

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, JULY 5, 2022**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

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 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**

**APPROVAL OF THE JUNE 7, 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. 2022-2839-ZC**

Existing Zoning: TND-2 Traditional Neighborhood Development  
Proposed Zoning: TND-2 Planned Traditional Neighborhood Development  
Location: Parcel located on the north side of US Highway 190, east and west of Honeybee Road; Slidell; S35, T8S, R13E, Ward 9, District 11  
Acres: 275.33 acres  
Petitioner: George Kurz  
Owner: Honeybee Holdings, LLC  
Council District: 11

**2. 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 5<sup>th</sup> 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  
POSTPONED FROM MAY 3, 2022 MEETING

**3. 2022-2833-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: A-3 (Suburban District)  
Location: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1  
Acres: 19.152 acres  
Petitioner: Andrew Cahanin  
Owner: Lagrange Legacy, LLC  
Council District: 1  
POSTPONED FROM JUNE 7, 2022 MEETING

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- 4. 2022-2864-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 LA Highway 1077, north of LA Highway 1078; Folsom; S29, T5S, R10E, Ward 2 District 3  
  
Acres: 6.486 acres  
Petitioner: Jason Mulvey  
Owner: Jason Mulvey  
Council District: 3
- 5. 2022-2872-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the south side of LA Highway 22, west of Timberwood Court, east of Bootlegger Road; Madisonville; S18, T7S, R10E, Ward 1 District 4  
  
Acres: .35 acres  
Petitioner: Tim Miletello  
Owner: Tim and Barbara Miletello  
Council District: 4
- 6. 2022-2881-ZC**  
Existing Zoning: HC-1 (Highway Commercial District)  
Proposed Zoning: HC-3 (Highway Commercial District)  
Location: Parcel located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville S17, T7S, R10E, Ward 1, District 1  
  
Acres: 2.46 acres  
Petitioner: Scott Reeves  
Owner: MSB HOLDINGS, LLC  
Council District: 1
- 7. 2022-2886-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: ED-1 (Primary Education District)  
Location: Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5  
  
Acres: 3.13 acres  
Petitioner: Jeffrey Schoen  
Owner: Silverback Holdings, LLC  
Council District: 5
- 8. 2022-2888-ZC**  
Existing Zoning: A-1 (Suburban District) and A-2 (Suburban District)  
Proposed Zoning: A-1 (Suburban District), A-2 (Suburban District), and (RO Rural Overlay)  
Location: Parcel located at the end of Bierhorst Road, east of Thompson Road, Slidell; S39, T9S, R14E, Ward 9 District 11  
  
Acres: 3.94 acres  
Petitioner: Seth and Ashley Hawley  
Owner: Seth and Ashley Hawley  
Council District: 11
- 9. 2022-2901-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the south side of Wilson Road, west of LA Highway 59, Covington; S25, T6S, R11E, Ward 10, District 2  
  
Acres: 1.001 acres  
Petitioner: Jeff Schoen  
Owner: H&S HOLDINGS, LLC  
Council District: 2

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**10. 2022-2902-ZC**

Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward 3, District 2  
  
Acres: .46 acres  
Petitioner: Jeff Schoen  
Owner: H&S HOLDINGS, LLC  
Council District: 2

**11. 2022-2905-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the north side of Louisiana Highway 40, west of Carr Lane; Bush; S42, T5S, R13E, Ward 5, District 6  
  
Acres: 3 acres  
Petitioner: Chief Scott Brewer  
Owner: STFD 9 – Chief Scott Brewer  
Council District: 6

**12. 2022-2909-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-4 (Single Family Residential District) and MHO Manufactured Housing Overlay  
  
Location: Parcel located on the south side of US Highway 190 E, west of Smith Road; Slidell; S13, T9S, R14E, Ward 8, District 14  
  
Acres: .95 acres  
Petitioner: Brittany Paige  
Owner: Bryan and Leonard Paige  
Council District: 14

**13. 2022-2910-ZC**

Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the west side of LA Highway 1083, north of LA Highway 1084, being 76055 LA Highway 1083; Covington; S8, T6S, R12E, Ward 10, District 6  
  
Acres: 1.89 acres  
Petitioner: Brenda Bertucci  
Owner: Gerald Bertucci  
Council District: 6

**14. 2022-2911-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington; S23, T6S, R11E, Ward 3, District 2  
  
Acres: 2.4 acres  
Petitioner: John Barry  
Owner: Velvet Pines Developers – John Barry  
Council District: 2

**15. 2022-2912-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 south side of Ben Thomas Road, west of Javery Road; Slidell; S34, T8S, R14E, Ward 9, District 14  
  
Acres: .306 acres  
Petitioner: St Tammany Parish Government  
Owner: Hassin Muhammad  
Council District: 14

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**16. 2022-2913-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the south side of Ed Williams Road West, west of Louisiana Highway 450; Folsom; S17, T4S, R10E, Ward 2, District 3  
Acres: 3.865 acres  
Petitioner: Leanne Jackson  
Owner: Clyde Jackson and Leanne Heisser-Jackson  
Council District: 3

**17. 2022-2914-ZC**

Existing Zoning: A-1 (Suburban District) and A-2 (Suburban District)  
Proposed Zoning: NC-4 (Neighborhood Institutional District)  
Location: Parcel located on the north side of Sharp Road, west of Parc Place, and east of Westwood Drive; Mandeville; S39, T7S, R11E, Ward 4, District 5  
Acres: 11.96 acres  
Petitioner: Robert Beazley  
Owner: St. Michael's Episcopal Church of Mandeville  
Council District: 5

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. 2022-2871-PR – USE: St Tammany Bone and Joint Clinic: Addition to Existing Building**  
CORRIDOR: Highway 21 Planned Corridor  
ZONING: HC-2 (Highway Commercial District)  
USE SIZE: 6,391 sq. ft  
PETITIONER: Roch B. Hontas  
OWNER: Satnoh, LLC  
LOCATION: Parcel located on the north side of Louisiana Highway 21, being 71211 Louisiana Highway 21; S46, T7S, R11E; Ward 1, District 1  
POSTPONED FROM JUNE 7, 2022 MEETING

**CONDITIONAL USE CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS FOR USES LISTED UNDER SEC. 130-1129 – CONDITIONAL USES UNDER THE I-4 HEAVY INDUSTRIAL DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

- 1. 2022-2938-CP – USE: Concrete Batch Plant**  
ZONING: I-4 (Heavy Industrial District)  
ACRES: 9.345 acres  
PETITIONER: Jeffrey D. Schoen  
OWNER: Parish Concrete, LLC  
LOCATION: Parcel located on the south side of Dr. TJ Smith Sr. Expressway, west of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**