

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY MAY 12, 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 May 12, 2026.

ROLL CALL

APPOINT ALTERNATES(IFAPPLICABLE)

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 14, 2026 MINUTES

POSTPONING OF CASES

MINOR SUBDIVISION

1- 2026-4613-MSP

Minor Subdivision of 3.174 acres into Parcels A, B & C
Owner & Representative: Tracy A. Davis
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David Cogle
General Location: The property is located on the east side of W. Powerline Road Extension, north of Powerline Road, Pearl River, Louisiana; S9, T8S, R14E, Ward 9, District 9

2- 2026-4614-MSP

Minor Subdivision of Parcels L-1 & L-3 into Parcels L-1-1, L-3-1, L-3-2, L-3-3, L-3-4
Owner & Representative: Audrey S. Jenkins
Surveyor: Kelly J. McHugh & Associates, Inc.
Parish Council District Representative: Hon. Larry Rolling
General Location: The property is located on the east side of LA Highway 437, on the north & south sides of Stardust Lane and at the end of St. Joseph Road, Covington, Louisiana; S2, T6S, R11E, Ward 3, District 2

3- 2026-4625-MSP

Minor Subdivision of Parcel D into Parcels D-1, D-2 & D-3
Owner & Representative: Robie B. & Rita R. Lott
Surveyor: Nobles & Associates, LLC.
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the north & south sides of Cooper Road and on the west side of Pierce Road, Sun, Louisiana; S34, T4S, R13E, Ward 5, District 6

4- 2026-4627-MSP

Minor Subdivision of Lot A-2 into Lots A-2-1 & A-2-2
Owner & Representative: Rickey A. Causey
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Larry Rolling
General Location: The property is located on the east side of Joseph Road, south of LA Highway 36, Covington, Louisiana S35, T6S, R11E, Ward 3, District 2

AGENDA ST. TAMMANY PARISH PLANNING & ZONING COMMISSION
MAY 12, 2026

5- 2026-4632-MSP

Minor Subdivision of 52.78 acres into Parcels R-1, R-2 & R-3

Owner: Randall W. Brown

Representative: Ryan Brown

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the east side of Iota Avenue and on the east and west sides of private road, Covington, Louisiana S23 & 43, T6S, R11E, Ward 3, District 2

6- 2026-4637-MSP

Minor Subdivision of Parcel D into Parcels D-1 & D-2

Owner & Representative: Colby Crowe

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David Cougle

General Location: The property is located on the northwest corner of Pine Street Extension & Crawford Road, Pearl River, Louisiana S10, T8S, R14E, Ward 8, District 9

7- 2026-4638-MSP

Minor Subdivision of Parcels B & C into Parcels B1 & C1

Owner & Representative: Covington Dealership, LLC – Laurie M. McCants

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of LA Tung Road, east of Middle Road, Covington, Louisiana S28 & 29, T4S, R11E, Ward 2, District 6

8- 2026-4639-MSP

Minor Subdivision of Lot 2 into Lots 2A & 2B

Owner & Representative: Priscella N. Conover

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of LA Highway 1083, across from Miller Road, south of Williams Road, Bush, Louisiana; S33, T5S, R12E, Ward 5, District 6

9- 2026-4643-MSP

Minor Subdivision of Parcel B into Parcels B-1, B-2 & B-3

Owner & Representative: Gilbert M. Garcia, Jr. & Carol Desselle Garcia

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of LA Highway 1129, north of LA Tung Road, Covington, Louisiana; S27 & Headright 44, T4S, R11E, Ward 2, District 6

RESUBDIVISION

10- 2026-4605-MRP

Resubdivision of Lot 319 & a portion of Money Hill Golf Course into Lot 319-A, Money Hill Phase 6 Part 1

Owner & Representative: Money Hill Plantation Inc. – Mary G. Dossett and Louis B. Luzynski & Christine Jenkins Luzynski

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Bald Eagle Drive, east of Fox Trot Drive, Abita Springs, Louisiana; S12, T6S, R12E, Ward 6, District 6

11- 2026-4640-MRP

Resubdivision of Lots 14-A, 14-B and Portions of Lots 14, 15, 16, 17 & 18 into Lots 14-C & 16-A, Mandeville 5 acre Farms

Owner & Representative: Brian L. Perilloux, Jr, Carla Smith and Meredith G. Ratliff

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Pat Philips

General Location: The property is located at the end of Ridgewood Drive and on Whiskey Lane and at the end of Maplewood Drive, Mandeville, Louisiana; S25 & 36, T7S, R11E, Ward 4, District 5

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN APPROVAL:

12- 2026-4596-PP

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 at the April 14, 2026 Planning Commission Meeting

13- 2026-4633-PP

Lake Hills Subdivision

Developer/Owner: Lake Hills, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north of LA Highway 1078, west of LA Highway 25,

Folsom, Louisiana. Ward 3, District 3

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:

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

1. Amend Chapter 200 – Procedures to add Sec. 200-5 Costs Born by Appellants to clarify that the party which takes an appeal to the 22nd Judicial District Court is responsible for the costs of preparing and filing the record
2. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 400 – Zoning, to update existing regulations for Solar Farm uses
3. Amend Chapter 100 – Administration, Section 100-5 Definitions and Chapter 400 – Zoning, including Section 400-3 Commercial Zoning Districts, Section 400-5 Industrial Districts, 400-7 Overlay Districts, and Section 400-8 Use Standards to add “Outdoor Shooting Range” as a conditional use and include minimum standards
4. Amend Chapter 200 – Procedures, Section 200-3.8 Land Clearing Standards to clarify the requirements for commercial land clearing permits
5. Amend Chapter 600 – General Development Standards, Section 600-3.4 Landscape Regulations to add language within the Alternative Compliance for Existing Conditions to allow administrative considerations for a reduction to off-street parking requirements for existing developed sites
6. Amend Chapter 600 – General Development Standards, Section 600-5 Parking and Storage to clarify requirements for the storage of recreational vehicles and to allow them as a temporary residence as a Conditional Use

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT