

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, DECEMBER 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, December 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 NOVEMBER 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. 2022-2990-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 OCTOBER 4, 2022 MEETING

**2. 2022-3096-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 Broom Road, north of Receiving Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9  
Acres: 2 acres  
Petitioner: Marina Stevens  
Owner: Cinthia Juarez Diaz  
Council District: 9

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**3. 2022-3098-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 north side of Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2  
Acres: .33 acres  
Petitioner: Della Laurent and Adrian Laurent Sr.  
Owner: Della Laurent and Adrian Laurent Sr.  
Council District: 2

**4. 2022-3106-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located at the end of Family Court, east of Press Sharp Road, Bush; S60 and S50, T4S & T5S, R12E; Ward 2, District 6  
Acres: 6.853 acres  
Petitioner: Brittany Ruiz  
Owner: Brittany Marie Fuzette Ruiz  
Council District: 6

**5. 2022-3110-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the northeast side of Booth Road and Bessie Booth Road, Folsom; S27, T5S, R10E; Ward 2, District 3  
Acres: 1 acre  
Petitioner: Michael Allen  
Owner: Deborah Allen  
Council District: 3

**6. 2022-3112-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the west side of Riverbend Lane, west of Tantela Ranch Road, being Lot 17, Phases 2-A and 2-B, Tantela Ranch Estates Subdivision, Folsom; S4, T6S, R10E; Ward 1, District 3  
Acres: 6 acres  
Petitioner: Leslie Anne Mackenroth  
Owner: Leslie Mackenroth  
Council District: 3

**7. 2022-3113-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: PBC-1 (Planned Business Center)  
Location: Parcel located on the east and south sides of McKinney Road, north of US Highway 190, Slidell; S11, T9S, R14E; Ward 8, District 14  
Acres: 11.3 acres  
Petitioner: McKinney Development, LLC - Rachel Guarisco  
Owner: McKinney Development, LLC - Rachel Guarisco  
Council District: 14

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

**1. 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

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**2. 2022-3128-PR – USE: Magnolia Wellness Urgent Care**

**CORRIDOR: Highway 21 Planned Corridor**

**ZONING: NC-4 (Neighborhood Institutional District)**

**USE SIZE: 2,400 sq. ft.**

**PETITIONER: Chris Combs**

**OWNER: Chris Combs Properties, LLC**

**LOCATION: Parcel located on the west side of LA Highway 21, north of Dummy Line Road, Madisonville S41. T7S, R10E, Ward 1, District 1**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**