

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, AUGUST 1, 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, August 1st, 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 JULY 5, 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 AND JULY 5, 2023 MEETINGS**

**2. 2023-3394-ZC**

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the west side of LA Highway 25, north of Mocking Bird Hill Road, Franklinton S22, T4S, R10E; Ward 2, District 3
Acres:	4 acres
Petitioner:	Amy & Troy Wise
Owner:	Amy & Troy Wise
Council District:	3

**3. 2023-3396-ZC**

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 130 – UNIFIED DEVELOPMENT CODE, DIVISION 31 – I-2 INDUSTRIAL DISTRICT SECTION. 130-1074 – PERMITTED USES: ADD (33). SALES AND REPAIR OF SEMI TRUCKS AND TRAILERS WHEN THE CRITERIA OF SECTION 130-2213 (4) & (21) ARE MET AND AMEND SECTION 130.1076 (e) INCREASE MAXIMUM ALLOWABLE HEIGHT REGULATIONS.

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- 4. 2023-3398-ZC**  
Existing Zoning: A-4A (Single-Family Residential District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell S23, T9S, R14E; Ward 8, District 12  
  
Acres: 28,125 sqft  
Petitioner: Air Comfort Products, Inc. - Wilfred Lewis  
Owner: Wilfred Lewis  
Council District: 12
- 5. 2023-3415-ZC**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the east side of LA Highway 40, north of Wallace King Road, Bush S13, T5S, R11E; Ward 2, District 6  
  
Acres: 5.74 acres  
Petitioner: Terry Jenkins  
Owner: Terry & Sandra Jenkins  
Council District: 6
- 6. 2023-3427-ZC**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-1A (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the north side of Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs S24, T6S, R11E; Ward 10, District 2  
  
Acres: 4,999.3 sqft  
Petitioner: Britney Magee  
Owner: Britney Magee  
Council District: 2
- 7. 2023-3429-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of LA Highway 437, east of Hulin Road, Covington S10, T6S, R11E; Ward 3, District 2  
  
Acres: 1.29 acres  
Petitioner: Loyann Jenkins  
Owner: Loyann Jenkins  
Council District: 2
- 8. 2023-3431-ZC**  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: I-1 (Industrial District)  
Location: Parcel located on the east side of E. Howze Beach Road, the north side of Paul Street, and on the west side of Albert Street, being lot 3-A, lots 5 thru 10, a portion of Lots 19-22, Square 11, Lake Gardens Subdivision, being 288 E. Howze Beach Road, Slidell S44, T9S, R14E; Ward 9, District 13  
  
Acres: 1.383 acres  
Petitioner: Carl Hodge  
Owner: Carl Hodge, David D. Hodge, Daleen Ann Hodge Neal, Betty Jean Hodge, Sara Morgan  
Council District: 13

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**9. 2023-3434-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 West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, Lacombe S33, T8S, R13E; Ward 7, District 7  
  
Acres: .582 acres  
Petitioner: Cindy Champagne  
Owner: Cindy Champagne  
Council District: 7

**10. 2023-3437-ZC**

Existing Zoning: I-1 (Industrial District)  
Proposed Zoning: I-2 (Industrial District)  
Location: Parcel located on the west side of Krentel Road, north of I-12, Lacombe S18, T8S, R13E; Ward 7, District 7  
  
Acres: 25.087 acres  
Petitioner: Cynthia R. Penton  
Owner: Peter J. Penton  
Council District: 7

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

**1. 2023-3440-PR – USE: Dentist Office**

**CORRIDOR:** Highway 21 Planned Corridor  
**ZONING:** NC-4 (Neighborhood Institutional District)  
**USE SIZE:** 6,900 sqft + 3,000 sqft  
**PETITIONER:** Paul J. Mayronne  
**OWNER:** Olivier Brasuell Properties, LLC – Brian Olivier & Todd Brasuell  
**LOCATION:** Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**