

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, FEBRUARY 6, 2024**  
**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 6, 2024

**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 OFFICERS**

**APPROVAL OF THE JANUARY 3, 2024 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. 2023-3513-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 DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

**2. 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

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**3. Zoning Case No. ZC01-03-028**

Major Amendment to the PUD (Planned Unit Development Overlay)

WARD 4 DISTRICT 11

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

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

**4. 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

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

**5. 2023-3665-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District) and RO (Rural Overlay)

Location: Parcel located on the north side of US Highway 190 and the east and  
west sides of Pruden Road, west of Penn Mill Road, Covington; S25,  
T6S, R10E; Ward 3, District 3

Acres: 36.85 acres

Petitioner: Roland Vaughn Cimini

Owner: Terryland, LLC - Roland Vaughn Cimini

Council District: 3

**6. 2023-3666-ZC**

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Location: Parcel located on the south side of McDonald Road, west of  
Louisiana Highway 1077, Covington; S28, T6S, R10E; Ward 1,  
District 3

Acres: 1 acre

Petitioner: Jeffrey D. Schoen

Owner: EMJ Real Estate, LLC

Council District: 3

**7. 2023-3667-ZC**

Existing Zoning: A-1 (Suburban District), MHO Manufactured Housing Overlay, RO  
Rural Overlay

Proposed Zoning: A-2 (Suburban District) MHO Manufactured Housing Overlay, RO  
Rural Overlay

Location: Parcel located on the north side of Varnado Road, east of LA  
Highway 25, Folsom; S3, T4S & T5S, R10E; Ward 2, District 3

Acres: 19.144 acres

Petitioner: Mary Garrett Neal

Owner: Lawrence Garrett, Oline Garrett Johnson, Doroty Cousins, Freddie  
Garrett, Jr., Dorothy Garrett, Margaret Diane Garrett, Mary Garrett  
Neal, Lucy Garrett Cyprian, Clayton Garrett, Hubert Garrett, Orease  
Garrett, and Nelson Garrett

Council District: 3

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**8. 2023-3668-ZC**

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 - ARTICLE VI, DIVISION 25 – HC-2 HIGHWAY COMMERCIAL DISTRICT; SECTION 130-918 PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 40,000 SQUARE FEET AND DIVISION 26 – HC-2A HIGHWAY COMMERCIAL DISTRICT, SECTION. 130-945 – PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 75,000 SQUARE FEET

**9. 2023-3669-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 corner of Gause Boulevard and Westminster Road, Slidell; S4, T9S, R14E; Ward 9, District 14  
Acres: .72 acres  
Petitioner: Lorie Duval  
Owner: Joan Mogensen and Frank Sciara  
Council District: 14

**10. 2023-3670-ZC**

Existing Zoning: I-4 (Heavy Industrial District) and MHO (Manufactured Housing Overlay)  
Proposed Zoning: I-3 (Heavy Industrial District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Dr. TJ Smith Expressway, Pearl River; S23, T8S, R14E; Ward 8, District 9  
Acres: 1.25 acres  
Petitioner: Harrison Eldred  
Owner: Lorre Lowe  
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. 2023-3616-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 4

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

**2. 2023-3631-PR – USE: Restaurant**

**CORRIDOR:** Highway 21 Planned Corridor  
**ZONING:** HC-2 (Highway Commercial District)  
**USE SIZE:** +/-5,405 sq. ft.  
**PETITIONER:** Scott St. Romain  
**OWNER:** Scott St. Romain  
**LOCATION:** Parcel located on the north side of LA Highway 21, south of Cherokee Rose Lane, Covington

**POSTPONED FROM THE JANUARY 3, 2024 MEETING**

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