

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, NOVEMBER 2, 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 Wednesday, November 2, 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 OCTOBER 4, 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 OCTOBER 4, 2022 MEETING

2. 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

POSTPONED FROM OCTOBER 4, 2022 MEETING

3. 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)

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4. 2022-3046-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the south side of US Highway 90, west of Honey Island Marina Road, Slidell; S29, T9S, R16E; Ward 8, District 13

Acres: 5.5 acres
Petitioner: Joe Strain
Owner: 46564 Highway 90, LLC – Joe Strain
Council District: 13

5. 2022-3061-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 Wildwood Drive, south of Tchefuncte Drive, being Lot 7-A, Square 6, River Forest Country Club Subdivision, Covington S36, T6S, R10E; Ward 1, District 3

Acres: .516 acres
Petitioner: Stephanie Jenkins Little
Owner: Stephanie Jenkins Little
Council District: 3

6. 2022-3068-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 22, east of Belle Pointe Drive, west of Perrilloux Road, Madisonville; S16, T7S, R10E; Ward 1, District 1

Acres: 3.010 acres
Petitioner: Beau Bryant
Owner: Highway 22-Perrilloux, LLC – Beau Bryant
Council District: 1

7. 2022-3069-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the east side of Cypress Drive, south of Lee Settlement Road, Folsom; S6, T5S, R10E; Ward 2, District 3

Acres: 5 acres
Petitioner: Elaine Khoury
Owner: Philip Khoury
Council District: 3

8. 2022-3072-ZC

WITHDRAWN

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: MD-1 (Medical Residential District)
Location: Parcel located on the east side of LA Highway 22, east of Penns Chapel Road, Mandeville; S54, T7S, R11E; Ward 4, District 4

Acres: 1 acre
Petitioner: Gloria and Michael Storms
Owner: Jason Hemel
Council District: 4

9. 2022-3073-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 22, west of Kathman Drive, Madisonville; S18, T7S, R10E; Ward 1, District 1

Acres: .69 acres
Petitioner: Efrain Bermudez
Owner: Yireh Buildings, LLC – Efrain Bermudez
Council District: 1

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10. ZC13-08-063

Major Amendment to the River Chase RBCO Regional Business Center Overlay

Location: Parcel located on the east and west sides of E Brewster Road, south of Interstate 12, Covington; Sections 41, S46, & S47, Township 7S, Ranges 10E and 11E; Ward 1, District 1

Acres: 192.786 acres

Petitioner: Mark Salvetti

Owner: Maurmount Properties, LLC

Council District: 1

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 OCTOBER 4, 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

POSTPONED FROM OCTOBER 4, 2022 MEETING

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

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NEW BUSINESS

OLD BUSINESS

ADJOURNMENT