

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY MARCH 10, 2026
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 March 10, 2026.

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 FEBRUARY 10, 2026 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- Amendments to the Code of Ordinances, Part II: Unified Development Code

- a. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 400 – Zoning, to update existing regulations for Solar Farm uses.
- b. Amend Chapter 400 – Zoning, Sec. 400-8 Use Standards to amend the minimum regulations for Gas Stations within the HC-1 and HC-2 Highway Commercial Districts.
- c. Amend Chapter 600 – General Development Standards, Sec 600-4.3 Sign Standards to add prohibitions for billboards along interstate interchanges to be consistent with DOTD State standards.
- d. Amend Chapter 600 – General Development Standards, Sec. 600-3 Land Clearing, Tree Preservation, and Landscaping to reorganize, consolidate, and clarify existing, dispersed regulations into a single, new comprehensive section, being Section 600-3.5 Waterway Buffers.
- e. Amend Chapter 900 – Infrastructure, Sec. 900-2.3 Lot Standards to revise the planting requirements for all newly created or extended subdivisions or PUDs with more than 25 lots.

REVOCATION

2- REV26-03-002

The revocation of an unopened portion of Vinson Road, located north of LA Highway 36, east of Crown Z Road in the Deer Run Subdivision (as delineated on Map #43C), Ward 6, District 9.

Applicant: Laura & Scott Combel

Parish Council District Representative: Hon. David Cogle

3- REV26-03-003

The revocation of a portion of Pine Acres Road, located west of LA Highway 1082, north of P. J. Tooley Road in Ward 2, District 6.

Applicant: Gail Benoit

Parish Council District Representative: Hon. Cheryl Tanner

MINOR SUBDIVISION

4- 2026-4553-MSP

Minor Subdivision of Lots 1 & 2 into Lots 1A & 2A

Owner & Representative: Claude W. Hoelzel III & Christopher Hoelzel

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

Parish Council District Representative: Hon. Joe Impastato

General Location: The property is located on the east side of Fish Hatchery Road and on the north side of Beaver Ball Road, Lacombe, Louisiana; S6, T8S, R13E; Ward 7, District 7

5- 2026-4555-MSP

Minor Subdivision of Parcels A2 & A3 and 6.84 acres into Parcels A3A, A3B & A3C

Owners: Vicky Jo Moran and Jesse Schmidt & Stacey Schmidt

Representative: HomeSmart Realty South - Joe Hollis

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. David Cogle

General Location: The property is located on the west side of Lock No. 1 Road and on the east side of Pichon Road, Pearl River, Louisiana; S39, T7S, R14E; Ward 6, District 9

RESUBDIVISION

6- 2026-4552-MRP

Resubdivision of remainder of proposed Phase 2, into lots 8B & 8C, Seymour Myers Industrial Park

Owner & Representative: Seymour Ventures, LLC – Paysse McWilliams

Surveyor: Duplantis Design Group – Dennis L. Gowin

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located at the end of Seymour Myers Blvd, Covington, Louisiana; S10, T7S, R10E, Ward 1, District 1

7- 2026-4559-MRP

Resubdivision of Lots 266 & 267 into lot 266-A, Clipper Estates Subdivision, Phase 7A

Owner & Representative: Shawn Berger & Allison Smith Berger

Surveyor: Jeffrey J. Carey

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on west side of Cutter Cove, south of Vela Cove, Slidell, Louisiana; S33, T9S, R14E, Ward 9, District 13

8- 2026-4560-MRP

Resubdivision of Lot 38, Tracts P2-1-A AND P2-2-A and Part of East End Blvd Right of Way of Phase 2A and Tract WW-2-A and 0.109 Acres into Lot 38-A, Tracts P2-1-A-B and P2-2-A-B OF Phase 2-A and Tract WW-2-A-B, Lakeshore Estates

Owner: Van Van Nguyen & May Dung Nguyen -POA, LS-WW2, LLC, NL-Row, LLC, New Lakeshore, LLC, P21A, LLC, NS-DMT Holding, LLC, LS-WW2, LLC.

Representative: Wayne A. Collier

Surveyor: R.W. Krebs Professional Land Surveying, LLC

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on the south side of Lakeshore Blvd East and on the east side of Lakeshore Blvd South, and on the west side of East End Blvd, Slidell, Louisiana; S34, T9S, R14E, Ward 9, District 13

9- 2026-4568-MRP

Resubdivision of lots 877 & 878 into lot 877-A Tchefuncta Club Estates Phase 3-A

Owner: Anthony J. Palazzo

Representative: Barret Kendrick

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the southeast side of Silverberry Drive, north of Thunderbird Drive, Covington, Louisiana; S41, T7S, R10E, Ward 1, District 1

10- 2026-4570-MRP

Resubdivision of lots 1, 2, 3 & 4 into lots 3A & 1A SQ F, Abney Country Air

Owner & Representative: Ricco Impastato

Surveyor: J.V Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on the north side of Ranch Road and on the west side of South Military Road, Slidell, Louisiana; S37, T9S, R15E, Ward 8, District 13

OLD BUSINESS

11-Request to Enter the Parish Right-of-Way for the Manor Street and Robert Street/Robindale Subdivision, Squares 10 & 11 and request for street name change

Owner/Developer: Northstar Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located east of Hwy 21, west of Hwy 59, north of Hwy 36, Abita Springs, Louisiana. Ward 3, District 2

Developer requesting subdivision and road name change

NEW BUSINESS

ADJOURNMENT