

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, OCTOBER 10, 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, October 10, 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**

**ELECTION OF OFFICER**

**APPROVAL OF THE SEPTEMBER 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. 2023-3398-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

**POSTPONED FROM THE AUGUST 1, 2023 AND SEPTEMBER 5, 2023 MEETINGS**

**2. 2023-3471-ZC**

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SECTIONS 130-918, 130-945, 130-969 TO REMOVE THE TERM APARTMENTS FROM THE DEFINITION OF LODGING AS SET FORTH IN THOSE ORDINANCES

**POSTPONED FROM THE SEPTEMBER 5, 2023 MEETING**

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- 3. 2023-3479-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Bobby Jones Blvd, east of Wood Street, being Lot 22, Square 1, Hillcrest Country Club Estates Subdivision, Abita Springs; S27, T6S, R12E; Ward 10, District 6  
  
Acres: 19,161 sqft  
Petitioner: Ronald Garay & Sandra Calidonio  
Owner: Sandra Calidonio  
Council District: 6
- 4. 2023-3496-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1A (Suburban District)  
Location: Parcel located on the east side of Tantela Ranch Road, south of Northeast Drive, Covington; S38, T6S, R10E; Ward 1, District 3  
  
Acres: 3.11 acres  
Petitioner: Jeffrey Schoen  
Owner: Michael and Robin Pratt  
Council District: 3
- 5. 2023-3505-ZC**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell; S33, T8S, R14E; Ward 9, District 14  
  
Acres: 12,500 sqft  
Petitioner: Rosa Velarde  
Owner: Sammy and Iris Victor  
Council District: 14
- 6. 2023-3511-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 west side of North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River; S23, T8S, R14E; Ward 8, District 14  
  
Acres: 10,000 sqft  
Petitioner: April Poche Hanley  
Owner: April Poche Hanley  
Council District: 14
- 7. 2023-3512-ZC**  
Existing Zoning: A-2 (Suburban District), RO (Rural Overlay)  
Proposed Zoning: A-2 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Beverly Drive, north of Karrie Lane, Covington; S13, T6S, R10E; Ward 3, District 3  
  
Acres: 4.20 acres  
Petitioner: Lesley Nixon  
Owner: Santiago Elizalde & Griselda Marcial  
Council District: 3

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**8. 2023-3513-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1  
  
Acres: 12.70 acres  
Petitioner: Jeffrey Schoen  
Owner: Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro  
  
Council District: 1

**9. 2023-3514-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)  
  
Location: Parcel located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13  
  
Acres: 1.903 acres  
Petitioner: Romain Stitelet & Maksim Volovikov  
Owner: Stocks Finder, LLC - Maksim Volovikov  
  
Council District: 13

**10. 2023-3516-ZC**

Existing Zoning: A-2 (Suburban District) and HC-2 (Highway Commercial District)  
Proposed Zoning: A-2 (Suburban District), HC-2 (Highway Commercial District) and PUD (Planned Unit Development)  
  
Location: Parcel located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-RI2E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6  
  
Acres: 4,459 acres  
Petitioner: Jeffrey Schoen  
Owner: Money Hill Plantation, LLC – Mary Dossett  
  
Council District: 6

**11. ZC96-11-061**

Major amendment to the MONEY HILL PUD to encompass the entire property  
Location: Parcel located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-RI2E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6  
  
Acres: 4,459 acres  
Petitioner: Jeffrey Schoen  
Owner: Money Hill Plantation, LLC – Mary Dossett  
  
Council District: 6

**NEW BUSINESS**  
**OLD BUISNESS**  
**ADJOURNMENT**