

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, MARCH 7, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, February 7, 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 FEBRUARY 7, 2023 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. 2022-3163-ZC**

Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14  
Acres: 1.544 acres  
Petitioner: Chris Pomes  
Owner: Pomes Seafood, LLC – Chris Pomes  
Council District: 14

POSTPONED FROM THE FEBRUARY 7, 2023 MEETING

**2. 2022-3204-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1A (Suburban District)  
Location: Parcel located on the east side of Magee Road, north of Hwy 40, Folsom; S11, T5S, R10E, Ward 2, District 3  
Acres: 6.91 acres  
Petitioner: William Ruiz & Gregory Johnson  
Owner: William Ruiz, Kanitta Ruiz, Gregory Johnson, Kerri Johnson  
Council District: 3

**3. 2023-3219-ZC**

**WITHDRAWN**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District)  
Location: Parcel located on the southeast corner of Oaklawn Drive and Mistletoe Drive, Covington; S50, T7S, R11E; Ward 1, District 1  
Acres: 1.61 acres  
Petitioner: John and Suzanne Graham  
Owner: John and Suzanne Graham  
Council District: 1

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**MANDEVILLE, LOUISIANA**

**4. 2023-3223-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: ED-1 (Primary Education District)  
Location: Parcel located on the east side of North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street; Pearl River; S6, T9S, R15E; Ward 8, District 8  
Acres: 1 acre  
Petitioner: Nancy Morrison  
Owner: Nancy Morrison and Earl Morrison  
Council District: 8

**5. 2023-3225-ZC**

Existing Zoning: PF-1 (Public Facilities District)  
Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14  
Acres: .87 acres  
Petitioner: Fadeela Al-Hinai  
Owner: Skip and Deana Stanley  
Council District: 14

**6. 2023-3231-ZC**

An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-897 relative to permitted uses in the HC-1 Highway Commercial District to add a new permitted use “Drive-in restaurants” and Section 130-2213 relative to the addition of Minimum Standards for a “Drive-in restaurant” allowable in the HC-1 Highway Commercial District.

**7. 2023-3232-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the northeast side of LA Highway 1091, south of Cornibe Road, being 62532 LA Highway 1091, Pearl River; S24, T8S, R14E; Ward 8, District 9  
Acres: 2.364 acres  
Petitioner: Thomas Smith  
Owner: John Smith Family, LLC  
Council District: 9

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

**1. 2023-3234-PR – USE: Monarch Wellness Center**

**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**