

ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JANUARY 6, 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, JANUARY 6, 2026. 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 DECEMBER 2, 2025, MINUTES

ELECTION OF OFFICERS

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2025-4410-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: I-1 (Light Industrial and Warehouse District)
Location: Parcel located on the north side of US Highway 190, east of N. 29th Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7
Acres: .218 acres
Petitioner: Arturo Deleon
Owner: Deleon & Sons, LLC
POSTPONED FROM December 2, 2025, MEETING

2. 2025-4277-ZC

Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the west side of West Street, north of LA Highway 433, Slidell; S9, T9S, R14E; Ward 9 District 14
Acres: 1.70 acres
Petitioner: Karen Kennedy
Owner: Dorsey Development - Greg Bivin

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3. 2025-4451-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the north side of Little Creek Road, west of Armel Road, Mandeville; S30, T7S, R12E; Ward 4 District 11
Acres: 28.71 acres
Petitioner: Rodney Dyke
Owner: Arkansas-Louisiana Conference of Seventh-day Adventists

4. 2025-4457-ZC

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
Proposed Zoning: R-2 (Rural Residential District) & RO (Rural Overlay)
Location: Parcel located on the north side of Bennett Bridge Road/LA Highway 1078, west of Church Road, east of J and B Drive, Folsom; S2 T6S, R10E; Ward 3, District 3
Acres: 3.03 acres
Petitioner: Alan and Shannon Aparicio
Owners: Alan and Shannon Aparicio

5. 2025-4467-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)
Location: Parcel located on the north side of Strain Road, west of Marion Street, Mandeville; S19, T7S, R12E; Ward 4, District 11
Acres: 5.1 acres
Petitioner: Leon Pitts
Owners: Leon Pitts & Regina Pitts

6. 2025-4474-ZC

Existing Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
Proposed Zoning: L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
Location: Parcel located on the north side of EBB Guillot Road, east of Pichon Road, Pearl River; S39, T7S, R14E; Ward 6 District 9
Acres: .50 acres
Petitioner: Madeline Palliser and Zachery Maes
Owners: Madeline Palliser and Zachery Maes

7. 2025-4478-ZC

Existing Zoning: ED-2 (Secondary Education District) & RES-1 (Resilience Overlay District)
Proposed Zoning: ED-2 (Secondary Education District)
Location: Parcel located on the south side of US Hwy 190, east of Transmitter Road and north of Tammany Trace, Lacombe S34, T8S, R13E; Ward 9 District 11
Acres: .379 acres
Petitioner: David Bottner
Owner: Mission Properties Inc. – David Bottner

8. 2025-4480-ZC

Purpose: Text Change: Amend Chapter 400 – Zoning, Exhibit 400-3 Permitted Uses to clarify the appropriate minimum standards for Personal Service Establishments and to amend Section 400-8 Use Standards, X. Massage Establishments to refer to corresponding ordinances within Part I of the Code of Ordinances.

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- 9. 2025-4481-ZC**
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| Existing Zoning: | L-1 (Large Lot Residential District) & R-1 (Rural Residential District) |
| Proposed Zoning: | S-2 (Suburban Residential District) |
| Location: | Parcel located on the south side of Lake Ramsey Road, west of LA Highway 25, Covington; S18, T6S, R11E; Ward 3 District 3 |
| Acres: | 93 acres |
| Petitioner: | Brian Clement |
| Owners: | Richard S. Blossman, Sr. & Lynn Stogner Blossman |

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT