

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM - WEDNESDAY, NOVEMBER 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 Wednesday, November 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 OCTOBER 14, 2025 MINUTES

POSTPONING OF CASES

Enter the Parish Right-of-Way

1- Request to Enter the Parish Right-of-Way for Sandy Lane

Developer/Owner: Louisiana Office of Planning and Control

Engineer/Surveyor: High Tide Consultants, LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located south of Judge Tanner Boulevard, west of Highway US Highway 190, Mandeville, Louisiana, Ward 4, District 5

MINOR SUBDIVISION

2- 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

POSTPONED FROM OCTOBER 14, 2025 MEETING

3- 2025-4398-MSP

Minor Subdivision of Parcel C into Parcels C-1, C-2, C-3, C-4 & C-5

Owner & Representative: Wesley D. Barber

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Pierce Road and on the north side of Cooper Road, Bogalusa, Louisiana; S34, T4S, R13E; Ward 5, District 6

4- 2025-4408-MSP

Minor Subdivision of 1.037 acres, 1.474 acres & 8.892 acres into Parcels A, B & C
Owner & Representative: Marcus Bennett III and Mercedes O. Fast
Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. David Cougle
General Location: The property is located at the end of Florence Lane, west of Chris Kennedy Road, Pearl River, Louisiana; S27, T7S, R14E; Ward 6, District 9

5- 2025-4414-MSP

Minor Subdivision of Parcel B into Parcels B-1, B2 & B-3
Owner: Christy Himel
Representative: Christy Himel
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Rick Smith
General Location: The property is located on the north side of Boudreaux Court, east of LA Highway 1085, Madisonville, Louisiana; S8, T7S, R10E; Ward 1, District 1

6- 2025-4420-MSP

Minor Subdivision of Parcel A & 0.749 acres into Parcels A-1, A-2 & A-3
Owner & Representative: Robert Dewitt Jr. & Rhonda Dewitt
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the southeast side of LA Highway 40, east of Ben Williams Road, Bush, Louisiana; S10, T5S, R12E; Ward 5, District 6

7- 2025-4438-MSP

Minor Subdivision of Parcel 2 & 60.08 acres into Parcels 2A, 2B & 2C
Owner: Nature Walk Development Group-CDL, LLC – Ryan T. Power
Representative: Jones Fussell, LLP – Jeffrey D. Schoen
Surveyor: Lowe Engineers
Parish Council District Representative: Hon. Pat Phillips & Hon. Arthur Laughlin
General Location: The property is located on the southwest side of 3rd Avenue, west of Judy Avenue & Janice Avenue, Covington, Louisiana; S22 & 23, T7S, R11E; Wards 3 & 4, Districts 5 & 11

8- 2025-4442-MSP

Minor Subdivision of Parcels 7A1-AD2-A & 7A1-AD2-B into 7A1-AD2-A1, 7A1-AD2-B1 & 7A1-AD2-C1
Owner & Representative: All States Financial Company – Josh Wainer
Surveyor: Lowe Engineers
Parish Council District Representative: Hon. Rick Smith
General Location: The property is located on the south side of S. Ochsner Blvd & W. Ochsner Blvd, Covington, Louisiana; S12, T7S, R10E; Ward 1, District 1

9- 2025-4444-MSP

Minor Subdivision of 4.995 acres into Lots 1, 2 & 3
Owner & Representative: Steven Armstrong & Megan Armstrong
Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Joe Impastato
General Location: The property is located on the north side of US Highway 190, west of Lynnwood Drive, Lacombe, Louisiana; S48, T8S, R12E; Ward 4, District 7

RESUBDIVISION

10- 2025-4417-MRP

Resubdivision of Lots 3A-1 & 2A-2-2 into Lots 3A-1A & 2A-2-2A, Six G's Subdivision
Owner: Northshore Land Company I, LP – Anthony R. Gullo
Representative: Gulf States Construction Services, Inc. – Jason Reibert
Surveyor: Lowe Engineers
Parish Council District Representative: Hon. Pat Phillips
General Location: The property is located on the north side of US Highway 190 Service Road, north of Interstate 12, Covington, Louisiana; S15 & 22, T7S, R11E; Ward 3, District 5

11- 2025-4440-MRP

Resubdivision of Lot 32 & 0.34 acres into Lot 32-A, Stonelake Estates, Phase 2

Owner: St. Tammany Parish Fire District No. 5 – James Truett, Fire Chief

Representative: Andrew S. Mendheim -Attorney

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of LA Highway 1077, east of Boudreaux Road, west of Pine Drive, Folsom, Louisiana; S27, T5S, R10E; Ward 2, District 3

CONCEPT PLAN APPROVAL

12- 2025-4422-TP

Vincent Heights Subdivision

Developer/Owner: Pruden Creek Partners, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north of Penn Mill Road, west of Covington Vincent Airport Road, Covington, Louisiana. Ward 3, District 3

FINAL PLAT & CONSTRUCTION PLANS APPROVAL

13- 2025-4418-PP

Willow Grove Subdivision

Developer/Owner: Dantin Bruce Development, LLC

Engineer/Surveyor: Kyle Associates, LLC

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

General Location: The property is located on the north side of West Ochsner Boulevard, west of Ochsner Boulevard, Covington, Louisiana. Ward 1, District 1

14. - Amendments to the Code of Ordinances, Part II: Unified Development Code

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT