

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JULY 5, 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 Wednesday, July 5, 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 JUNE 6, 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. 2023-3273-ZC

Text change: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE V - OVERLAYS, DIVISION 6 - PLANNED CORRIDOR DISTRICT, SECTIONS 130-1809 THROUGH 130-1814, TO ADD MILITARY ROAD (HIGHWAY 190) IN SLIDELL AS A PLANNED CORRIDOR DISTRICT. (WARD 8, DISTRICT 9.)

POSTPONED FROM THE MAY 2, 2023 MEETING

2. 2023-3330-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6
Acres: 1.64 acres
Petitioner: Robert A LaCroix
Owner: Judith LaCroix
Council District: 6

POSTPONED FROM THE JUNE 6, 2023 MEETING

3. 2023-3352-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the west side of LA Highway 1077, south of Belington Avenue, Covington S11, T7S, R10E; Ward 1, District 1
Acres: .52 acres
Petitioner: Jeff Schoen
Owner: SILVERBACK HOLDINGS LLC
Council District: 1

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- 4. 2023-3361-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Hill Road, south of Celia Brumfield Road; Folsom S4, T5S, R10E; Ward 2, District 3

Acres: 4 acres
Petitioner: Mary Ann Morris Perry
Owner: Mary Ann Morris Perry
Council District: 3
- 5. 2023-3363-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Behrman Street, north of Coast Boulevard, Slidell; Ward 8, District 12

Acres: .14 acres
Petitioner: Rachel Villegas
Owner: Alfonso and Rachel Villegas
Council District: 12
- 6. 2023-3370-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Million Dollar Road, west of Blaze Road, Folsom S28, T5S, R11E; Ward 2, District 6

Acres: 3.03 acres
Petitioner: Linda Keating Fussell
Owner: Linda Keating Fussell
Council District: 6
- 7. 2023-3373-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Selbourn Street, north of Coast Boulevard, Slidell S23, T9S, R14E; Ward 8, District 12

Acres: .43 acres
Petitioner: Victor Wilks
Owner: Shelly Jacques
Council District: 12
- 8. 2023-3383-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) and A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 190, west of Brier Lake Drive, Lacombe S33, T8S, R13E; Ward 7, District 11

Acres: 5 acres
Petitioner: Ryan Willhoft
Owner: Marcel Morales
Council District: 11
- 9. 2023-3385-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast side of West Powerline Road, north of Radar Road, Pearl River S9, T8S, R14E; Ward 9, District 9

Acres: 5 acres
Petitioner: Karen Hess
Owner: Price Miller
Council District: 9

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KOOP DRIVE OFF OF HIGHWAY 59

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10. 2023-3388-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located at the end of Atwood Road, west of Louisiana Highway 1129, Covington S27, T5S, R11E; Ward 2, District 2
Acres:	1.585 acres
Petitioner:	Kerrie Carroll
Owner:	Christopher Carroll
Council District:	2

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

Absent: Fitzmorris

STAFF PRESENT: Ross Liner, Helen Lambert, Leslie DeLatte, Mitchell Kogan, Erin Cook, Diana Velez and Emily Couvillion

CALL TO ORDER

ANNOUNCEMENTS

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- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
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INVOCATION Seeger

PLEDGE OF ALLEGIANCE Crawford

APPROVAL OF THE MAY 2, 2023 MINUTES

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

POSTPONING OF CASES:

ZONING CHANGE REQUEST CASES:

1. 2023-3296-ZC APPROVED

Existing Zoning:	I-1 (Industrial District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the north side of Poole Drive, west of North Colombia Street, being 1303 Poole Drive, Covington; S38, T6S, R11E; Ward 3, District 3
Acres:	1.31 acres
Petitioner:	Nicolas and Kendal Reed Del Bianco
Owner:	Nicolas and Kendal Reed Del Bianco
Council District:	3

Joseph Reed came to the podium representing the Del Bianco's

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

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2. 2023-3311-ZC APPROVED

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell; S6, T9S, R15E; Ward 8, District 8

Acres: 1.99 acres
Petitioner: Jeff Schoen
Owner: ACT Management Co, Inc - Adam Thomas
Council District: 8

Jeff Schoen came to the podium

Mark Palazzo spoke against this request
Jaimie Leger had questions about the case

Seeger made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

3. 2023-3321-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located east of LA Highway 437, south of Highway 1129, being 84516 Highway 437, Covington; S32, T4S, R11E; Ward 2, District 6

Acres: 6,400 sq. ft.
Petitioner: Jeff Schoen
Owner: Arthur J and Mabel Cowart
Council District: 6

Jeff Schoen came to the podium representing CMI Acquisitions (the owners)

Truxillo made a motion to approve, second by Seeger

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

4. 2023-3322-ZC APPROVED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District), MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23 of Hillcrest Country Club Estates; S26 & S27, T6S, R12E; Ward 10, District 6

Acres: .49 acres
Petitioner: Dennis Drury
Owner: Dixon Yobanni Mateo Najera
Council District: 6

Dennis Drury came to the podium

McInnis made a motion to approve, second by Crawford

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

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5. 2023-3323-ZC MOTION FAILED

Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District), RO Rural Overlay
Location: Parcel located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13
Acres: 11,400 sq. ft.
Petitioner: Derrick Vice
Owner: Derrick Vice
Council District: 13

Derrick Vice came to the podium

Jaime Leger, Eric Frichter, and Trudy Godwin spoke in favor of this request
Leo Doyle and Kathy Maynard spoke against this request

Seeger made a motion to deny, second by Truxillo
This motion was then withdrawn
Seeger then made a motion to approve, second by Truxillo

YEA:

NAY: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
ABSTAIN:

This motion failed

6. 2023-3329-ZC APPROVED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Location: Parcel located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe; S32, T8S, R13E; Ward 7, District 7
Acres: 1.97 acres
Petitioner: Gary and Anna Kern
Owner: Anna Kern
Council District: 7

Gary Kern came to the podium

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

7. 2023-3330-ZC POSTPONED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6
Acres: 1.64 acres
Petitioner: Robert A LaCroix
Owner: Judith LaCroix
Council District: 6

Judith LaCroix came to the podium

Ress made a motion to approve, second by Truxillo
Then Gaines made a motion to postpone for one month, second by Seeger

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

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8. 2023-3332-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Hart Road, south of Jakes Road, Folsom; S18, T4S, R10E; Ward 2, District 3

Acres: 6 acres
Petitioner: Tammy Lange
Owner: Priscilla Thomas, Tammy Lange, Tony and Seretha Hart, Melanie Hart Reviere

Council District: 3

Tammy Lange came to the podium

Gaines made a motion to approve, second by McInnis

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

9. 2023-3334-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of LA Highway 25, being 83581 LA Highway 25, Folsom; S4, T5S, R10E; Ward 2, District 3

Acres: 1 acre
Petitioner: Garrett Acquistapace
Owner: John Doescher and Lauren and Garrett Acquistapace

Council District: 3

Garrett Acquistapace came to the podium

McInnis made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN

10. 2023-3337-ZC MOTION FAILED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the northwest corner of Sisters Road & Carrol Road, being 35620 Sister Road, Slidell; S38, T9S, R14E; Ward 9, District 12

Acres: 1 acre
Petitioner: Glenford and Dianira Young
Owner: Glenford and Dianira Young

Council District: 12

Glenford and Dianira Young came to the podium

Donna McDonald, Jimmy Broadwell and Yu Hong Ren spoke against this request

Thomas McDonald had some questions about the case

Gaines made a motion to approve, second by Seeger

YEA:

NAY: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

ABSTAIN:

This motion failed

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11. 2023-3339-ZC APPROVED AS EDITED

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SEC. 125-95, 130-5, AND 130-1674 TO PROHIBIT THE LOCATION OF GREENSPACE AND/OR OPEN SPACE REQUIRED IN MAJOR RESIDENTIAL SUBDIVISIONS, INCLUDING PLANNED UNIT DEVELOPMENTS, SEPARATED FROM THE MAJOR DEVELOPMENT BY A STATE OR LOCAL ROADWAY WHICH IS NOT A PART OF THE PERMITTED DEVELOPMENT.

Truxillo made a motion to approve as edited, second by Smail

YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

ADJOURNMENT Truxillo made a motion to adjourn

**NEW BUSINESS
OLD BUSINESS
ADJOURNMENT**