

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, OCTOBER 19, 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 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, October 19, 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 OCTOBER 5, 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. 2021-2268-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 JUNE 1, 2021 MEETING

**2. 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

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**3. 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 JUNE 1, 2021 MEETING

**4. 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 JUNE 1, 2021 MEETING

**5. 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 JUNE 1, 2021 MEETING

**6. 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

POSTPONED FROM JUNE 1, 2021 MEETING

**7. 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

POSTPONED FROM JUNE 1, 2021 MEETING

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**8. 2021-2442-ZC**

Existing Zoning: A-6 (Multiple Family Residential District)  
Proposed Zoning: A-5 (Two Family Residential District)  
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.  
Acres: 27.85 acres  
Petitioner: St. Tammany Parish Government  
Owner: Multiple Owners  
Council District: 13

POSTPONED FROM AUGUST 3, 2021 MEETING

**9. 2021-2451-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: I-2 (Industrial District)  
Location: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14  
Acres: 6.69 acres  
Petitioner: Michael Breeding  
Owner: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer  
Council District: 14

POSTPONED FROM AUGUST 3, 2021 MEETING

**10. 2021-2466-ZC**

Existing Zoning: A-1A Suburban District and RO Rural Overlay  
Proposed Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Location: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2  
Acres: 2 acres  
Petitioner: Dale Jenkins  
Owner: Brenda Core Jenkins  
Council District: 2

**11. 2021-2482-ZC**

Existing Zoning: A-1 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 northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3  
Acres: 1.65 acres  
Petitioner: Aimee Perry  
Owner: Matthew Perry  
Council District: 3

**12. 2021-2483-ZC**

Existing Zoning: A-2 Suburban District  
Proposed Zoning: A-2 Suburban District and MHO Manufactured Housing Overlay  
Location: Parcel located on the east side of Chris Kennedy Road, south of Dummy Line Road, being 67182 Chris Kennedy Road; Pearl River; S27, T7S, R14E; Ward 6, District 11  
Acres: 0.787 acres  
Petitioner: William McConnell  
Owner: William McConnell  
Council District: 11

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**13. 2021-2484-ZC**

Existing Zoning: A-1 Suburban District and RO Rural Overlay  
Proposed Zoning: NC-1 Professional Office District and RO Rural Overlay  
Location: Parcel located on the west side of LA Highway 25, north of Thompson Road, being 78361 Hwy 25; Folsom; S36, T5S, R10E; Ward 2, District 3  
Acres: 0.918 acres  
Petitioner: Jeremy Graham  
Owner: Graham Business Properties, LLC – Jeremy Graham  
Council District: 3

**14. 2021-2488-ZC**

Existing Zoning: A-1A Suburban District  
Proposed Zoning: I-1 Industrial District  
Location: Parcel located on the south side of Louisiana Highway 435, west of Woodland Road, east of Merrimeade Lane; Abita Springs; S17, T6S, R13E; Ward 6, District 6  
Acres: 397.37 acres  
Petitioner: Garrett Acquistapace  
Owner: The Wildwood Trust - David Acquistapace  
Council District: 6

**15. 2021-2489-ZC**

Existing Zoning: A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay  
Proposed Zoning: I-1 Industrial District  
Location: Parcel located on the east side of Louisiana Highway 21, north of Louisiana Highway 41, and south of the Bogue Chitto River; Bush; S42, S43, and S44, T5S, R13E; Ward 5, District 6  
Acres: 631.86 acres  
Petitioner: Garrett Acquistapace  
Owner: Bogue Chitto Timber, LLC and Lacombe Properties, LLC - David Acquistapace  
Council District: 6

**16. 2021-2498-ZC**

Existing Zoning: A-4 Single-Family Residential District and MD-1 Medical Residential District  
Proposed Zoning: A-4A Single-Family Residential District  
Location: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11  
Acres: 22.50 acres  
Petitioner: Core Development and Construction, LLC - Ryan Power  
Owner: Kim S. Le Bourgeois  
Council District: 11

**17. 2021-2499-ZC**

Existing Zoning: A-1 Suburban District  
Proposed Zoning: A-1 Suburban District and MHO Manufactured Housing Overlay  
Location: Parcel located on the east side of Camus Lane being Lot 22B-2A, Handsome Meadow Farms, 84540 Camus Lane; Covington; S32, T4S, R11E; Ward 2, District 3  
Acres: 10 acres  
Petitioner: Josh and Francis McDowell  
Owner: Josh and Francis McDowell  
Council District: 3

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**18. 2021-2500-ZC**

Existing Zoning: I-1 Industrial District  
Proposed Zoning: I-2 Industrial District  
Location: Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7  
Acres: 124 acres  
Petitioner: Copart of Louisiana, INC – Matt Strother  
Owner: Sod Farm, LLC  
Council District: 7

**19. 2021-2501-ZC**

Existing Zoning: A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Proposed Zoning: A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay  
Location: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3  
Acres: 6.10 acres  
Petitioner: Anthony and Kristen Toomer  
Owner: Anthony and Kristen Toomer  
Council District: 3

**20. ZC01-03-028**

Major Amendment to the PUD (Planned Unit Development Overlay)  
Location: Parcel located at the northwest intersection of Interstate 12 and Louisiana Highway 1088; Mandeville; S33, T7S, R12E; Ward 4, Districts 5 & 7  
Acres: 161.115 acres  
Petitioner: Azby Fund and Crosby Development, LLC  
Owner: Azby Fund and Crosby Development, LLC  
Council District: 5 and 7

**21. 2021-2448-ZC**

Existing Zoning: A-2 Suburban District and A-3 Suburban District  
Proposed Zoning: A-3 Suburban District  
Location: Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive; Mandeville; S35 and S36, T7S, R11E; Ward 4, District 5  
Acres: 1.35 acres  
Petitioner: Patricia and John Stoddard  
Owner: Patricia and John Stoddard  
Council District: 5

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**