

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JUNE 2, 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, JUNE 2, 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 MAY 11TH, 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, Louisiana

STAFF REQUESTS POSTPONEMENT FOR 2 MONTHS

POSTPONED FROM APRIL 7, 2026 MEETING

2. 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

POSTPONE FROM THE May 11, 2026 MEETING

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3. 2025-4472-ZC

Existing Zoning: R-1 (Rural Residential District)
Proposed Zoning: S-2 (Suburban Residential District)
Location: Parcel located on the north side of Ronald Reagan Highway, west of LA Highway 1077, Covington; S20, T6S, R10E, Ward 1, District 3
Acres: 31.51 acres
Petitioner: H1 Associates – Jeff Vallee
Owner: Marietta Trust and Warren Trust Humphries

4. 2026-4473-ZC

Existing Zoning: R-1 (Rural Residential District), R-2 (Rural Residential District) & NC-2 (Neighborhood Commercial District)
Proposed Zoning: S-1 (Suburban Residential District) & S-2 (Suburban Residential District)
Location: Parcel located on the north side of Ronald Reagan Highway and on the south side of LA Highway 1077, Covington; S17 & S20, T6S, R10E; Ward 1, District 3
Acres: 264.35 acres
Petitioner: H1 Associates – Jeff Vallee
Owners: Marietta Trust and Warren trust, Humphries

5. 2026-4631-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: NC-1 (Neighborhood Commercial District)
Location: Parcel located on the east side of LA Highway 434 and south of Miss Lou Road, being 62300 LA Highway 434; Lacombe; S19, T8S, R13E; Ward 7, District 7
Acres: 1.01 acres
Petitioner: Charlie Ricks
Owner: Charlie Rick Investment, LLC – Charlie Rick

6. 2026-4642-ZC

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: R-1 (Rural Residential District, RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south and east sides of Press Sharp Rd., Bush; S43, T4S, R12E; Ward 2, District 6
Acres: 2.0 acres
Petitioner: Jeremy Dent Dykes and Desarea Hunter Mulkey
Owner: Jeremy Dent Dykes and Desarea Hunter Mulkey

7. Conditional Use Permit: 2026-4645-CP

Conditional Use: Outdoor Storage
Existing Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Florida Street, east of Colbert; Mandeville; S51, T8S, R11E; Ward 4, District 10
Acres: 1.161 acres
Petitioner: Cayman Sinclair
Owners: Sinclair Design Group, LLC. – Cayman Sinclair and Sara Sinclair

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8. 2026-4647-ZC

Existing Zoning: R-1 (Rural Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of North Factory Road and west of Middle Road, Folsom; S19, T4S, R11E; Ward 2, District 3
Acres: 2.94 acres
Petitioner: Sierra Gottschalk
Owner: Chauntel Marie Fields and Joshua Michael Fields

9. 2026-4651-ZC

Existing Zoning: S-2 (Suburban Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the south side of LA Highway 36 and west of Otis Drive, Abita Springs; S21, T7S, R13E; Ward 6, District 11
Acres: 20.562 acres
Petitioner: Chad Turner
Owner: Cleco Power LLC - Blake Gremillion

10. 2026-4652-ZC

Existing Zoning: L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)
Proposed Zoning: I-1 (Light Industrial and Warehouse District)
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: Gynn Huhn
Owner: Margaret Ann Burns Sacco

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT