

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – MONDAY, NOVEMBER 10, 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 Monday, November 10, 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 OCTOBER 7th, 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. 2025-4352-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

POSTPONED FROM OCTOBER 7, 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: 71.77 acres
Petitioner: Jordan Parnell
Owner: Mossy Hill Plantation, LLC

POSTPONED FROM October 7, 2025, MEETING

3. **2025-4216-ZC**

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: S-2 (Suburban Residential District)
Location: Parcel located at the northwest corner of US Highway 190 and Pugh Road, Lacombe; S48, T8S, R12E Ward 4, District 7
Acres: 22.32 acres
Petitioner: Shelby P. LaSalle, Jr.
Owner: Calvin Minor, Jr. and Mary Minor

POSTPONED FROM October 7, 2025, MEETING

4. **2025-4333-ZC**

Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: S-1 (Suburban Residential District) and (MHO Manufactured Housing Overlay)
Location: Parcels located on the north side of LA Highway 36, west of the Abita Springs municipal boundary, and east of Robindale Drive, Covington, and being part of West Abita Subdivision and Abita Nursery Subdivision; S36, T6S, R11E; Ward 3 & 10, Districts 2 & 6
Acres: 129 acres
Petitioner: St. Tammany Parish Government

5. **2025-4383-ZC**

Existing Zoning: L-1 (Large Lot Residential)
Proposed Zoning: L-2 (Large Lot Residential)
Location: Parcel located on the south side of Dummyline Road, west of LA Highway 1077, Madisonville; S44, T7S, R10E; Ward 1, District 4
Acres: 1.86 acres
Petitioner: Ricky Koppenol
Owner: Ricky Koppenol, Sr. and Shelia Parker

6. **2025-4386-ZC**

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of LA Highway 437 and north of Royal Pine Road, Covington; S14, T6S, R11E; Ward 3, District 2
Acres: 23 acres
Petitioner: Executor - Andrew Baggett, Sr.
Owner: Beatrice Louise Baggett Monju Trust - Andrew Baggett

7. **2025-4396-ZC**

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: ED-2 (Higher Education District)
Location: Parcel located on the south side of Dummy Line Road, west of LA Highway 21, Madisonville; S41, T7S, R10E; Ward 1, District 4
Acres: 3.18 acres
Petitioner: Barry and Rhonda Butera
Owner: Barry and Rhonda Butera

8. **2025-4400-ZC**

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: TF (Two-Family Residential District)
Location: Parcel located on the northwest corner of Ranch Road and Military Road, Slidell; S37, T9S, R15E; Ward 8, District 13
Acres: .520 acres
Petitioner: Ricco Impastato
Owner: Ricco Impastato

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9. **2025-4401-ZC**

Existing Zoning:

NC-2 (Neighborhood Commercial District) and L-2 (Large Lot Residential District)

Proposed Zoning:

HC-2 (Highway Commercial District)

Location:

Parcel located on the west side of LA Highway 1077, north of Rodney Road, Madisonville; S38, T7S, R10E; Ward 1, District 4

Acres:

9.28 acres

Petitioner:

Jones Fussell, LLP- Jeffrey Shoen

Owner:

SOB Investments, LLC
10. **2025-4407-ZC**

Existing Zoning:

CBF-1 (Community Based Facilities District)

Proposed Zoning:

GC-2 (General Commercial District)

Location:

Parcels located on the west side of Pontchartrain Drive, west of North Shore Drive and Lakeview Drive; Slidell, S31 & 32, T9S, R14E; Ward 9, District 12

Parcels:

14 Parcels more or less

Petitioner:

St. Tammany Parish Government

OLD BUSINESS

NEW BUISNESS

ADJOURNMENT