

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, APRIL 6, 2021**  
**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 6:00 pm on Tuesday, April 6, 2021.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call Local #: 985-276-6398 If busy, 346-248-7799, or 669-900-6833, Meeting ID: 862 7997 2994 #, Participant ID: #, Passcode: 206450 #

**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 MARCH 2, 2021 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. ZC03-02-012**

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 14.22 acres from A-3 (Suburban District) to A-3 (Suburban District) and PUD (Planned Unit Development Overlay)

Location: Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell; S37, T9S, R15E; Ward 8, District 9

Acres: 93.3 acres

Petitioner: Dustin Richard

Owner: BLD Investments, LLC

Council District: 9

POSTPONED FROM FEBRUARY 2, 2021 MEETING

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2. **2021-2218-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: I-2 (Industrial District)  
Location: Parcel located on the west side of Compass Way North, South, and East and the west of the Alamosa Park Subdivision being 27.2941 acres; Mandeville; S24, T7S, R11E; Ward 4, District 5  
  
Acres: 27.2941 acres  
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen  
Owner: Alamosa Holdings, LLC and Abiquiu Holdings, LLC  
Margery Hanisee  
  
Council District: 5  
POSTPONED FROM MARCH 2, 2021 MEETING
  
3. **2021-2231-ZC**  
Text Change: Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Article VII – Minimum Standards for Specific Uses, Division 1- Generally, Sec. 130-2213 – Minimum Standards, Relative to Cemeteries Located in Critical Drainage Areas
  
4. **2021-2238-ZC**  
Existing Zoning: AT-1 (Animal Training and Housing District)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River; S11, T8S, R14E; Ward 8, District 9  
  
Acres: 19.25 acres  
Petitioner: Jeffery Nave  
Owner: Globe Wireless Radio Services  
Council District: 9
  
5. **2021-2248-ZC**  
Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: I-1 (Industrial District)  
Location: Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs; S36, T6S, R11E; Ward 10, District 2  
  
Acres: 1 acre  
Petitioner: Rick Murphy  
Owner: TRRB Enterprises, LLC - Rick Murphy  
Council District: 2
  
6. **2021-2249-ZC**  
Existing Zoning: A-1 (Suburban District), RO (Rural Overlay), MHO (Manufactured Housing Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Louisiana Highway 1083, north of Oalman Road East; Bush; S28, T5S, R12E; Ward 5, District 6  
  
Acres: 2.01 acres  
Petitioner: Maxwell McClintock  
Owner: Maxwell McClintock  
Council District: 6
  
7. **2021-2257-ZC**  
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Nina Drive and south of Sheree Street; Lacombe; S33, T8S, R13E; Ward 7, District 7  
  
Acres: .53 acres  
Petitioner: Diana Zanella-Fajardo  
Owner: Alejandro and Alberto Zanella-Fajardo  
Council District: 7

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- 8. 2021-2258-ZC**  
Text Change: Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Article V – Overlays, Division 2 – PUD Planned Unit Development Overlay, Section 1301674 – Plan Approval, Relative to Hydrological Analysis and Traffic Impact Analysis
- 9. 2021-2261-ZC**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-6 (Multiple-Family Residential District)  
Location: Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe; S48, T8S, R12E; Ward 4, District 7  
Acres: 3.12 acres  
Petitioner: Daniel Kaizer  
Owner: Rosemary Guidera and Beatrice Guidera  
Council District: 7
- 10. 2021-2264-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcels located on the south side of Louisiana Highway 22 and the east side of Highline Road, north of Koepp Road; being Lots 9 and 10; Fleur de Lorraine Subdivision; Madisonville; S42, T7S, R10E; Ward 1, District 4  
Acres: 1.53 acres  
Petitioner: Kim D. Vincent  
Owner: Kim D. Vincent  
Council District: 4
- 11. 2021-2266-ZC**  
Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the south side of Louisiana Highway 22, west of Oak Park Road, and east of Guste Island Road; Madisonville; S17, T7S, R10E; Ward 1, District 4  
Acres: 1.94 acres  
Petitioner: Zachary and Krista Miller  
Owner: Zachary and Krista Miller  
Council District: 4
- 12. 2021-2267-ZC**  
Existing Zoning: AT-1 (Animal Training and Housing District)  
Proposed Zoning: AT-1 (Animal Training and Housing District) and RO (Rural Overlay)  
Location: Parcel located on the north side of Voters Road, south of Miller Road; being 850 Voters Road; Slidell; S13, T9S, R14E; Ward 8, District 14  
Acres: 2.84 acres  
Petitioner: Carrie and Dan Crowley  
Owner: Carrie and Dan Crowley  
Council District: 14
- 13. 2021-2275-ZC**  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-3 Highway Commercial District  
Location: Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville; S41, T8S, R11E; Ward 4, District 10  
Acres: 2.55 acres  
Petitioner: BB Mini Storage, LLC – Matthew Bennett  
Owner: BB Mini Storage, LLC – Matthew Bennett  
Council District: 10

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**14. 2021-2286-ZC**

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-3 Highway Commercial District
Location:	Parcel located on the west side of North Causeway Boulevard, South of Louisiana Highway 22; Mandeville; S38, T7S, R11E; Ward 4, District 10
Acres:	9.059 acres
Petitioner:	BB Mini Storage, LLC – Matthew Bennett
Owner:	BB Mini Storage, LLC – Matthew Bennett
Council District:	10

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**