

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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. The livestream will begin at 6:00 PM on Tuesday, June 1, 2021.

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 MAY 4, 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 MAY 4, 2021 MEETING

2. 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 MAY 4, 2021 MEETING

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

3. 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

POSTPONED FROM MAY 4, 2021 MEETING

4. 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

POSTPONED FROM MAY 4, 2021 MEETING

5. 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

POSTPONED FROM MAY 4, 2021 MEETING

6. 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
Council District: 1

POSTPONED FROM MAY 4, 2021 MEETING

7. 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

POSTPONED FROM MAY 4, 2021 MEETING

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

8. 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

POSTPONED FROM MAY 4, 2021 MEETING

9. 2021-2323-ZC

Existing Zoning: A-4 (Single-Family Residential District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2
Acres: 0.35 acres
Petitioner: Sabrina Barnes
Owner: Kerry Barnes

10. 2021-2335-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Location: Parcel located on the south side of North 3rd Street, west of Harrison Street, being Square 64, Town of Mailleville Subdivision; Covington; S42, T7S, R11E; Ward 3, District 2
Acres: 1.32 acres
Petitioner: Steele McDaniel
Owner: Welsh Properties Limited Partnership – B.L. Bryant
Council District: 2

11. 2021-2336-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5
Acres: 6.094 acres
Petitioner: Leon Licciardi
Owner: Licciardi Hwy 59, LLC
Council District: 5

12. 2021-2341-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11
Acres: 2.4670 acres
Petitioner: Dionne Labat
Owner: Dionne Labat
Council District: 11

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 1, 2021
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

13. 2021-2347-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Joe Ellen Drive, east of House Creek Road; Bush; S6, T5S, R12E; Ward 2, District 6
Acres: 1.21 acres
Petitioner: Cherie Stermer and Delton Sharp
Owner: Cherie Stermer and Delton Sharp
Council District: 6

14. 2021-2348-ZC

Text Change: An Ordinance to Amend and Reenact the St. Tammany Parish Code of Ordinances, Chapter 22 Permits, and Chapter 130 Unified Development Code, to provide definitions and regulations regarding short term rentals, to promote the health, safety, and general welfare, and consistency with the Comprehensive Plan, by establishing where short term rental is appropriate, to add short term rentals as a permitted use in certain commercial and mixed use zoning districts within unincorporated St. Tammany Parish, and to provide for permitting of short term rentals, and penalties and fines for violations.

15. 2021-2353-ZC

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: NC-2 (Indoor Retail and Service District) and RO (Rural Overlay)
Location: Parcel located on the southwest corner of US Highway 190 & South Oaklawn Drive, being part of Tracts 342 & 343, North Oaklawn Subdivision; Lacombe; S39, T8S, R13E; Ward 7, District 7
Acres: 1.2 acres
Petitioner: Salvatore Impastato
Owner: Joe Impastato
Council District: 7

16. 2021-2354-ZC

Existing Zoning: TND-2 (Traditional Neighborhood Development Zoning District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

17. 2021-2355-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and PUD (Planned Unit Development District)
Location: Parcel located on the east and west sides of Honeybee Road, north of US Highway 190; Slidell; S35, T8S, R13E; Ward 9, District 11
Acres: 275.33 acres
Petitioner: George Kurz
Owner: Honeybee Holdings, LLC
Council District: 11

18. 2021-2356-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Location: Parcel located on the south east side of Shady Pine Road, north of US Highway 190; Lacombe; S43, T8S, R13E; Ward 7, District 7
Acres: .60 acres
Petitioner: Alisa Bingham Halliburton
Owner: Alisa Bingham Halliburton and Desirae Wright
Council District: 7

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, JUNE 1, 2021

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

19. 2021-2357-ZC

Existing Zoning:	PF-2 (Public Facilities District)
Proposed Zoning:	MD-3 (Medical Facilities District)
Location:	Parcel located on the east side of South Robin Road, east of Safe Haven Parkway, north of US Highway 190; Lacombe; S42 & S43, T8S, R12E; Ward 4, District 7
Acres:	2.20 acres
Petitioner:	Family Promise of St. Tammany Inc.
Owner:	St. Tammany Parish Government
Council District:	7

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT