUMBER 1015

SCALE: 1\"/>100'





MAY 15 2026

2026-4642-ZC

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