

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY APRIL 5, 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 April 5, 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 MARCH 2, 2022 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. 2021-2635-ZC

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

POSTPONED FROM MARCH 2, 2022 MEETING

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY APRIL 5, 2022

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

2. 2022-2712-ZC

Existing Zoning: NC-2 (Indoor Retail and Service District) and NC-5 (Retail and Service District)
Proposed Zoning: A-4A (Single-Family Residential District) and A-6 (Multiple Family Residential District)
Location: Parcel located southwest corner of East Brewster Road and River Chase Drive; Covington; S47, T7S, R11E; Ward 1, District 1
Acres: 24.04 acres
Petitioner: Mark Salvetti
Owner: Maurmont Properties, LLC – Mark Salvetti
Council District: 1

POSTPONED FROM MARCH 2, 2022 MEETING

3. 2022-2713-ZC

WITHDRAWN

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the east and west side of Pruden Road, north of Highway 190; Covington; S25, T6S, R10E; Ward 3, District 3
Acres: 70.85 acres
Petitioner: Kyle Associates, LLC - Franklin Kyle
Owner: Decatur Enterprises, LLC - R. Vaughn Cimini
Council District: 3

POSTPONED FROM MARCH 2, 2022 MEETING

4. 2022-2706-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located at the end of Ingram Street, north of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2
Acres: 2.32 acres
Petitioner: Patrick and Patricia Deloney
Owner: Patrick and Patricia Deloney
Council District: 2

5. 2022-2725-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E; Ward 9, District 12
Acres: .187 acres
Petitioner: Natasha Jones and Carlos Monterroso
Owner: Natasha Jones
Council District: 12

6. 2022-2734-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe S12, T9S, R12E; Ward 7, District 7
Acres: .11 acres
Petitioner: Oris D. and Laura B. Creighton
Owner: Oris D. and Laura B. Creighton
Council District: 7

7. 2022-2735-ZC

Existing Zoning: PF-1 (Public Facilities District), PBC-1 (Planned Business Campus), and PUD (Planned Unit Development Overlay)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5
Acres: 98.3 acre
Petitioner: Jeff Schoen
Owner: Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent
Council District: 5

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY APRIL 5, 2022

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

- 8. 2022-2737-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and PUD (Planned Unit Development Overlay)
Location: Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4, District 5
Acres: 76 acres
Petitioner: Jeff Schoen
Owner: Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent
Council District: 5
- 9. 2022-2739-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel on the north side of L' Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E; Ward 3, District 5
Acres: 6.61 acres
Petitioner: Denise Pilie'
Owner: L'Esperance, Inc. – Denise Pilie'
Council District: 5
- 10. 2022-2747-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1
Acres: 2.4 acres
Petitioner: Joanna Evans
Owner: Roseanne Douglas Blackwell
Council District: 1
- 11. 2022-2752-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1A (Suburban District) and A-2 (Suburban District)
Location: Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2
Acres: 4.25 acres
Petitioner: Colleen Baker
Owner: Colleen Baker
Council District: 2
- 12. ZC01-11-072**
Proposed Zoning: Major Amendment to the Lakeshore Estates PUD Planned Unit Development
Location: Parcel located on the east side of Lakeshore Estates Boulevard, north of Harbor Center Boulevard, Slidell; S34 & S35, T9S, R14E; Ward 9, District 13
Acres: 25 acres
Petitioner: Kathy Lowrey
Owner: The Harbor Center District
Council District: 13
- 13. 2022-2754-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-5 (Two-Family Residential District)
Location: Parcel located on the south side of Highway 40, west of Hurd Road; Bush S26, T5S, R11E; Ward 2, District 2
Acres: 6.26 acres
Petitioner: Mary Spell
Owner: Spell Holdings, LLC
Council District: 2

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY APRIL 5, 2022

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

14. 2022-2757-ZC

Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3
Acres: 4 acres
Petitioner: Stephanie Cain
Owner: Cain Properties, LLC – Stephanie Cain
Council District: 3

15. 2022-2761-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the north side of Louisiana Highway 16, west of Erbin Talley Road, east of Benson Road; Bogalusa; S61, S44, S47, S37, S30, S31, T4S, T5S, R12E, R13E; Ward 5, District 6
Acres: 289 acres
Petitioner: Jones Fussell, LLP – Paul Mayronne
Owner: Shane J. Cambre & WA-TAM, LLC – Mary Lisa Mann
Council District: 6

16. 2022-2763-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Dixie Ranch Road, east of Louisiana Highway 434, Lacombe; S16, T8S, R13E; Ward 7, District 7
Acres: 1 acre
Petitioner: Christine Bratcher
Owner: Brian and Christine Bratcher

17. ZC08-01-007

WITHDRAWN
Proposed Zoning: Major Amendment to the Versailles Business Park PUD Planned Unit Development Overlay
Location: Parcel located on the north side of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & S16, T7S, R11E, Ward 3, District 5
Acres: 92.61 acre
Petitioner: Versailles Business Park, LLC
Owner: Versailles Business Park, LLC
Council District: 5

18. 2020-2143-ZC

Proposed Zoning: Major Amendment to the River Park Estates PUD Planned Unit Development Overlay
Location: Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3
Acres: 134.73 acres
Petitioner: Corie Herberger
Owner: River Park Estates, LLC
Council District: 3

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT