

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM - TUESDAY, AUGUST 12, 2025
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, 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, August 12, 2025.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 8, 2025 MINUTES

POSTPONING OF CASES

ENTER THE PARISH RIGHT-OF-WAY

1- Request to Enter the Parish Right-of-Way for S. Ochsner Boulevard

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located south of Ochsner Boulevard, north of Interstate 12, Covington, Louisiana. Ward 1, District 1

2- Request to Enter the Parish Right-of-Way for W. Ochsner Boulevard

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located west of Ochsner Boulevard, north of Interstate 12, Covington, Louisiana. Ward 1, District 1

MINOR SUBDIVISION

3- 2025-4304-MSP

Minor Subdivision of 22.331 acres & Parcel A into Tract H & Parcel A-1
Owners & Representative: Rita Ricks, Christopher Hardy, Kevin M. Hardy, Anna Hardy
Surveyor: Martin Surveying Solutions
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located at the end of Fay Parker Road and on the west side of Boyd Davis Road, Bush, Louisiana; S10, T6S, R13E; Ward 6, District 6

4- 2025-4308-MSP

Minor Subdivision of 40.66 acres into Parcels B-1, B-2, B-3, B-4 & B-5
Owners & Representative: 7R Properties, LLC -Thomas Rawls
Surveyor: Nobles & Associates, LLC
Parish Council District Representative: Hon. Larry Rolling
General Location: The property is located on the north side of LA Highway 40 and on the east side of Alex Road, Covington, Louisiana; S26, T5S, R11E; Ward 2, District 2

5- 2025-4309-MSP

Minor Subdivision of Parcel B into Parcel B-1, B-2 & B-3
Owners & Representative: 7R Properties, LLC -Thomas Rawls
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the north side of Lake Ramsey Road, west of LA Highway 25, Covington, Louisiana; S18, T6S, R11E; Ward 3, District 3

6- 2025-4313-MSP

Minor Subdivision of 23.653 acres into Parcels F & G
Owners & Representative: Alyssa R. Leake, Blane J. Leake, Benjamin Keller and Mary K. Keller
Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the west side of Moran Road, south of Keller Road, Pearl River, Louisiana; S6, T7S, R14E; Ward 6, District 6

7- 2025-4315-MSP

Minor Subdivision of Parcels A & B into Parcels A1 & A2
Owners & Representative: Terrance P. Ryan Sr.
Surveyor: Land Surveying, Inc.
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the west side of Boyd Road, Covington, Louisiana; S15, T6S, R10E; Ward 1, District 3

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8- 2025-4327-MSP

Minor Subdivision of Lot 6-A-1 into Lot 6-A-2 River Forest Country Club and Lots 1 & 2 into Lots 1-A & 2-A

Owners & Representative: Pleasantville, LLC - Robert M. & Deborah Hogan

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Meadowlark Drive and on the north & south sides of Pleasant Lane, Covington, Louisiana; S36, T6S, R10E; Ward 1, District 3

RESUBDIVISION

9- 2025-4268-MRP

Resubdivision of Lots 82 and 83 into Lots 82-A and 83-A, River Oaks Subdivision, Addition 10-A

Owner & Representative: Nicholas & Claire Folse and Christine M. Smith

Surveyor: Randall W. Brown & Associates

Parish Council District Representative: Hon. Jeff Corbin

General Location: Parcel located at the end of Dierdorff Court, south of Claire Drive, Slidell, Louisiana., Ward 8, District 13

10- 2025-4303-MRP

Resubdivision of Lot 719 into lots 719-A, 719-B & 719-C, Terra Bella Subdivision, Phase 1A-1

Owner & Representative: Terra Bella Group, LLC – Seamus Loman

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rick Smith

General Location: Parcel located on east side of Terra Bella Blvd and on the west side of Bocage Court, Covington, Louisiana., Ward 1, District 1

11- 2025-4330-MRP

Resubdivision of Lot 5-A-1 into Lot 5-A-1-A and 5-A-1-B, Heatherstone Subdivision, Phase 3

Owner & Representative: Steven and Michelle Chunn

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: Parcel located on the south side of Double J Road, west of Buras Ranch Road, Covington Louisiana., Ward 4, District 5

CONCEPT PLAN APPROVAL:

12- 2025-4297-TP

Piney Ridge Estates

Developer/Owner: Precision Development Group, LLC

Engineer/Surveyor: Duplantis Design Group

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of US Highway 190, west of Penn Mill Road, Covington, Louisiana. Ward 3, District 3

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FINAL PLAT & CONSTRUCTION PLANS APPROVAL:

13- 2025-4316-PP

Terra Bella Subdivision, Phase 1A-14

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the north side Bricker Road and on the east side of Chretien Point Avenue, Covington, Louisiana. Ward 1, District 1

NEW BUSINESS

**14- Request for a Major Amendment to the approved recreation plan for the Bonterra
Planned Unit Development (PUD) – POSTPONED FROM THE JULY 8, 2025**

ADJOURNMENT