

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JANUARY 4, 2022
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. The livestream will begin at 6:00 PM on Tuesday, January 4, 2022.

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

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 7, 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 AUGUST 3, 2021 MEETING

2. 2021-2613-ZC

Existing Zoning:	A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Zoning:	PF-1 (Public Facilities District)
Location:	Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington; S2, T5S, R11E; Ward 2, District 6
Acres:	25 acres
Petitioner:	St. Tammany Parish - Bridget Lavigne
Owner:	St. Tammany Parish - Bridget Lavigne
Council District:	6

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3. 2021-2614-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe; S23, T8S, R12E; Ward 7, District 7
Acres: 20 acres
Petitioner: Ray Edgecombe Jr.
Owner: Ray Edgecombe Jr.
Council District: 7

4. 2021-2628-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 Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell; S4, T9S, R14E; Ward 9, District 11
Acres: .29 acres
Petitioner: Melvin and Mikki Alonso
Owner: Melvin and Mikki Alonso
Council District: 11

5. 2021-2629-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 Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision; S40, T8S, R12E; Ward 7, District 7
Acres: .516 acres
Petitioner: Francisco Avila
Owner: Francisco Avila
Council District: 7

6. 2021-2634-ZC

Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District), and NC-1 (Professional Office District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington; S14 & S15, T7S, R11E; Ward 3, District 5
Acres: 10 acres
Petitioner: Jeffrey Schoen
Owner: Succession of Warren Joseph Salles, Jr. - Joseph Salles
Council District: 5

7. 2021-2635-ZC - Withdrawn

Existing Zoning: NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington; S15 & S22, T7S, R11E; Ward 3, District 5
Acres: 6 acres
Petitioner: Gulf States Construction Services, INC. - Mike Saucier
Owner: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor
Council District: 5

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8. 2021-2638-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision; S10, T7S, R10E; Ward 1, District 1

Acres: .41 acres
Petitioner: Christine Aparicio
Owner: Aparicio Enterprise, LLC - Christine Aparicio
Council District: 1

9. 2021-2640-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 Spruce Lane, west of Kay Drive; Lacombe S33, T8S, R13E; Ward 7, District 11

Acres: 2.15 acres
Petitioner: Paul Bartholomew
Owner: Paul Bartholomew
Council District: 11

10. 2021-2643-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcels located on the north side of Eden Isles Drive, west of Marina Drive, being Lots 74, 75, and 76, Unit 3, Eden Isles Subdivision; S28, T9S, R14E; Ward 9, District 12

Acres: .77 acres
Petitioner: Hang Troung
Owner: Paul Pham
Council District: 12

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT