

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, OCTOBER 7, 2025
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, 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, October 7, 2025. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

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 SEPTEMBER 2ND, 2025 MINUTES

POSTPONING OF CASES

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. 2025-4241-ZC

Existing Zoning: M-L (Low Multi-Family Residential District) and HC-2 (Highway Commercial District)
Proposed Zoning: S-2 (Suburban Residential District)
Location: Parcel located on the west side of Highway 25 and on the north side of Bennett Bridge Road, Folsom; S1, T6S, R10E Ward 3, District 3
Acres: 20.81 acres
Petitioner: Paul Mayronne
Owner: Lake Hills Subdivision, LLC - Jared J. Caruso-Riecke, Smith-Riecke, LLC & R4 Holdings LLC.
Council District: 3

POSTPONED FROM SEPTEMBER 2, 2025, MEETING

2. 2025-4261-CP-Use: Commercial Excavation

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Location: Parcel located on the west side of LA Highway 3241 and on the south side of Kining Road; Bush; S27, T6S, R13E; Ward 6, District 6
Acres: 71.17 acres
Petitioner: Jordan Parnell
Owner: Mossy Hill Plantation, LLC
Council District: 6

POSTPONED FROM SEPTEMBER 2, 2025, MEETING

3. 2025-4324-ZC - WITHDRAWN

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
 Proposed Zoning: R-2(Rural Residential District) and RO (Rural Overlay)
 Location: Parcel located on the northwest corner of LA Highway 1077 and P. Morgan Road, Folsom; S30, T5S, R10E; Ward 2, District 3
 Acres: 4.95 acres
 Petitioner: The Kinchen Group – Steven Williams
 Owner: Security National Partners Limited Partnership – Robin Arkley
 Council District: 3

POSTPONED FROM SEPTEMBER 2, 2025, MEETING

4. 2025-4352-ZC

Existing Zoning: PUD Planned Unit Development
 Proposed Zoning: R-2 Rural Residential District
 Location: Parcel located east of Interstate 59, and on the west side of the Pearl River, generally parallel with the Louisiana 41 and Interstate 59 interchange, Pearl River S7, & S8, T8S, R15E WARD 8 DISTRICT 9
 Acres: 173.199 acres
 Petitioner: St. Tammany Parish Government
 Owner: Pearl River Basin Land & Development Company, LLC and Louisiana Wildlife and Fisheries
 Council District: 9

5. 2025-4363-ZC

Existing Zoning: **Lot 1:** R-2 Rural Residential District
Lot 2: R-2 Rural Residential District
Lot 3: R-2 Rural Residential District
 Proposed Zoning: **Lot 1:** HC-2 Highway Commercial District and RO Rural Overlay
Lot 2: L-1 Large Lot Residential District and RO Rural Overlay
Lot 3: L-1 Large Lot Residential District and RO Rural Overlay
 Location: Parcel located on the north side of Highway 190 and west of Lynnwood Road, Lacombe; S48, T8, R12E; WARD 4 DISTRICT 7
 Acres: 4.995
 Petitioner: Steven Armstrong
 Owner: Steven Armstrong and Meghan Dove Armstrong
 Council District: 7

OLD BUSINESS

NEW BUISNESS

1. UDC Text Changes

ADJOURNMENT