

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – MONDAY, MAY 11, 2026
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, MAY 11, 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 APRIL 7TH, 2026 MINUTES

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. ZC96-08-046

Existing Zoning: Major Amendment to the PUD (Planned Unit Development Overlay)
Location: Parcel located on the northwest side of LA Highway 1085 & Bedico Parkway, Madisonville; S6, T7S, R10E; Ward 1, District 10
Acres: 7.91
Petitioner: Paul J. Mayronne
Owner: Bedico Creek Preserve, LLC.
POSTPONED FROM APRIL 7, 2026 MEETING

2. 2026-4569-ZC

Existing Zoning: R-2 (Rural Residential District)
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcels located on the north side of Dove Park Road and east of Little Creek Lane; Mandeville; S23, T7S, R11E; Ward 4, District 5
Acres: 33.32
Petitioner: St. Tammany Parish Government
Owners: Parcels 52731, 54190, 52443, 38596, 42791, 38748, 40669, 40601, 54453, 42534, 42790, 55281
POSTPONED FROM APRIL 7, 2026 MEETING

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3. **2026-4597-ZC**
 Existing Zoning: S-1 (Suburban Residential District) & HC-2 (Highway Commercial District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Location: Parcel located on the north side of US Highway 190 East, and west of Sunset Road, being 40067 Highway 190E, Slidell; S18, T9S, R15E; Ward 8, District 13
 Acres: 9.52 acres
 Petitioner: Fitz Walker
 Owner: Earthworks Group of Slidell, LLC – Chuck Walker
4. **2026-4599-ZC**
 Existing Zoning: NC-2 (Neighborhood Commercial District)
 Proposed Zoning: TF (Two-Family Residential District)
 Location: Parcel located on the south side of 2nd Street, west of Harrison Street, east of Ruby Street, and north of Claiborne, Covington; S42, T7S, R11E; Ward 3, District 2
 Acres: 1.25 acres
 Petitioner: Karl Cavaretta
 Owner: Josephine McGinnis, Carolyn Ann McGinnis Pope
5. **2026-4608-ZC**
 Existing Zoning: PUD (Planned Unit Development)
 Proposed Zoning: L-2 (Large Lot Residential District)
 Location: Parcel located on the east side of Chretien Point Ave. and on Owl Pen Road, north of Arlington Ave., Covington; S46, T7S, R11E; Ward 1, District 1
 Acres: 3.0
 Petitioner: Mark Malkemus
 Owners: Hygain Management, LLC
6. **2026-4609-ZC**
 Existing Zoning: L-1 (Large Lot Residential District)
 Proposed Zoning: L-1 (Large Lot Residential District) and MHO (Manufactured Housing Overlay)
 Location: Parcel located in the northwest corner of Ordogne Ruppert Road, north of Ponchatrain Drive, Lacombe; S14, T8S, R12E; Ward 7 District 7
 Acres: 4.558
 Petitioner: Jonathan Rohli
 Owner: Jonathan Rohli
7. **2026-4617-ZC**
 Existing Zoning: S-1 (Suburban Residential District)
 Proposed Zoning: HC-2 (Highway Commercial)
 Location: Parcel located on the east side of Malbrough and the west side of Frederick Drive, north of Manzella Drive, Slidell; S12, T9S, R11E; Ward 8, District 13
 Acres: .975
 Petitioner: Sharon Casbon & C&P Properties, Inc.
 Owner: C&P Properties, Inc. – Melody M. Arnold

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8. **2026-4618-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

PBC (Planned Business Campus District) & AML (Advanced Manufacturing and Logistics District)

PBC (Planned Business Campus District) and AML (Advanced Manufacturing and Logistics District)

Parcels are located on the south side of W. Ochsner Blvd, west of S. Ochsner Blvd., Covington; S12, T7S, R10E; Ward 1; District 1

21.66 acres

Josh Wainer

All State Financial Company - Josh Wainer
9. **2026-4619-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

PBC (Planned Business Campus District) and AML (Advanced Manufacturing and Logistics District)

PBC (Planned Business Campus District), AML (Advanced Manufacturing and Logistics District), and RBCO (Regional Business Center Overlay District)

Parcel located on the north and south sides of West Ochsner Blvd, and west of S. Ochsner Blvd., Covington; S11 & S12, T7S, R10E; Ward 1; District 1

125.44 acres

Josh Wainer

All State Financial Company - Josh Wainer, Bruce Wainer, Red Apple at St. Tammany, LLC. - Nick Diamond
10. **2026-4623-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

L-2 (Large Lot Residential District)

L-2 (Large Lot Residential District) & MHO (Manufactured Housing Overlay)

Parcel located on the south side of Bobby Jones Blvd, east of Wood Drive, west of Hillcrest Blvd, Abita Springs; S27, T6S, R12E; Ward 10; District 6

.516 acres

Juan Alberto Orozco Barrios

Juan Alberto Orozco Barrios

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT