

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, October 6th, 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, OCTOBER 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.

NOTICE TO APPLICANTS – NATIONWIDE FRAUDULENT PAYMENT REQUESTS: Applicants are advised that scammers have used information published on Planning & Zoning Commission and Board of Adjustment agendas to send fraudulent invoices and payment requests. Do not make payment, provide banking information, or respond to an unexpected payment request without first verifying it directly with the St. Tammany Parish Department of Planning & Development.

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 SEPTEMBER 1ST, 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. 2025-4445-ZC

Purpose: Amendments to the Official Parish Zoning Map and Unified Development Code in accordance with the Central St. Tammany Overlay District study, which includes an analysis of existing zoning, land use, and development patterns in Districts 6, 7, 9, & 11 and Wards 4, 5, 6, 7, & 9 of St. Tammany Parish

POSTPONED FROM AUGUST 4, 2026 MEETING

STAFF REQUESTS POSTPONEMENT FOR 2 MONTHS

2. 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: 10.412 acres

Petitioner: Nick Guillot

Owner: JSB HWY 25, LLC

POSTPONED FROM THE SEPTEMBER 1, 2026 ZONING MEETING

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3. **2026-4778-ZC**

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)

Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)

Location: Parcel located on the south side of Stonehill Road, east of Deerfield Road, Folsom; S33, T4S, R10E; Ward 2, District 3

Acres: 2.58 acres

Petitioner: Kelly Dolese

Owner: Kelly Dolese & Angel Dolese
4. **2026-4795-ZC**

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)

Proposed Zoning: L-2 (Large Lot Residential District) & RO (Rural Overlay)

Location: Parcel located on the east side of Walden Street and Linden Street, north of Tammany Avenue, Covington; S11, T6S, R11E; Ward 3, District 2

Acres: 9.36 acres

Petitioner: Clinton Stephens III

Owner: Clinton Stephens III and Natasha Stephens
5. **2026-4798-ZC**

Existing Zoning: R-1 (Rural Residential District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of US Highway 190, east of Madaleen Lane, west of Canal Road, Covington; S27, T6S, R10E; Ward 1, District 3

Acres: 2.68 Acres

Petitioner: Anthony Charles Lang

Owner: Anthony Charles Lang
6. **2026-4800-ZC**

Existing Zoning: L-2 (Large Lot Residential District)

Proposed Zoning: HC-2 (Highway commercial District)

Location: Parcel located on the north side of Highway 22 W., east of Kathman Drive, Madisonville; S18, T7S, R110E; Ward 1, District 4

Acres: 1.28 Acres

Petitioner: Daniel & Sandra Murphy

Owner: Daniel & Sandra Murphy
7. **2026-4801-ZC**

Existing Zoning: PUD (Planned Unit Development) & L-1(Large Lot Residential District)

Proposed Zoning: HC-3 (Highway commercial District)

Location: Parcel located on the west sides of LA Highway 434 and LA Highway 3241, Lacombe; S33, T7S, R13E and S4, T8S, R13E; Ward 6, District 11

Acres: 10.37 Acres

Petitioner: Tim Jackson

Owner: Weyerhaeuser NR Company
8. **2026-4803-ZC**

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)

Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)

Location: Parcel located at the end of Joiner Road, east of Booth Road, being 13095 Joiner Road, Folsom; S34, T5S, R10E; Ward 2, District 3

Acres: 11.22 Acres

Petitioner: Deborah Breaux

Owner: David and Deborah Breaux

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9. 2026-4805-ZC

Existing Zoning: NC-1 (Neighborhood Commercial District)
Proposed Zoning: HC-2 (Highway commercial District)
Location: Parcel located on the east side of Park Place and on the north side of Village Lane West, being 215 Park Place, Covington: S15, T7S, R11E; Ward 3, District 5
Acres: 0.637 Acres
Petitioner: Jeffrey D. Schoen
Owner: CAP3, LLC

10. 2026-4806-ZC

Existing Zoning: R-1 (Rural Residential District)
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcel located on the west side of Wise Road, south of Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
Acres: 1.101 Acres
Petitioner: Ismael Vazquez
Owner: Ismael and Idania Vazquez

11. 2026-4807-ZC

Existing Zoning: L-2 (Large Lot Residential District)
Proposed Zoning: HC- 2 (Highway Commercial District)
Location: Parcels located on the north side of LA Highway 22 W., south of Mary Street, and west of Highway 1085, Madisonville; S18, T7S, R10E; Ward 1, District 4
Acres: 1.3 Acres
Petitioner: Jeffrey D. Schoen
Owner: Bedford & Thompson Holdings Co. LLC

12. 2026-4808-ZC

Existing Zoning: R-1 (Rural Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Proposed Zoning: R-2 (Rural Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Location: Parcel located on the north-east corner of LA Highway 1077 and P. Morgan Road; Folsom; S30, T5S, R10E; Ward 2, District 3
Acres: 15.54 Acres
Petitioner: Ross Kinchen
Owner: Security National Partners Limited Partnership - Robin Arkley, II

13. ZC07-07-041

Major Amendment to the Tamanend PUD Planned Unit Development Overlay
Location: Parcel located on the east side of LA Highway 434, south of Horseshoe Island, Lacombe; S3, S4, & S9, T8S, R13E
Acres: 973.85 acres
Petitioner: Jeffrey D. Schoen
Owner: Weyerhaeuser NR Company

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. 2026-4799-CP:Conditional Use: Outdoor Storage

Existing Zoning: HC-2 Highway Commercial District
Location: Parcel located on the west side of US Highway 190, north of 11th Ave., and south of 10th Ave. being 1509 N. Highway 190, Covington; S10 & 48, T7S, R11E; Ward 3, District 5
Acres: 1.69 Acres
Petitioner: Jeffrey D. Schoen
Owner: James & Patricia Oliphant

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2. 2026-4804-CP:Conditional Use: Outdoor Storage Yard

Existing Zoning: NC-1 Neighborhood Commercial District & HC-2 Highway Commercial District
Location: Parcel located on the east side of Park Place and the north side of Village Lane West, being 215 Park Place, Covington; S15, T7S, R11E; Ward 3, District 5
Acres: 3.012 Acres
Petitioner: Jeffrey D. Schoen
Owner: CAP3, LLC

3. 2026-4809-CP-Condiontional Use: Pole Permit

Existing Zoning: HC-3 (Highway Commercial District)
Proposed Use: Pole Sign Permit
Location: Parcel located on the north side of Holiday Square Blvd., being 250 Holiday Square Blvd., Covington; S15, T7S, R11E; Ward 3, District 5
Acres: 4.35 acres
Petitioner: Mike Saucier
Owner: T. J & C Real Estate Holdings, LLC – Eddie Tourelle

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT