

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, MAY 4, 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.**

**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, May 4, 2021.**

**Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call to be determined. Phone Number: (985-276-6398); If busy dial (346-248-7799) or (669-900-6833) Meeting ID: (816 3669 4009 #) Participant ID: # and Password: (199435 #)**

**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 APRIL 6, 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. **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 APRIL 6, 2021 MEETING**

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**2. 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

POSTPONED FROM APRIL 6, 2021 MEETING

**3. 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

POSTPONED FROM APRIL 6, 2021 MEETING

**4. 2021-2268-ZC**

Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 18.66 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

**5. 2021-2270-ZC**

Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 14.87 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

**6. 2021-2271-ZC**

Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 20.44 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1

**7. 2021-2272-ZC**

Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: PBC-1 (Planned Business Campus)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 15.46 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company

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- Council District: 1
- 8. 2021-2273-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 30.78 acres  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1
- 9. 2021-2274-ZC**  
Existing Zoning: PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District)  
Proposed Zoning: PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District), and PUD (Planned Unit Development District)  
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1  
Acres: 160.44  
Petitioner: All State Financial Company  
Owner: All State Financial Company  
Council District: 1
- 10. 2021-2289-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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14  
Acres: .13 acres  
Petitioner: Pedro Vergara  
Owner: Pedro Vergara  
Council District: 14
- 11. 2021-2302-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Orme Street west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2  
Acres: .64 acres  
Petitioner: Felicia and Whitley Walker  
Owner: Felicia and Whitley Walker  
Council District: 2
- 12. 2021-2304-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and A-2 (Suburban District)  
Location: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3  
Acres: 5.693 acres  
Petitioner: Erik Wagner  
Owner: John Wagner Jr.  
Council District: 3

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- 13. 2021-2307-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 south side of Jackson Street, west of North 24<sup>th</sup> Street; Lacombe; S48, T8S, R12E; Ward 7, District 7  
Acres: .8377 acres  
Petitioner: Pedro Gonzalez  
Owner: Pedro Gonzalez  
Council District: 7
- 14. 2021-2310-ZC**  
Existing Zoning: HC-1 (Highway Commercial District)  
Proposed Zoning: ED-1 (Primary Education District)  
Location: Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5  
Acres: 4.909 acres  
Petitioner: Adam Martin  
Owner: North Lake Christian School - Glenn Martin  
Council District: 5
- 15. 2021-2311-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 Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14  
Acres: .2500 acres  
Petitioner: Charles Bridges  
Owner: Charles Bridges  
Council District: 14
- 16. 2021-2312-ZC**  
Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13  
Acres: .262 acres  
Petitioner: Michael Boehm  
Owner: Michael Boehm and Stefanie Schultis  
Council District: 13
- 17. 2021-2314-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7  
Acres: .90 acres  
Petitioner: Chad Almquist  
Owner: Patricia and Chad Almquist  
Council District: 7
- 18. 2021-2315-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6  
Acres: .137  
Petitioner: Jon Leyens  
Owner: Michael Jenkins  
Council District: 6

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**19.     2021-2319-ZC**

Existing Zoning:     PF-2 (Public Facilities District)

Proposed Zoning:   PF-2 (Public Facilities District) and RO (Rural Overlay)

Location:           Parcel located on the east and west sides of Honey Island Swamp Road;  
Pearl River; S1, S12, and S7, T7S, R14E and R15E; Ward 6, District 6

Acres:               242.98

Petitioner:         St Tammany Parish

Council District:   6

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**