

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

**NOTE: Seating may be restricted due to possible 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, July 6, 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 JUNE 1, 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**1. 2021-2335-ZC – WITHDRAWN**

Existing Zoning: NC-4 Neighborhood Institutional District  
Proposed Zoning: A-8 Multiple Family Residential District  
Location: Parcel located on the south side of North 3<sup>rd</sup> 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

POSTPONED FROM THE JUNE 1, 2021 MEETING

**2. 2021-2368-ZC**

Existing Zoning: A-3 Suburban District  
Proposed Zoning: A-3 Suburban District and MHO Manufactured Housing Overlay  
Location: Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12  
  
Acres: .126 acres  
Petitioner: Irene Cortez  
Owner: Dragonfly Enterprises Inc. – Jamie Lindsay  
Council District: 12

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- 3. 2021-2381-ZC**  
Existing Zoning: A-6 Multiple Family Residential District  
Proposed Zoning: PUD Planned Unit Development Overlay - Commercial Boater Service  
Location: Parcel located on the east and west sides of Harbor View Court; Slidell; S33, T9S, R14E; Ward 9, District 13  
  
Acres: 6.873 acres  
Petitioner: The Pointe Marina and Grill, LLC  
Owner: The Pointe Marina and Grill, LLC  
Council District: 13
- 4. 2021-2391-ZC**  
Existing Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Proposed Zoning: A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Location: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6  
  
Acres: 5.1 acres  
Petitioner: Neil Pinkham  
Owner: Neil, Evangeline, Ian, and Keedra Pinkham  
Council District: 6
- 5. 2021-2401-ZC**  
Existing Zoning: A-2 Suburban District  
Proposed Zoning: PF-1 Public Facilities District  
Location: Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1  
  
Acres: 2.28 acres  
Petitioner: St. Tammany Fire District No. 2 - Randy Hess  
Owner: Darling Design Homes, Inc. - Buddy Coate  
Council District: 1
- 6. 2021-2406-ZC**  
Existing Zoning: NC-4 Neighborhood Institutional District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13  
  
Acres: .55 acres  
Petitioner: Ricco Vito Impastato  
Owner: Ricco Vito Impastato  
Council District: 13
- 7. 2021-2407-ZC**  
Existing Zoning: A-2 Suburban District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14  
  
Acres: .69 acres  
Petitioner: Gregory Haines  
Owner: Gregory Haines  
Council District: 14

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- 8. 2021-2408-ZC**  
Existing Zoning: A-3 Suburban District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the north west corner of Louisiana Highway 22 and Louisiana Highway 1085; being Lot 21, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1  
Acres: .69 acres  
Petitioner: Jeffrey Schoen  
Owner: Kathryn Merlo  
Council District: 1
- 9. 2021-2409-ZC**  
Existing Zoning: A-2 Suburban District  
Proposed Zoning: NC-2 Indoor Retail and Service District and MHO Manufactured Housing Overlay  
Location: Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River; S11, T8S, R14E; Ward 8, District 11  
Acres: 1.973 acres  
Petitioner: Catahoula Land Services, LLC – Jeffrey Benedic  
Owner: Catahoula Land Services, LLC – Jeffrey Benedic  
Council District: 11
- 10. 2021-2410-ZC**  
Existing Zoning: A-6 Multiple Family Residential District  
Proposed Zoning: HC-3 Highway Commercial District  
Location: Parcel located on the east side of US Highway 11, being 4472 US Highway 11; Slidell; S44, T9S, R14E; Ward 9, District 12  
Acres: 1.17 acres  
Petitioner: Julie Truong  
Owner: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation  
Council District: 12
- 11. 2021-2412-ZC**  
Existing Zoning: I-2 Industrial District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2  
Acres: 1 acre  
Petitioner: Matt Organ  
Owner: Sharron and Jeffrey Borne  
Council District: 2
- 12. 2021-2413-ZC**  
Existing Zoning: I-2 Industrial District  
Proposed Zoning: CBF-1 Commercial Based Facilities District  
Location: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2  
Acres: 1 acre  
Petitioner: Matt Organ  
Owner: Sharron and Jeffrey Borne  
Council District: 2
- 13. 2021-2414-ZC**  
Existing Zoning: A-3 Suburban District  
Proposed Zoning: HC-2 Highway Commercial District  
Location: Parcel located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1  
Acres: 1.9 acres  
Petitioner: Jeffery Schoen  
Owner: Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell  
Council District: 1

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**14. 2021-2415-ZC**

Existing Zoning: I-1 Industrial District and I-2 Industrial District  
Proposed Zoning: AML Advanced Manufacturing and Logistics District  
Location: Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7  
Acres: 69.33 acres  
Petitioner: Jeffery Schoen  
Owner: Lacombe Business Park, LLC – Christopher Jean  
Council District: 7

**15. 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.  
Acres: 463 acres  
Petitioner: Jones Fussell, LLP – Paul Mayronne  
Owner: Terra Bella Group, LLC  
Council District: 1

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**