

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 1ST, 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 TUESDAY, SEPTEMBER 1, 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 AUGUST 4TH, 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. 2026-4710-ZC

Existing Zoning: L-1 (Large Lot Residential District) and NC- 2 (Neighborhood Commercial District)
Proposed Zoning: GC-2 (General Commercial District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Acres: 6.28 acres
Petitioner: Nick Guillot
Owner: JSB HWY 25, LLC

POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

2. 2026-4740-ZC

Existing Zoning: R-1 (Rural Residential District) & NC-2 (Neighborhood Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 90, east of US Highway 190 E., Slidell; S26, T9S, R15E; Ward 8, District 13
Acres: 14.3 acres
Petitioner: Jeffery Rogers
Owner: Bernard Schneier and William Freeman

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3. **2026-4761-ZC**
 Existing Zoning: GC-1 (General Commercial District)
 Proposed Zoning: HC-2 (Highway Commercial District)
 Location: Parcel located on the west side of McKinney Road, south of Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12
 Acres: 1.02 acres
 Petitioner: Magnolia Realty Investments - Christie Trosclair
 Owner: Magnolia Realty Investments - Christie Trosclair

4. **2026-4768-ZC**
 Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
 Proposed Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Home Overlay)
 Location: Parcel located on the east side of LA Highway 437, south of Ethel Allison Road, Covington; S8 & S9, T5S, R11E Ward 2 District 6
 Acres: 1.0 acre
 Petitioner: Jayne Loyd
 Owner: Jayne Loyd

5. **2026-4766-ZC**
 Text Amendment: Amend UDC Chapter 400 – Zoning, Section 400-7(H) and 400-8(I) to update standards for non-residential properties within the RES-1 and RES-2 Resilience Overlay Districts.

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **2026-4652-CP-Conditional Use: Commercial Excavation**
 Existing Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
 Proposed Use: Commercial Excavation
 Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6
 Acres: 53.0 acres
 Petitioner: Glynn Huhn
 Owner: Margaret Ann Burns Sacco
POSTPONED FROM THE AUGUST 4, 2026 ZONING MEETING

2. **2026-4777-CP-Conditional Use: Pole Permit**
 Existing Zoning: HC-2 (Highway Commercial District)
 Proposed Use: Pole Sign Permit
 Location: Parcel located on the east side of LA Highway 59, north of Little Creek Road and Interstate 12, Mandeville; S19&30, T7S, R12E; Ward 4, District 11
 Acres: 0.836 acres
 Petitioner: Prince Signs, LLC – Ashley White
 Owner: Kent Store Development, LLC

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT