

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JANUARY 10, 2023
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, January 10, 2023.

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 DECEMBER 13, 2022 MEETING MINUTES

ELECTION OF OFFICERS

REQUEST FOR POSTPONEMENTS

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

1- TRC23-01-001

Request to Enter the Tammany Trace for the purpose of constructing a 5' concrete sidewalk and culvert to connect to the Tammany Trace Parkway

Debtor: St. Tammany Parish Government

Parish Council District: Hon. Arthur Laughlin

General Location: The property is located south of US Highway 190, approximately 1600 feet west of South Tranquility Road, Lacombe, Louisiana. Ward 7, District 11

REVOCATION REVIEW

2- REV23-01-001

The revocation of an unopened portion of Tammany Avenue, north of Landmark Lane, south of Walden Road, east of Hwy 437, Ward 3, District 2.

Applicant: Sherrel Phillips

Parish Council District Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW

3- 2022-3179-MSP

Minor subdivision of Parcel D into Parcels D-1, D-2 & D-3.

Owner & Representative: Casa De Leon Development, LLC- Ricky Boles

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the north side of Baham Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

4- 2022-3180-MSP

Minor subdivision of Tract B into Tracts B-1, B-2, B-3, B-4 & B-5

Owner & Representative: GT Family Holdings, LLC – James C. Theriot, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located at the end of Sunflower Road, west of South Fitzmorris Road, Covington, Louisiana. Ward 3, District 2

5- 2022-3181-MSP

Minor subdivision of 8.825 acres and 33.285 acres into Parcels A-3, A-4 & A-5

Owner & Representative: Theresa M. Nave & Wilhemina Morgan Brooks

Surveyor: Land Surveying, LLC

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3

6- 2022-3182-MSP

Minor subdivision of Parcel 7A1-AD1-2 into Parcels 7A1-AD1-3 & 7A1-AB1

Owners: All State Financial Company & MVA Holdings, LLC – Don McMath

Representative: Jeffrey D. Shoen

Surveyor: Lowe Engineers

Parish Council District Representative: Marty Dean

General Location: The property is located on the west side of Ochsner Blvd and on the north side of West Ochsner Blvd, Covington, Louisiana. Ward 1, District 1

7- 2022-3183-MSP

Minor subdivision of 60.208 acres into Parcels A & B

Owner & Representative: Heartland Properties, LLC

Surveyor: Aucoin & Associates, Inc.

Parish Council District Representative: Arthur Laughlin

General Location: The property is located on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 7, District 11

8- 2022-3198-MSP

Minor Subdivision of 5 acres & 10.05 acres into Parcels A & B

Owner: Gerald Glenn Bradford & Clearwater Sanctuary – Nancey Torcson

Representative: Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of LA Highway 1083, south of LA Highway 40, north of Hemphill Road, Bush, Louisiana. Ward 5, District 6

RESUBDIVISION REVIEW**9- 2022-3161-MRP**

Resubdivision of Parcels 2-A & 3-A into Parcels 2-A-1, 2-A-2 & 3-A-1 and the dedication of Henry Street and a drainage servitude, Wadsworth Subdivision

Owner & Representative: Love's Travel Stops and Country Stores -Brad Peck and The Azby Fund – Patrick Fitzmorris

Surveyor: R. W. Krebs Professional Land Surveying, LLC

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

General Location: The property is located on the west side of Wadsworth Blvd, on the north & south sides of Harvey Drive and on the north side of LA Highway 1088 & Interstate 12, Mandeville, Louisiana. Ward 4, District 5

10- 2022-3178-MRP

Resubdivision of Lots 86, 87, 91, 92, 93 & 94, into Lot 94A, Whippoorwill Grove on Money Hill

Owner & Representative: Louis & Barbara Luzynski

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of Whippoorwill Drive, on the north side of Fairgrounds Blvd and on the east side of Quail Hollow Lane, Bush, Louisiana. Ward 5, District 6

11- 2022-3194-MRP

Resubdivision of Lot 30 River Park Estates, Phase 2 & 0.686 acre into Lot 30-A River Parc Estates, Phase 2

Owner & Representative: Don C. & Kimberly Grossnickle

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of River Parc Drive and on the east side of Hill Street, Covington, Louisiana. Ward 3, District 2

12- 2022-3197-MRP

Resubdivision of Lot 44 into Lots 44-A & 44-B, Alamosa Park, Phase 3-A

Owner & Representative: Alamosa Park, LLC - R.G. Rathe

Surveyor: Kelly McHugh & Associates

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

General Location: The property is located on the north side of Compass Way North & Compass Way East, Mandeville, Louisiana. Ward 4, District 5

TENTATIVE SUBDIVISION REVIEW**13- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana. Ward 2, District 3

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. Arthur Laughlin

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, JULY 12, 2022, AUGUST 9, 2022, SEPTEMBER 13, 2022, OCTOBER 11, 2022, NOVEMBER 9, 2022 AND DECEMBER 13, 2022 MEETINGS

15- 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

POSTPONED AT THE DECEMBER 13, 2022 MEETING

16- 2022-3191-PP

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

17- 2022-3186-PP

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

18- 2022-3190-PP

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

19- 2022-3193-PP

Jubilee RV & Camping Park, Phase 1-3

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake 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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

DRAFT