

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 6, 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. The livestream will begin at 6:00 PM on Tuesday, September 6, 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 AUGUST 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. 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
POSTPONED FROM JULY 5, 2022 MEETING

2. 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
POSTPONED FROM JULY 5, 2022 MEETING

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3. 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
POSTPONED FROM JULY 5, 2022 MEETING

4. 2022-2966-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 Chris Kennedy Road, east of Central Avenue; Pearl River; S33, T7S, R14E, Ward 6, District 11
Acres: 2.50 acres
Petitioner: James Ashley
Owner: James & Cara Ashley
Council District: 11

5. 2022-2975-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of US Highway 190, Covington; S18, T6S, R10E, Ward 1, District 3
Acres: 2.38 acres
Petitioner: Jaime L. Jenkins
Owner: Jaime L. Jenkins
Council District: 3

6. 2022-2977-ZC

Existing Zoning: A-3 (Suburban District) and NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the west side of U.S. Highway 190, south of Indian Village Road; Slidell; S20 & S21, T9S, R15E, Ward 8, District 13
Acres: 51.458 acres
Petitioner: Jeffrey Schoen
Owner: Northshore Mobile Home Park, LLC
Council District: 13

7. 2022-2989-ZC

TEXT CHANGE: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 11 – A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 130-531 – PURPOSE AND SEC. 130-534 – SITE AND STRUCTURE PROVISIONS; AS WELL AS DIVISION 12 – A-5(D) TWO-FAMILY RESIDENTIAL DISTRICT, SEC. 130-566 – PURPOSE AND SEC. 130-569 – SITE AND STRUCTURE PROVISIONS; AS WELL AS ARTICLE V – OVERLAYS, DIVISION 2 – PUD PLANNED UNIT DEVELOPMENT OVERLAY, SEC. 130-1673 – GENERAL STANDARDS AND CRITERIA; TO EXCLUDE A-4A AND A-5 ZONING DISTRICTS FROM ELIGIBILITY FOR A PUD PLANNED UNIT DEVELOPMENT OVERLAY.

8. 2022-2990-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located at the southeast intersection of Heathermist Drive, east of Sea Spray Drive; Slidell; S29, T9S, R15E, Ward 8, District 13
Acres: 1.66 acres
Petitioner: Helgin Gallardo
Owner: TRAMPROP INC-JP & WA LLC – James Lindsay
Council District: 13

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9. 2022-2996-ZC

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcel located on the east side of LA Highway 21, south of Dummyline Road; Madisonville; S41, T7S, R10E, Ward 1, District 1
Acres: 1.56 acres
Petitioner: Jeffrey Schoen
Owner: Ellison Holdings, LLC
Council District: 1

10. 2022-2997-ZC

TEXT CHANGE: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 49 – AML ADVANCED MANUFACTURING AND LOGISTICS DISTRICT, SEC. 130-1620 – PURPOSE, SEC. 130-1621– PERMITTED USES, SEC. 130-1622 – ADMINISTRATIVE PERMITS, AND SEC. 130-1623 – SITE AND STRUCTURE PROVISIONS, TO EXCLUDE CERTAIN USES IN AML ZONING DISTRICTS.

11. 2022-3000-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E, Ward 1, District 3
Acres: 3.05 acres
Petitioner: Kimberly Jarrell
Owner: Kimberly Jarrell
Council District: 3

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

1. 2022-3016-PR – USE: McDaniel Dermatology: New Construction

CORRIDOR: Highway 21 Planned Corridor

ZONING: NC-1 (Highway Commercial District)

USE SIZE: 7,606 sq. ft.

PETITIONER: Jones Fussell – Jeff Schoen

OWNER: Ellison Holdings, LLC

LOCATION: Parcel located on the east side of LA Highway 21, south of Dummyline Road; Madisonville, S41, T7S, R10E, Ward 1, District 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT