

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY MAY 3, 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 May 3, 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 APRIL 5, 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. 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

POSTPONED FROM APRIL 5, 2022 MEETING

2. 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

POSTPONED FROM APRIL 5, 2022 MEETING

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3. 2022-2763-ZC

WITHDRAWN

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
Council District: 7

POSTPONED FROM APRIL 5, 2022 MEETING

4. 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

POSTPONED FROM APRIL 5, 2022 MEETING

5. 2022-2777-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 5
Acres: .66 acres
Petitioner: Josie Adams
Owner: J&J Builders Northshore, Inc.
Council District: 5

6. 2022-2780-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3
Acres: 1.4542 acres
Petitioner: Mary Bolner
Owner: Mary and Larry Bolner
Council District: 3

7. 2022-2793-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10
Acres: .93 acres
Petitioner: Sherrie Ybarzabal
Owner: 1280 Labarre, LLC – Sherrie Ybarzabal
Council District: 10

8. ZC96-11-064

Proposed Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)
Location: Parcel located on the north side of Camphill Drive, west of Money Hill Parkway; Covington; S12, T6S, R12E; Ward 6, District 6
Acres: 6.024 acres
Petitioner: Money Hill Plantation, LLC – Mimi Dossett
Owner: Mimi Dossett
Council District: 6

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9. 2022-2800-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-6 (Multiple Family Residential District)
Location: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue; Abita Springs; S12, T7S, R11E; Ward 3, District 5

Acres: .84 acres
Petitioner: Phillip Moore
Owner: Karen and Frankie Amador
Council District: 5

10. 2022-2801-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

Acres: 3.25 acres
Petitioner: Jeff Schoen
Owner: St Tammany Parish School Board
Council District: 1

11. 2022-2802-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 Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7

Acres: 4.767 acres
Petitioner: Christopher Rohli
Owner: Christopher Rohli
Council District: 7

12. 2022-2803-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .21 acres
Petitioner: Julie Agan
Owner: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens
Council District: 2

13. 2022-2806-ZC

Existing Zoning: A-2 (Suburban District) and HC-2 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Coci Road, west of Jack Crawford Road; Pearl River; S27, T7S, R14E; Ward 6, District 6

Acres: 6.666 acres
Petitioner: Hickory Creek Developers, LLC – Eric Penton
Owner: Hickory Creek Developers, LLC – Eric Penton
Council District: 6

14. 2022-2828-PR – USE: Magnolia Water Site – Alamosa Park Subdivision

CORRIDOR: Tammany Trace Overlay
ZONING: I-2 (Industrial District)
USE SIZE: 1.033 acres
PETITIONER: Voelkel McWilliams Construction – Paysse McWilliams
OWNER: Joseph Cox
LOCATION: located on the north side of Marion Lane, west of the Tammany Trace, and east of Tammany Trace Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5
Council District: 5

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT