

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM - TUESDAY, OCTOBER 14, 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, October 14, 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 SEPTEMBER 9, 2025 MINUTES

POSTPONING OF CASES

ENTER THE PARISH RIGHT-OF-WAY

1- Request to Enter the Parish Right-of-Way for Pine Oaks Court (Pine Oaks Subdivision)

Debtor: Town of Madisonville

Engineer/Surveyor: Professional Engineering Consultants Corporation

Parish Council District Representative: Hon. Richard "Rick" Smith

General Location: The property is located south of Brewster Road, west of Perrilloux Road, Madisonville, Louisiana. Ward 1, District 1

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

Developer/Owner: Ampirical Solutions, LLC

Engineer/Surveyor: Duplantis Design Group

Parish Council District Representative: Hon. Richard "Rick" Smith

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

MINOR SUBDIVISION

3- 2025-4367-MSP

Minor Subdivision of a portion of Square 287 and all of Square 317 and portions of (2) Unnumbered Squares into Lots 1, 2, 3, 4 & 5, Square 287-A Town of Mandeville Subdivision

Owner & Representative: David M. Stoessell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Joe Impastato

General Location: The property is located at the southeast intersection of Joans Street & Biron Street, Mandeville, Louisiana; S44, T8S, R12E; Ward 4, District 7

4- 2025-4370-MSP

Minor Subdivision of Parcel B into Parcels B-1 & B-2

Owner & Representative: Jason Paul Folse

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Jack Lloyd Road, north of LA Highway 435, Abita Springs, Louisiana; S23 & 24, T6S, R12E; Ward 6, District 6

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5- 2025-4375-MSP

Minor Subdivision of Parcel A2 into Parcels A2-A, A2-B, A2-C & A2-D

Owner & Representative: Carolyn Peter Haynes

Surveyor: Land Surveying Services, LLC

Parish Council District Representative: Hon. Richard "Rick" Smith

General Location: The property is located on the east side of LA Highway 1085 and on the north side of LA Highway 22 W, Madisonville, Louisiana; S18, T7S, R10E; Ward 1, District 1

6- 2025-4376-MSP

Minor Subdivision of 10.10 acres into Parcels A & B

Owner & Representative: Charles Donovan III & Rachel Donovan

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of a private Road, north of Prats Road, Abita Springs, Louisiana; S30, T6S, R12E; Ward 10, District 6

7- 2025-4384-MSP

Minor Subdivision of 3.53 acres & Parcel MS-2 into Parcel 1A

Owner & Representative: Three B Properties, LLC – Kyle L. Kent

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located on the south side of Harry Lemons Road and on the east side of LA Highway 59, Mandeville, Louisiana; S1, T8S, R11E; Ward 4, District 5

8- 2025-4385-MSP

Minor Subdivision of Parcel B into Parcels B1 & B2

Owner & Representative: North Ventures, LLC – John Michael O'Malley

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of North Lane, east of LA Highway 59, Mandeville, Louisiana; S19, T7S, R12E; Ward 4, District 11

9- 2025-4391-MSP

Minor Subdivision of 21.414 acres into Tracts A-1, A-2, A-3 & A-4

Owner: Security National Partners Limited Partnership and Security National Investments, LLC

Representative: The Kinchen Group – Ross Kinchen

Surveyor: Foresight Surveying & Mapping, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the west side of P. Morgan Road, north of LA Highway 1077/Bennett Bridge Road, Folsom, Louisiana; S30, T5S, R10E; Ward 2, District 3

10- 2025-4397-MSP

Minor subdivision of Parcel A into Parcels A1, A2, and A3

Owner & Representative: GCD Holdings, LLC

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the south side of Stanga Road, west of LA Highway 1077, Covington, Louisiana; S33, T6S, R10E; Ward 1, District 3

RESUBDIVISION

11- 2025-4379-MRP

Resubdivision of Lots 11, 12, 16 & 17 into lots 11-A, 12-A & 16-A, Wingfield Subdivision, Phase 1

Owner & Representative: Simone Bajon, Jon Bajon, Lauren Cashio, Michael Cashio II, Tina R. Cashio, Wingfield Properties, LLC - Michael J. Cashio Sr.

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located at the end of Plumegrass Drive, east of Goldentop Drive, Covington, Louisiana; S33, T6S, R10E; Ward 1, District 3

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12- 2025-4380-MRP

Resubdivision of Lots 866 & 867 into lot 866-A Tchefuncta Club Estates, Phase 3-A
Owner & Representative: Dudley R. & Vanda P. Downing
Surveyor: Kelly J. McHugh & Associates, Inc.
Parish Council District Representative: Hon. Richard "Rick" Smith
General Location: The property is located on the north side of Silverberry Drive, west of Bright Leaf Avenue, Covington, Louisiana; S41, T7S, R10E; Ward 1, District 1

13- 2025-4381-MRP

Resubdivision of Lot 136 & a 1,500 square foot portion of greenspace into lot 136-A Spring Haven Subdivision, Phase 3-B
Owner & Representative: Chad & Maureen Ezzell and Springhaven LLC – Kenneth Adams
Surveyor: Kelly J. McHugh & Associates, Inc.
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the east side of Safflower Court, south of Spring Haven Lane, Madisonville, Louisiana; S15, T7S, R10E; Ward 1, District 4

FINAL PLAT & CONSTRUCTION PLANS APPROVAL

14- 2025-4388-PP

Terra Bella Subdivision, Phase 2A-1
Developer/Owner: Terra Bella Group, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Martha Cazaubon and Hon. Rick Smith
General Location: The property is located on the north side of LA Hwy 1085, west of Rousseau Road, Covington, Louisiana. Ward 1, District 3 & 1

PETITION

15- PET-2025-10-001

Request to build on a buildable substandard lot of record pursuant to the Unified Development Code Sections 500-2.1 Legal non-confirming Lots and 800-5.2 Legal Non-Conforming Subdivisions.
General Location: The property is located on the west side of 6th Street, south of Webster Avenue, north of Henry Clay Avenue, Covington, Louisiana being lot 3 and portion of lot 5, Square 62, South Abita Springs Subdivision, Louisiana. Ward 3, District 2
Owner/Representative: Brian A. Donneli
Parish Council District Representative: Hon. Larry Rolling

WAIVER

16- Request for a waiver of the Unified Development Code, Section 800-3.5(D) (6) Lots within an approved subdivision shall not have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. The objective of the request is to allow for a rear access driveway to remain on the property to access LA Highway 1129.
Owner & Representative: Sean Kennel
General Location: The property is located on the north side of Warrior Trace and on the east side of LA Highway 1129, Covington, Louisiana, Ward 2, District 6
Parish Council Representative: Hon. Cheryl Tanner

OLD BUSINESS

17- Request to Enter the Parish Right-of-Way for 5th Street (Morgan Subdivision)
Owner/Developer: Ms. Cindy Garcia
Parish Council District Representative: Hon. Jimmy Strickland
General Location: The property is north of Browns Village Road, east of Railroad Ave., Slidell, Louisiana. Ward 9, District 14
Owner/Developer is requesting a waiver to allow gravel pavement in lieu of asphalt

NEW BUSINESS

ADJOURNMENT