

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JANUARY 3, 2023
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, January 3, 2023

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 DECEMBER 6, 2022 MINUTES

ELECTION OF OFFICERS

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 DECEMBER 6, 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. 2022-3113-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

POSTPONED FROM DECEMBER 6, 2022 MEETING

4. 2022-3104-ZC

Existing Zoning: A-2 (Suburban District), NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Acres: 3.37 acres
Petitioner: Michael Combel
Owner: Michael Combel
Council District: 2

5. 2022-3118-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the south side of LA Highway 22, east of Mitcham Road, Mandeville; S18, T7S, R10E; Ward 1, District 4
Acres: 2.047 acres
Petitioner: Jonathan and Caitlyn Pizzitola
Owner: Jonathan and Caitlyn Pizzitola
Council District: 4

6. 2022-3122-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: NC-5 (Retail and Service District)
Location: Parcel located on the east side of LA Highway 21, south of Alexander Drive, Covington; S5, T6S, R12E; Ward 10, District 6
Acres: 2.048 acres
Petitioner: Dorsey Development DG, LLC - Ed Voltolina
Owner: Kivett & Reel, LLC
Council District: 6

7. 2022-3130-ZC

Existing Zoning: NC-6 (Public, Cultural and Recreational District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, Slidell; S27, T8S, R14E; Ward 9, District 14
Acres: 1.07 acres
Petitioner: Jeffrey Schoen
Owner: Paris Properties, LLC – Chris Jean
Council District: 14

8. 2022-3131-ZC

Existing Zoning: NC-6 (Public, Cultural and Recreational District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, Slidell; S27, T8S, R14E; Ward 9, District 14
Acres: 1.07 acres
Petitioner: Jeffrey Schoen
Owner: Johnny F. Smith Testamentary Trust - Chris Jean
Council District: 14

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9. 2022-3135-ZC

Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District) and Entertainment Overlay
Location: Parcel located on the south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435 Abita Springs; S18, T6S, R13E; Ward 6, District 6

Acres: 10 acres
Petitioner: Ivan Milicevic
Owner: Ivan Milicevic
Council District: 6

10. 2022-3136-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 Lake Ramsay Road, East of Beverly Road, being Lot 61, Lake Ramsay Heights Subdivision, Covington; S13, T6S, R10E; Ward 3, District 3

Acres: 4.306 acres
Petitioner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.
Owner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.
Council District: 3

11. 2022-3139-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E; Ward 1, District 3

Acres: 1 acre
Petitioner: Kimberly Jarrell
Owner: Kimberly Jarrell
Council District: 3

12. 2022-3146-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Fitzgerald Church Road, East of U F Keating Road, Covington; S28, T5, R11E; Ward 2, District 6

Acres: 6.957 acres
Petitioner: Stefan Montgomery
Owner: Stefan Montgomery
Council District: 6

13. 2022-3151-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 Beverly Drive, north of Lake Ramsey Road, Covington; S12, T6S, R10E; Ward 3, District 3

Acres: 2.846 acres
Petitioner: Mitzi Eliza Crain-Dillon
Owner: Mitzi Eliza Crain-Dillon and Titus Levell Dillon
Council District: 3

14. 2022-3152-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located at the southeast intersection of 4th Street and LA Highway 36, Abita Springs; S42, T6S, R11E; Ward 3, District 2

Acres: .25 acres
Petitioner: Susan Gasen and Sheri Graham
Owner: Susan Gasen and Sheri Graham
Council District: 2

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15. 2022-3153-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the northwest corner of LA Highway 22 and Belle Pointe Drive, Madisonville; S16, T7S, R10E; Ward 1, District 1
Acres: .633 acres
Petitioner: Duane and Connie Superneau
Owner: Duane and Connie Superneau
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. 2022-3058-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. 2022-3168-PR – USE: Metairie Bank: New Construction

CORRIDOR: Highway 21 Planned Corridor

ZONING: HC-2 (Highway Commercial District)

USE SIZE: 5,477 sq. ft.

PETITIONER: Paul A Myers, IV

OWNER: Metairie Bank & Trust Company

LOCATION: Parcel located on the southeast corner of Zinnia Drive and LA Highway 21, Covington; S47, T7S, R11E, Ward 1, District 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT