

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, OCTOBER 4TH, 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, October 4th, 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 SEPTEMBER 6, 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

POSTPONED FROM JULY 5, 2022 MEETING

**2. 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.

POSTPONED FROM SEPTEMBER 6, 2022 MEETING

**3. 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

POSTPONED FROM SEPTEMBER 6, 2022 MEETING

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**4. 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.

POSTPONED FROM SEPTEMBER 6, 2022 MEETING

**5. 2022-3005-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the south side of Louisiana Highway 22, east of Mitcham Road, north of Cialona Road, being Parcel A-2, Madisonville; S18, T7S, R10E; Ward 1, District 4  
Acres: 2 acres  
Petitioner: Stephen M. Blanc Jr  
Owner: TNB Properties, LLC – Stephen M. Blanc Jr.  
Council District: 4

**6. 2022-3015-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 east side of Violet Street, north of Progress Street, being Lot 17A, Square 2, West Abita Springs Subdivision, Covington; S36, T6S, R11E; Ward 10, District 6  
Acres: .11 acre  
Petitioner: Rosa Bouterie  
Owner: Rosa Bouterie  
Council District: 6

**7. 2022-3017-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the east side of Taylor Road, north of US Highway 190, Covington; S27, T6S, R10E; Ward 1, District 3  
Acres: 5 acres  
Petitioner: Taylor Thigpen  
Owner: Robert Thigpen  
Council District: 3

**8. 2022-3019-ZC**

Text Change: Ordinance to amend the St. Tammany Parish Code of Ordinances, Part II-Land Development Code, Chapter 130-Unified Development Code, Article V-Overlays, Division 6-Planned Corridor District, Section 130-1814-Special Design Standards, to limit hours of operation for certain uses within the Highway 21 Planned Corridor (Ward 1, District 1). (Dean) (Introduced 08/04/2022)

**9. 2022-3020-ZC**

**WITHDRAWN**

Existing Zoning: A-2 (Suburban District) and CBF-1 (Community Based Facilities District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the west side of US Highway 190, north of Chinchuba Cemetery Road, Mandeville; S41, T8S, R11E; Ward 4, District 10  
Acres: 6.374 acres  
Petitioner: Chad Wiles  
Owner: The Field Church, Inc. – Chad Wiles  
Council District: 10

**10. 2022-3030-ZC**

Existing Zoning: A-1 (Suburban District) and RO (Rural Overlay)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located on the north side of Tiger Branch Road, east of Passman Road, Covington; S6, T6S, R11E; Ward 3, District 2  
Acres: 3.61 acres  
Petitioner: Jeanne Avery  
Owner: Della Jean Steinhauer  
Council District: 2

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**11. 2022-3031-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2A (Highway Commercial District)  
Location: Parcel located on the west side of LA Highway 59, north of Lonesome Road, Mandeville; S36, T7S, R11E; Ward 4, District 10  
Acres: 9.35 acres  
Petitioner: Zuppardo Properties, LLC  
Owner: Roy Zuppardo  
Council District: 10

**12. 2022-3032-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the north side of Baham Road, west of LA Highway 1077, Covington; S28 & S33, T6S, R10E; Ward 1, District 3  
Acres: 4.44 acres  
Petitioner: Ricky Boles  
Owner: Casa De Leon Development, LLC  
Council District: 3

**13. 2022-3033-ZC**

**WITHDRAWN**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the southwest corner of Highway 25 and Damiano, Folsom S32 and S33, T4S, R10E; Ward 2 District 3  
Acres: 40 acres  
Petitioner: John H. & Sundra R. Steinhauer  
Owner: John H. & Sundra R. Steinhauer  
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**

**POSTPONED FROM SEPTEMBER 6, 2022 MEETING**

**2. 2022-3058-PR – USE: Tommy’s Carwash: New Construction**

**CORRIDOR: Highway 21 Planned Corridor**

**ZONING: HC-2 (Highway Commercial District)**

**USE SIZE: 5,207 sq. ft.**

**PETITIONER: Jordan Williams**

**OWNER: Revive Holdings 21, LLC**

**LOCATION: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive; Covington S47, T7S, R11E, Ward 1, District 1**

**3. 2022-3064-PR – USE: Take Five Carwash: New Construction**

**CORRIDOR: Highway 21 Planned Corridor**

**ZONING: HC-2 (Highway Commercial District)**

**USE SIZE: 4,130 sq. ft.**

**PETITIONER: BSREP II Cypress TRS, LLC – Michael Blank**

**OWNER: BSREP II Cypress TRS, LLC – Michael Blank**

**LOCATION: Parcel located on the east side of LA Highway 21, north of Pinnacle Parkway; Covington S47, T7S, R11E, Ward 1, District 1**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**