

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY, DECEMBER 9, 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, December 9, 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 NOVEMBER 12, 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- Zoning Case No. 2025-4455-ZC

Text Change:

- Amend Chapter 400 – Zoning, Section 400-7 Overlay Districts, H. RES-1 Resilience Overlay District One. To amend and add criteria for removal of certain building construction standards when criteria data is submitted, reviewed, and determined to be sufficient.
- Amend Chapter 400 – Zoning, Section 400-7 Overlay Districts, I. RES-2 Resilience Overlay District Two. To amend and add criteria for removal of certain building construction standards when required data is submitted, reviewed, and determined to be sufficient.

MINOR SUBDIVISION

2- 2025-4446-MSP

Minor Subdivision of Tract A1 into Tracts A1A & A1B

Owner & Representative: Hwy 59 Holdings, LLC - Mark Corcoran

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the north side of Warner Lane and on the south side of Marshall Road, Mandeville, Louisiana; S18, T7S, R12E; Ward 4, District 11

3- 2025-4458-MSP

Minor Subdivision of 18.144 acres into lots A & B

Owner & Representative: Emma Singletary

Surveyor: J. V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of LA Highway 41 and on the north side of Ella Singletary Road, Pearl River, Louisiana; S41, T6S, R14E; Ward 6, District 6

AGENDA ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
DECEMBER 9, 2025

4- 2025-4466-MSP

Minor Subdivision of 52.935 acres into Parcels A, B, C, D & E
Owner: Michael Chalaron, Andree Chalaron, Michael Peter, Lizbeth Peter
Representative: Clint Stephens
Surveyor: J. V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the north side of LA Highway 1085 and on the west side of Peters Road, Madisonville, Louisiana; S5 & 8, T7S, R10E; Ward 1, District 4

5- 2025-4468-MSP

Minor Subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5
Owner: Terryland, LLC – Roland Vaughn Cimini
Representative: Kyle Associates, LLC – James E. Powell, Jr.
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located at the end of Pamela Drive and on the north side of Ronald Reagan Highway, Covington, Louisiana; S25, T6S, R10E; Ward 3, District 3

RESUBDIVISION

6- 2025-4469-MRP

Resubdivision of Tract 100-A, Farm 18 & the remaining portion of Farm 17 into Tracts 100-A-1, 100-A-2, 100-A-3 & 100-A-4, Glendale Heights Farm Subdivision
Owner & Representative: Paul G. & Kolbe Hodge
Surveyor: Land Surveying Services, LLC
Parish Council District Representative: Hon. Pat Phillips
General Location: The property is located on the west side of Lotus Road and at the end of Narrow Gate Farm Road (future), Mandeville, Louisiana; S36, T7S, R11E; Ward 4, District 5

CONCEPT PLAN APPROVAL

7- 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
POSTPONED FROM NOVEMBER 12, 2025 MEETING

OLD BUSINESS

8- 2024-3954-MSP

Minor Subdivision of 35.58 acres into Parcels A, B, C & D
Owner & Representative: Gregory P. Harvin & Leslie Harvin
Surveyor: Land Surveying LLC
Parish Council District Representative: Hon. Pat Phillips
General Location: The property is located at the end of Williamsburg Drive and at the end of Salem Drive, Mandeville; S31, T7S, R12E; Ward 4, District 5
REQUEST WAIVER TO CONSTRUCT THE ACCESS DRIVE AND THE REQUIRED DRAINAGE PRIOR TO BUILDING PERMITS BEING ISSUED INSTEAD OF PRIOR TO PLAT BEING RECORDED.

9- 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
REQUETING APPROVAL OF THE NAME OF THE ACCESS SERVITUDE

NEW BUSINESS

ADJOURNMENT