

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:30 P.M. – TUESDAY, AUGUST 4, 2020**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Chamber.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:30 pm on Tuesday, August 4, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: (985) 276-6398; If busy dial (346) 248-7799 or (669) 900-6833 Meeting ID: 829 0528 6021 # Participant ID: #: and Password 70911317 #

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JULY 7, 2020 MINUTES**

**POSTPONING OF CASES**

**PUBLIC HEARINGS**

**APPEARERS**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

**1. 2020-1831-ZC**

Existing Zoning: NC-1 (Professional Office District)  
Proposed Zoning: HC-1 (Highway Commercial District)  
Location: Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville; S41, T8S, R11E, Ward 4, District 10.  
Acres: 1 acre  
Petitioner: Emerald Properties Northshore, LLC - Sam Markovich  
Owner: Emerald Properties Northshore, LLC - Sam Markovich  
Council District: 10

POSTPONED FROM 6/24/2020 MEETING

**2. 2020-1852-ZC**

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)  
Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)  
Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5.  
Acres: 175.13 acres  
Petitioner: A.J. Vallon, III  
Owner: DeVal, Inc.  
Council District: 5

POSTPONED FROM 6/24/2020 MEETING

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:30 P.M. – TUESDAY, AUGUST, 4, 2020**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**3. 2020-1853-ZC**

Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District)  
Proposed Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & A-5 (Two-Family Residential District) and PUD Planned Unit Development Overlay  
Location: Parcel located on the west side of Louisiana Highway 59, south of Dove Park Road and Campbell Avenue, Mandeville; S25, T7S, R11E, Ward 5, District 5.  
Acres: 220.22 acres  
Petitioner: A.J Vallon, III  
Owner: DeVal, Inc.  
Council District: 5

POSTPONED FROM 6/24/2020 MEETING

**4. 2020-1900-ZC**

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road, Folsom, S7, T5S, R10E, Ward 2, District 3.  
Acres: 4 acres  
Petitioner: Katie Bercegay  
Owner: Russell Bercegay  
Council District: 3

**5. 2020-1914-ZC**

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Louisiana Highway 1078, west of Roubion Road; being 12555 Louisiana Highway 1078; Folsom, S4, T6S, R10E, Ward 3, District 3.  
Acres: 1 acres  
Petitioner: Tammy Lynne Wimmer  
Owner: Tammy Lynne Wimmer  
Council District: 3

**6. 2020-1915-ZC**

Existing Zoning: A-2 (Suburban District), A-3 (Suburban District) & HC-4 Highway Commercial District  
Proposed Zoning: SWM-2 Solid Waste Management District  
Location: Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs, S14, S15, S22, and S23, T7S, R13E, Ward 6, District 6.  
Acres: 104.66 acres  
Petitioner: B. Clark Heebe  
Owner: C&W Brigade, LLC  
Council District: 6

**7. 2020-1916-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs, S27, T6S, R12E, Ward 10, District 6.  
Acres: 4.011 acres  
Petitioner: Rene & Alice Cavalier  
Owner: Rene & Alice Cavalier  
Council District: 6

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:30 P.M. – TUESDAY, AUGUST, 4, 2020**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**8. 2020-1918-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the west side of Henderson Road, south of Gottschalk Road; Covington, S18, T6S, R10E, Ward 1, District 3.  
Acres: 1 acres  
Petitioner: Jordan Jarrell  
Owner: Jordan Jarrell  
Council District: 3

**9. 2020-1919-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the east side of Boyd Road, east of Tantela Ranch Road; Covington, S15, T6S, R10E, Ward 1, District 3.  
Acres: 1.83 acres  
Petitioner: William Sifert  
Owner: Jeannie Ryan  
Council District: 3

**10. 2020-1922-ZC**

Existing Zoning: I-4 (Heavy Industrial District)  
Proposed Zoning: HC-3 (Highway Commercial District)  
Location: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell, S26 & S44, T9S, R14E, Ward 9, District 13.  
Acres: 6.9962 acres  
Petitioner: Kevin McDonald  
Owner: Kevin McDonald  
Council District: 13

**11. 2019-1692-ZC**

Major Amendment to the PUD Planned Unit Development Overlay and a petition to add/change the zoning district classification for a tract of land comprised of 6.926 acres from A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay  
Location: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T8S, R15E, Ward 8, District 9.  
Acres: 65.836 acres  
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen  
Owner: Lynn Levy Land Company, LLC  
Council District: 9

**12. 2020-1924-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: A-5 (Two-Family Residential District)  
Location: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40; Covington, S26, T5S, R11E, Ward 2, District 2.  
Acres: .93 acres  
Petitioner: Mary Spell  
Owner: Spell Holdings, LLC  
Council District: 2

**13. ZC04-10-083**

Major Amendment to the PUD Planned Unit Development Overlay  
Location: Parcel located the north side of Bricker Road and Louisiana Highway 1085, south of the Tchefuncte River; Covington, S31, S37, S39, S45, S46, T6S, T7S, R11E, Ward 1, District 1.  
Ares: 463 acres  
Petitioner: Jones Fussell, LLP – Paul Mayronne  
Owner: Terra Bella Group, LLC  
Council District: 1

**AGENDA**

**ST. TAMMANY PARISH ZONING COMMISSION MEETING**

**6:30 P.M. – TUESDAY, AUGUST, 4, 2020**

**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA**

**14. 2020-1927-ZC**

Text Change:

An ordinance to amend St. Tammany Parish Code of Ordinances Part II Land Development Code, Chapter 130 Unified Development Code, Specifically 130-2010 - Applicability, Permits, Variances, Waivers, Appeals and Identification, Regarding the requirement of a sign permit for Government entities to add a new Section. 130-2010(b)(5): “Signs for government entities on property owned or leased by said government entity. Said signs shall not be considered billboards or off-premise outdoor advertising”.

**15. 2020-1928-ZC**

Existing Zoning:

A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)

Proposed Zoning:

A-3 (Suburban District)

Location:

Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.

Acres:

83.51 acres

Petitioner:

Jones Fussell, LLP – Jeff Schoen

Owner:

Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC

Council District:

5

**16. 2020-1929-ZC**

Existing Zoning:

A-3 (Suburban District)

Proposed Zoning:

A-3 (Suburban District) & PUD (Planned Unit Development Overlay)

Location:

Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.

Acres:

83.51 acres

Petitioner:

Jones Fussell, LLP – Jeff Schoen

Owner:

Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC

Council District:

5

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

**1. 2020-1950-PR – USE: Restaurant**

CORRIDOR: Tammany Trace

ZONING: HC-1 Highway Commercial District and Entertainment Overlay

USE SIZE: 2.154 acres

PETITIONER: Paul Mayronne

OWNER: The Inn at La Provence, LLC

LOCATION: Parcel located on the south side of US Highway 190 and on the north side of the Tammany Trace, west of Bremerman Road; Lacombe; S48, T8S, R12E; Ward 4, District 7

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**