

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 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 Tuesday, December 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 NOVEMBER 1, 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: I-1 (Industrial 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, Slidell; S23, T9S, R14E; Ward 8, District 12
Acres: 0.64 acres
Petitioner: Air Comfort Products, Inc. - Wilfred Lewis
Owner: Wilfred Lewis
Council District: 12

POSTPONED FROM THE AUG 1, 2023, SEP 5, 2023, AND OCT 10, 2023 MEETINGS

2. 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

POSTPONED FROM THE OCTOBER 10, 2023 MEETING AND NOVEMBER 1, 2023 MEETING

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3. 2023-3574-ZC (WITHDRAWN)

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the southwest corner of Louisiana Highway 21 and Keys Road, Covington S41, T7S, R10E; Ward 1, District 1

Acres: 3.33 acres
Petitioner: Jeffrey Schoen
Owner: 21 Keys Southwest, LLC.
Council District: 1

POSTPONED FROM THE NOVEMBER 1, 2023 MEETING

4. 2023-3585-ZC

Existing Zoning: HC-1 (Highway Commercial District), A-4A (Single-Family Residential District)

Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located east of U.S. Highway 190, west of Falconer Drive, south of Harrison Avenue, and north of 8th Avenue, Covington; S10 and S48, T7S, R11E; Ward 3, District 2

Acres: 3.34 acres
Petitioner: Richard Baldwin
Owner: Baldwin Investments - John T. Baldwin
Council District: 2

5. 2023-3586-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay)

Location: Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14

Acres: 0.253 acres
Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson
Owner: Dragonfly Enterprises Inc. - Jamie Lindsay
Council District: 14

6. 2023-3600-ZC

Council District 6, Howard O’Berry Road & Vicinity, Zoning Classification Review

7. 2023-3609-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1

Acres: 7.001 acres
Petitioner: Jeff Schoen
Owner: Crosby Development LLC
Council District: 1

8. Zoning Case No. ZC01-03-028

Major Amendment to the PUD (Planned Unit Development Overlay)
WARD 4 DISTRICTS 5 & 7
Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088, Mandeville
S33, T7S, R12E
SIZE – 161.115 acres
PETITIONER – Crosby Development Company, LLC
OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc., The AZBY Fund

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

1. 2023-3583-PR – USE: Family Entertainment Center (WITHDRAWN**)**

CORRIDOR: Highway 21 Planned Corridor

ZONING: NC-4 (Neighborhood Institutional District)

USE SIZE: 2-story, +/-18,500 sqft

PETITIONER: Jeffrey D. Schoen

OWNER: 21 Keys Southwest, LLC

LOCATION: Parcel located on the west side of LA Highway 21, south of Keys Road, north of Pinecrest Drive, Covington.

POSTPONED FROM THE NOVEMBER 1, 2023 MEETING

2. 2023-3616-PR – USE: Mixed-Use Retail

CORRIDOR: Highway 21 Planned Corridor

ZONING: NC-5 (Retail and Service District)

USE SIZE: Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.

PETITIONER: David Divincenti, Sr.

OWNER: 21 At The Point, LLC

LOCATION: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT