

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 13, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, 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, December 13, 2022.

ROLL CALL

PUBLIC 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 AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 9, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCAION REVIEW

1- REV22-07-008

The revocation of an unopened portion of 8th Street and an unopened portion of 9th Street, located on the south side of LA Highway 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

2- REV22-12-009

The revocation of an unopened portion of Elberta Street, located south of Lemos Street, north of Rio Street, between Square 14 and Square 24 in the Spanish Trail Highlands Subdivision (as delineated on Map #106B), Ward 9, Council District 12.

Applicant: Luis E. Romero

Parish Council District Representative: Hon. Jerry Binder

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

3- Request to Enter the Parish Right-of-Way of 3rd Ave (The Birg Boulevard Subdivision) for the purpose of installing water and sewer infrastructure.

Debtor: Covington Creek, LLC

Parish Council District Representative: Hon. Rykert Toledano, Jr.

General Location: The property is located on the north side of Helenbirg Road, north of Covington Meadows Subdivision, Covington, Louisiana. Ward 3, District 5

- 4- Request to Enter the Parish Right-of-Way of Pinecrest Drive for the purpose of making roadway improvements.

Debtor: TCE Properties, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of Hwy 21, south of Natchez Trace Subdivision, Covington, Louisiana. Ward 1, District 1

MINOR SUBDIVISION REVIEW

5- 2022-3120-MSP

A minor subdivision of a 100 acre tract & a 270 acre tract into Tracts A, B & C

Owner & Representative: Copart of Louisiana, Inc.

Parish Council District Representative: Hon. **James J. Davis**

General Location: The parcel is located on the east and west sides of Turf Farm Road, south of LA Highway 36, Abita Springs, Louisiana. Ward 4 & 6, District 7

6- 2022-3142-MSP

A minor subdivision of 7.946 acres, 1.367 acres, 2.470 acres identified as Parcel A, 2.470 acres, 2.470 acres identified as Parcel B, 2.470 acres identified as Parcel C, 2.470 acres identified as Parcel D into Parcels A, B, C-1, D-1 & E

Owners: Stephen L. Guidry Jr., Martha F. Peterson Singletary, Charles C. Peterson, Eddie D. Peterson, Randy D. Crowe, Jr.

Representative: Russ Rudolph

Parish Council District Representative: Hon. **Cheryl Tanner**

General Location: The parcel is located on the north and south sides of Ebb Guillot Road, east of LA Highway 41, Pearl River, Louisiana. Ward 6, District 6

7- 2022-3155-MSP

A minor subdivision of 3.847 acre into Lots M1 & M2

Owner & Representative: Ellison Holdings, LLC

Parish Council District Representative: Hon. **Marty Dean**

General Location: The parcel is located on the east of LA Highway 21, south of Dummyline Road, Madisonville, Louisiana. Ward 1, District 1

RESUBDIVISION REVIEW

8- 2022-3089-MRP

Resubdivision of Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E, Handsome Meadow Farms Subdivision

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

Surveyor: John G. Cummins & Associates

Parish Council District Representative: **Hon. Martha J. Cazaubon**

General Location: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana. Ward 2, District 3

9- 2022-3140-MRP

Resubdivision of lots 1 to 250 of Northshore Mobile Home Community into Parcels 1, 2, 3 & 4 Jubilee RV & Camping Park

Owner: Northshore Mobile Home Park Inc. – Gary W. Fordham, President

Representative: Jeffrey Shoen

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. **Jake A. Airey**

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road, Slidell, Louisiana. Ward 8, District 13

TENTATIVE SUBDIVISION REVIEW**10- 2022-3079-TP**

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

11- 2022-3148-TP

Lakeshore Villages, Phase 11 - “Resubmitted”

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

12- 2022-3149-TP

Lakeshore Villages, Phase 12 - “Resubmitted”

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

13- 2022-3150-TP

Lakeshore Villages, Phase 13 - “Resubmitted”

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

PRELIMINARY SUBDIVISION REVIEW**14- 2022-2903-PP**

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

POSTPONED AT THE JUNE 14, 2022, THE JULY 12, 2022, THE AUGUST 9, 2022, SEPTEMBER 13, 2022 AND THE OCTOBER 11, 2022 MEETINGS

15- 2022-3081-PP

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

16- 2022-3154-PP

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located west of 3rd Avenue, south of Helenbirg Road, north of Interstate-12, Covington, Louisiana. Ward 4, District 5

FINAL SUBDIVISION REVIEW**17- 2022-3144-FP**

Lakeshore Villages, Phase 9-C

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

18- 2022-3145-FP

Bedico Creek Subdivision, Parcel 15

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

NEW BUSINESS

ADJOURNMENT