

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 7, 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, JULY 7, 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 JUNE 2ND, 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. 2026-4652-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: Gynn Huhn
Owner: Margaret Ann Burns Sacco

POSTPONED FROM THE JUNE 2, 2026 MEETING

2. 2026-4674-ZC

Existing Zoning: E (Estates Residential District)
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcel located on the south side of W. Ruth Road, west of Oaklawn Ave., Lacombe; S39, T8S, R13E; Ward 7, District 7
Acres: 2.5 acres
Petitioner: Michael & Karen Gibbs
Owner: Michael & Karen Gibbs

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 7, 2026
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21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

3. 2026-4689-ZC

Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: S-1 (Suburban Residential District) & MHO (Manufactured Home Overlay)
Location: Parcel located on the west side of Henderson Road, north of Highway 190, Lacombe; S48, T8S, R12E; Ward 7, District 7
Acres: .92 acres
Petitioner: Earnest Henderson Jr.
Owner: Earnest Henderson Jr.

4. 2026-4694-ZC

Existing Zoning: L-2 (Large Lot Residential District)
Proposed Zoning: NC-1 (Neighborhood Commercial District)
Location: Parcel located on the north side of Louisiana Highway 22, west side of Jackson Court Madisonville; S17, T7S, R10E, Ward 1, District 1
Acres: 5.53 acres
Petitioner: William Tennis II & Ashley Tennis
Owner: William Tennis II & Ashley Tennis

5. 2026-4697-ZC

Existing Zoning: R-1 (Rural Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Home Overlay), & RO (Rural Overlay)
Location: Parcel located on the northeast corner of LA Highway 1129 and Jim Sharp Rd, Covington; S14, T5S, R11E; Ward 2, District 2 & 6
Acres: 15.03 acres
Petitioner: William J. Orazio, Jr.
Owners: William J. Orazio, Jr.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
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

ROLL CALL

Present: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

Absent: Seeger, Robert, Doherty, Blanchard

APPOINT ALTERNATES (IF APPLICABLE) Alternates Appointed - Crow

CALL TO ORDER

ANNOUNCEMENTS

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- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION - Martino

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE MAY 11TH, 2026 MINUTES

1. Truxillo made a motion to approve; second by Walker

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve minutes as written carries.

POSTPONING OF CASES

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

1. Narcisse made a motion to postpone 2 months; second by Truxillo

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A.

Motion to postpone two months carries.

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

POSTPONED FROM THE MAY 11, 2026 MEETING

1. Staff advised this case has been withdrawn.

MINUTES

ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, JUNE 2, 2026

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

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

1. Representative Jeff Schoen came to the podium to represent the case and request to postpone for one month.
2. Brock Dumestre came to the podium in opposition of the postponement.
3. Durand Powery came to the podium in opposition of the postponement.
4. Erica Olmstead came to the podium in opposition of the postponement.
5. Blake Scott came to the podium in opposition of the postponement.
6. Martino made a motion to postpone one month; second by Truxillo.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to postpone for one-month carries.

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:

4. 2025-4473-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

1. Representative Paul Mayronne came to the podium to represent the request.
2. Todd Dean came to the podium in favor of the request.
3. Susan Humphries came to the podium in favor of the request.
4. Bruce Lowery came to the podium in opposition to the request.
5. John Dale came to the podium in opposition to the request.
6. Susan Willie came to the podium in opposition to the request.
7. Leonard Dominique came to the podium in opposition to the request.
8. Cindy Warner came to the podium in opposition to the request.
9. Bruce Lambert came to the podium in opposition to the request.
10. Cecil Hudson came to the podium in favor of the request.
11. Wayne Stoltz came to the podium in opposition to the request.
12. David Carrodus came to the podium in opposition to the request.
13. Paige Ogle came to the podium in opposition to the request.
14. Matthew Allen came to the podium in opposition to the request.
15. Narcisse made a motion to deny; second by Truxillo.
16. Martino made a motion to postpone for one month.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Barrios, Crow

NAY: N/A

ABSTAIN: Walker

Motion to deny carries.

MINUTES

ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, JUNE 2, 2026

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

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

1. Representative Paul Mayronne came to the podium to represent the request.

2. Cecil Hudson came to the podium to speak in favor of the request.

3. Benita Dale came to the podium in opposition to the request.

4. Don Henderson came to the podium in opposition to the request.

5. Matthew Allen came to the podium in opposition to the request.

6. Bruce Lowery came to the podium in opposition to the request.

7. Donald Jenkins came to the podium in favor of the request.

8. Rae Gauthier came to the podium in opposition to the request.

9. Paige Ogle came to the podium in opposition to the request.

10. Leonard Dominique came to the podium in opposition to the request.

11. Bruce Lowery came to the podium in opposition to the request.

12. Matthew Allen came to the podium in opposition to the request.

13. Martino made a motion to deny; second by Narcisse.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to deny carries.

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

1. Petitioner Charlie Rick came to the podium to represent the request.

2. Huey Hinton came to the podium with questions regarding the request.

3. Narcisse made a motion to approve; second by Martino.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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

1. Petitioner Desarea Hunter Mulkey came to the podium to represent the request.

2. Walker made a motion to approve; second by Truxillo.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

MINUTES

ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, JUNE 2, 2026

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

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

1. Representative Paul Mayronne came to the podium to represent the request.

2. Jeannine Meeds came to the podium with questions regarding the request.

3. Walker made a motion to approve; second by Truxillo.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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

1. Petitioner Chauntel Marie Fields came to the podium to represent the request.

2. Truxillo made a motion to approve; second by Martino.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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

1. Petitioner Chad Turner came to the podium to represent the request.

2. Janet and Norman Coscino came to the podium in opposition to the request.

3. Earl Vidal came to the podium in opposition to the request.

4. Run Olivier came to the podium in opposition to the request.

5. Truxillo made a motion to approve; second by Martino.

YEA: Borrello, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Crow

NAY: Barrios

ABSTAIN: N/A

Motion to approve carries.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

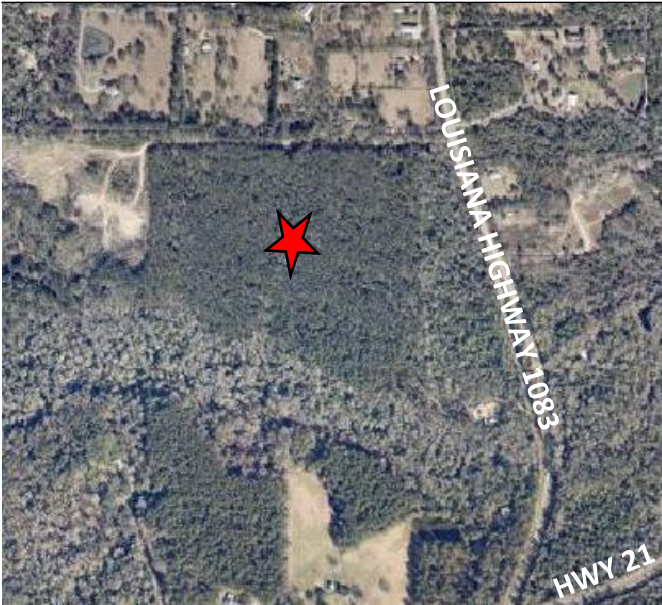
Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6

Petitioner: Gynn Huhn **Posted:** June 22, 2026

Owner: Margaret Ann Burns Sacco **Commission Hearing:** July 7, 2026

Size: 53.0 acres **Prior Determination:** Postponed for one month – 6/2/26

Determination: Approved, Denied, Postponed



Current Zoning:
L-1 (Large Lot Residential District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)

Requested Use: Commercial Excavation

Future Land Use: Rural and Agricultural

Flood Zone: Effective Flood Zone: A, Preliminary Flood Zone: A; CDA: Yes

Elevation Requirements:
Pending determination from Corps of Engineers

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Request:

3. The applicant is requesting a conditional use permit for a commercial excavation operation. The proposed activity will take place on a 53.0-acre parcel currently zoned L-1 Large Lot Residential District, RO Rural Overlay, and MHO Manufactured Home Overlay. The property is located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Road, Bush.
4. Per the Unified Development Code, the term Commercial Excavation is defined as “Removal or recovery by any means whatsoever of rock, minerals, mineral substances, or organic substances other than vegetation from water or land on or beneath the land surface, whether exposed or submerged.”
5. Commercial evacuation uses are only permitted through the Conditional Use process within a RO Rural Overlay and are permitted by-right within the I-1, I-2, and I-3 Industrial Districts.
6. The subject property is currently undeveloped and is flanked by undeveloped residentially zoned properties to the south, east, and west, and developed residential properties to the north.



ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Staff Analysis:

7. Section 400-8(J) - Use Standards provides minimum requirements for commercial excavation uses including setback and buffer requirements, side slope requirements, and signage requirements. Additionally, the project must meet all minimum standards as defined in Chapters 600 (General Development Standards) and 900 (Infrastructure) of the Unified Development Code.

Upon performing a review of the Conditional Use permit application, staff has concluded that sufficient information has not been submitted in order to fully evaluate the request, and as such, recommends postponement.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed conditional use permit is consistent with the goals, policies, and strategies of the Comprehensive Plan:

- Goal 1:4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.

Standards for Review (Sec. 200-3.4.G) - The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:

1. The requested conditional use meets all applicable use standards as outlined in Chapter 600 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire.
 - b. Off-street parking and loading areas.
 - c. Refuse and service areas.
 - d. Utilities with reference to location, availability, and compatibility.
 - e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.

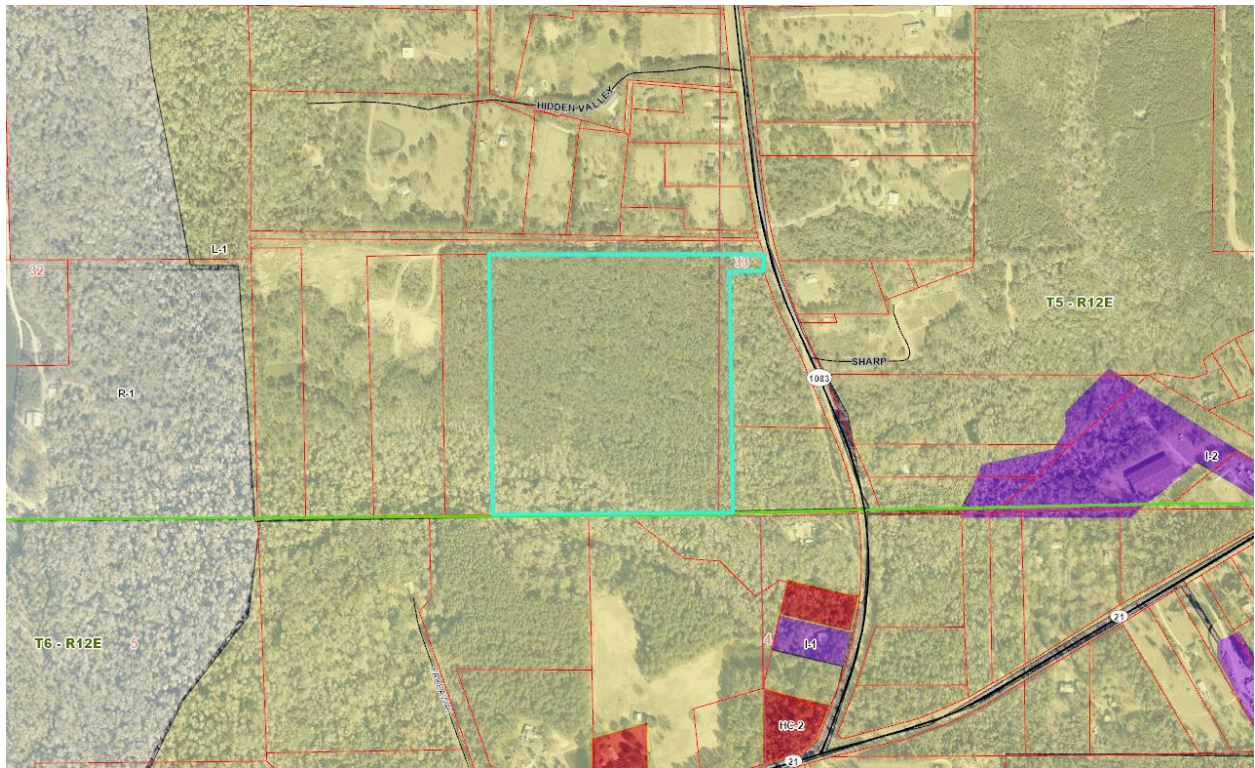


ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- g. Required yards and open space.
- h. Height and bulk of structures.
- i. Hours of operation.
- j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic on neighborhood streets.
- k. The amount and location of existing impervious surface.



2026-4652-ZC

MILLER

HIDDEN-VALLEY

T5 - R12E 32

33

L-1

1083

SHARP

5
T6 - R12E

HIDEAWAY

HC-2

4

L-1

21

21

R-2

→ ONE PHASE IN

1. PURPOSE AND USE IS CONSTRUCTION AND OPERATION OF DIRT PIT (EXCAVATE DIRT, BACKFILL WITH DIRT/NATURAL MATERIALS ONLY)
2. ALL DIRT TO BE HAULED OFF SITE
3. DIRT EXCAVATION TO BE COMPLETED IN APPROXIMATELY 10 YEARS
4. HOURS AND DAYS OF OPERATION: MONDAY THROUGH SATURDAY (7:00 A.M. - 5:00 P.M.)

AS PER SUB-SECTION OF K OF STP
ORDINANCES, FOR "COMMERCIAL
EXCAVATION"

PRELIMINARY

S15°09'23"E
68.45'

LIMITS OF EXCAVATION LINE

3:1
SLOPE

PARKING + SERVICE AREA

40.00 ACRES OF DIRT
EXCAVATION AREA
(MORE OR LESS)

ESTIMATED EXCAVATION DEPTH (30' TO 40')
SLOPED SIDES AT A (3:1 RATIO)

3:1
←
SLOPE

100' NATURAL AREA

WOODED

600'

WOODED

722'

(BEN WILLIAMS ROAD)
L.A. HWY. 1083
R/W LINE

REFERENCE:
1.) A SURVEY BY JERON R. FITZMORRIS
DATED 10-10-1991, JOB #5546
2.) A SURVEY BY HERBERT C. SANDERS
DATED 01-21-1981, JOB #ST-80-697

THIS PROPERTY IS LOCATED IN FLOOD ZONE A
& C, PER FEMA MAP NO. 225205 0150 C,
DATED 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

WALDHEIM MATERIALS, L.L.C.

SCALE: 1"=250'

DRAWN BY	JWG
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DATE: 4-8-2026

LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

SURVEY NUMBER
22358

(EXISTING DIRT PIT)
PROPERTY OF BRANDT
FOR 46 YEARS

T-5-S, R-12 -E

T-6-S, R-12-E

(Must verify prior to Construction)
Building Setbacks:
Front: 100'
Side: 100'
Rear: 100'
Side Street: 100'

PROPERTY OF JOY LYNN
DUTSCH HUHNS

PROPERTY OF KIP &
ANGELA TAYLOR

SE CORNER OF
SECTION 32 —

REVISED: 5-29-2026 (SITE PLAN)
6-1-2026 (SITE PLAN NOTES)
6-18-2026

Terr3/GlynnHuhn55Ac

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4652-CP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

July 7, 2026

for more information
call: (504) 885-2525 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on: 04/14/2024 by ZMS

2026-4652-CP

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4652-CP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

July 7, 2026

for more information
call: (855) 896-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 06/16/2026 by ZM 5

JUN 16 2026



ZONING STAFF REPORT
2026-4674-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of W. Ruth Road, west of Oaklawn Ave., Lacombe; S39, T8S, R13E; Ward 7, District 7.

Petitioner: Michael & Karen Gibbs **Posted:** June 12, 2026

Owner: Michael & Karen Gibbs **Commission Hearing:** July 7, 2026

Size: 2.5 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

E (Estates Residential District)

Requested Zoning

L-1 (Large Lot Residential District)

Future Land Use:

Residential -Low Intensity

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The request consists of a zoning change of 2.5-acres from E (Estate Residential District) to L-1 Large Lot Residential District). The property is located on the south side of W. Ruth Road, west of Oaklawn Ave., Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
25-5744	Unknown	E (Estates Residential District)

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	E (Estates Residential District)
South	Residential	E (Estates Residential District)
East	Residential	E (Estates Residential District)
West	Residential	E (Estates Residential District)

3. The subject property was rezoned from A-2 Suburban Residential District, which allowed one-acre lot sizes, to E Estates Residential District, which requires seven-acre lot sizes through the Coastal Resilience Land Use Study, adopted in 2025 (Ord. No. 25-5744). The purpose of the change to the underlying zoning was to reduce density within the study area by requiring larger lots which resulted in fewer structures per area. Per the study's report, "these changes take effect as land is developed,



ZONING STAFF REPORT
2026-4674-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

redeveloped, or sold in the future. In these cases, new zoning requirements will determine what permits can be issued and how land can be divided.”

4. The subject property borders residentially developed property zoned E Estates Residential District to the west, south, and north, and undeveloped residential property zoned E Estates Residential District to the east. Most of the properties in the general vicinity do not meet the site and structure provisions of the E Estates District and are therefore considered legal non-conforming.
5. The E Estate District is intended to provide a single-family residential environment on a large, multi-acre lots. The E District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The minimum lot area required within the E District is 7 acres, except that public utility facilities may be located on lots of lesser areas upon Development Plan Review in accordance with minimum requirements.
 - b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems*, Stormwater retention or detention facility
6. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot area required within the L-1 District is 1 acre, with a minimum lot width of 150’.
 - b. Permitted uses include: Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*
7. If approved applicant can apply for a minor subdivision to subdivide the 2.5-acre parcel into two parcels with a minimum lot size of one acre.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.



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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



L-1

190

HC-1

CARROLL

RUTH

E

OAKLAWN

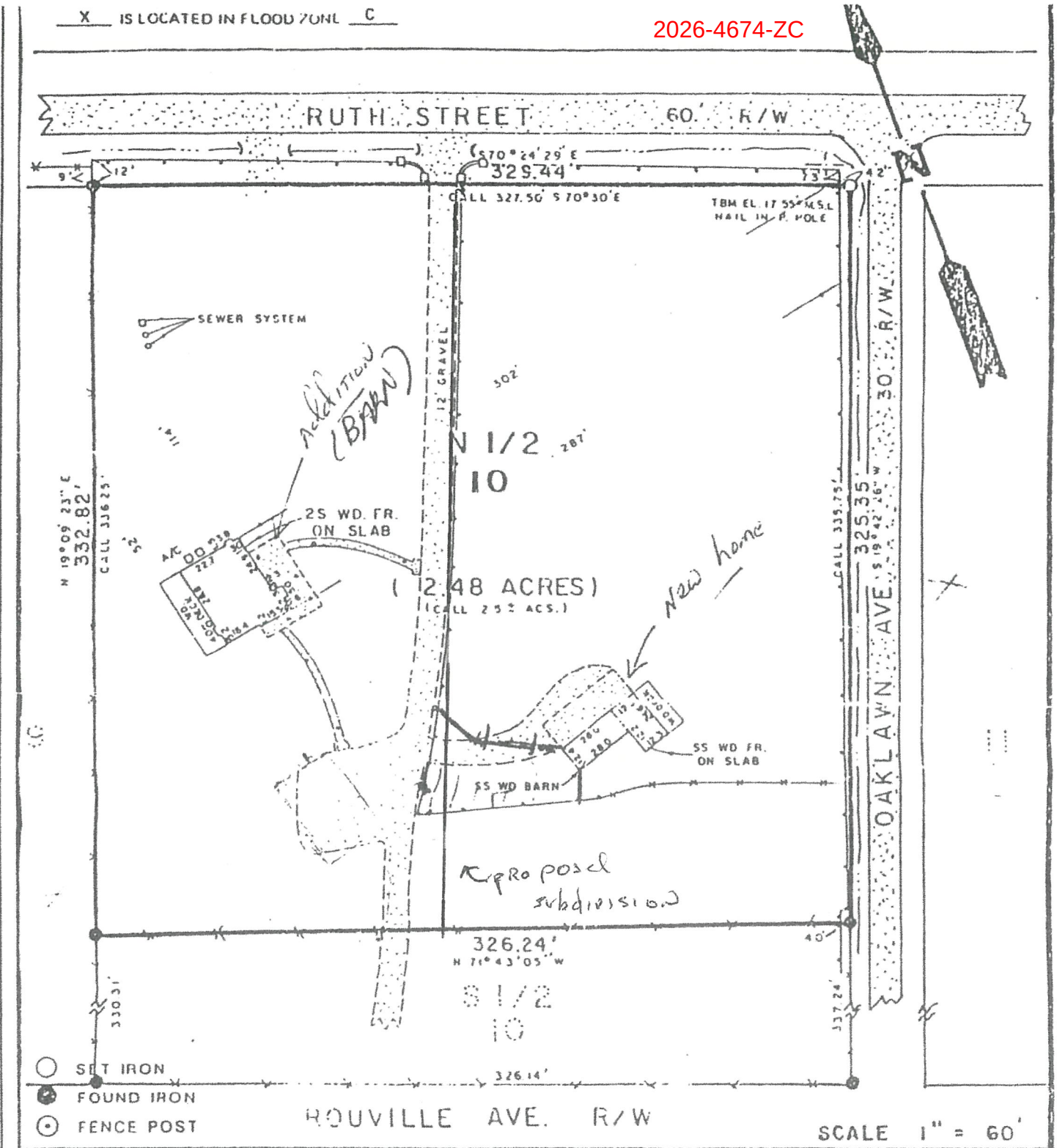
OAKLAWN

ROUVILLE



X IS LOCATED IN FLOOD ZONE C

2026-4674-ZC



TIME STAMP

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4674-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

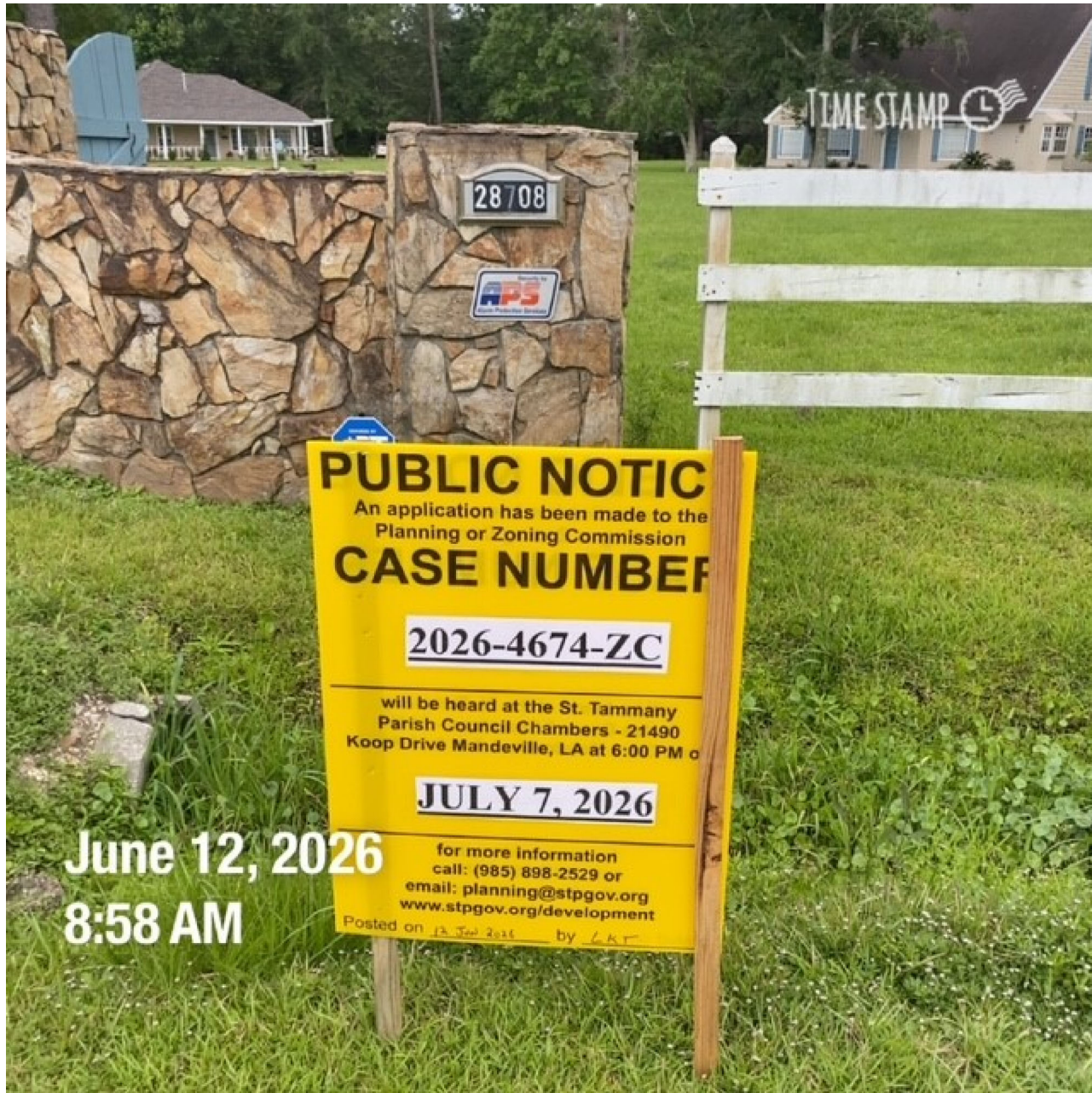
JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

June 12, 2026

8:58 AM

Printed on 12 Jun 2026 by LRT



June 12, 2026
8:58 AM

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4674-ZC

will be heard at the St. Tammany
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www.stpgov.org/development

Posted on 12 Jun 2026 by LKR



ZONING STAFF REPORT
2026-4689-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

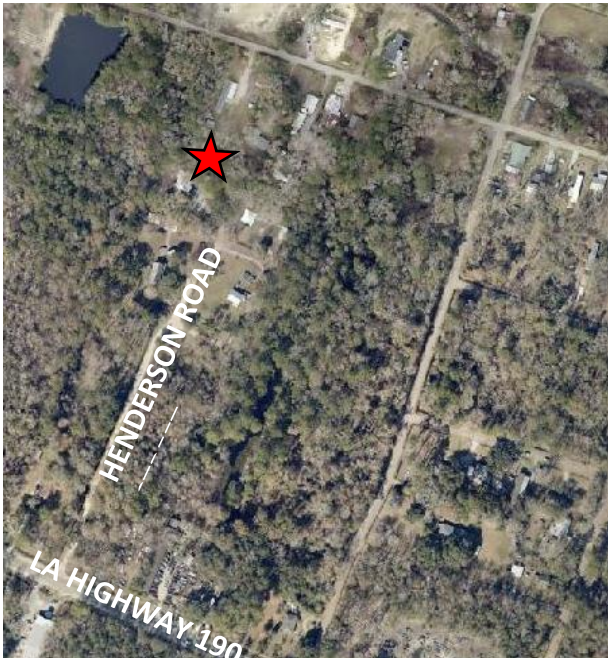
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Henderson Road, north of Highway 190, Lacombe; S48, T8S, R12E; Ward 7, District 7

Petitioner: Earnest Henderson Jr. **Posted:** June 12, 2026

Owner: Earnest Hendeson Jr. **Commission Hearing:** July 7, 2026

Size: .92 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

S-1(Suburban Residential District)

Requested Zoning:

S-1 (Suburban Residential District) & MHO
(Manufactured Home Overlay)

Future Land Use: Residential – Medium Intensity

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements: Flood Zone C – FFE is
12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone .92 acres from S-1 (Suburban Residential District) to S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay). The parcel is located on the west side of Henderson Road, north of Highway 190, Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	C-2
09-2020	C-2	S-1 (Suburban Residential District)

Site and Structure Provisions

2. The subject property was previously developed with a stick-built residence that was destroyed by fire. As per Table 2 below, the property is flanked by parcels zoned S-1 Suburban Residential District to the north, south, east and west.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Undeveloped	S-1 Suburban Residential District
East	Residential	S-1 Suburban Residential District
West	Residential	S-1 Suburban Residential District

3. As per Table 3 below, there are several ordinances which approved property to be rezoned to MHO Manufactured Housing Overlay within the surrounding area.



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MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Table 3: MHO Manufactured Housing Overlay Zoning

Case Number	Request	Ordinance
2009 Comprehensive Rezoning		09-2020
ZC14-3107	From A-3 to A-3 and MHO	Approved per Council Ord. 14-3107
2017-683-ZC	From A-3 to A-3 and MHO	Approved per Council Ord. 17-3791
2021-2307-ZC	From A-4 to A-4 and MHO	Approved per Council Ord. 21-4599
2025-4176-ZC	From S-1 to S-1 and MHO	Approved per Council Ord. 25-5807

4. If approved, the applicant could apply for a building permit to place a manufactured home on-site.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



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2026-4689-ZC

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PARISH PRESIDENT

PLANNING & DEVELOPMENT
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Director



2026-4689-ZC

L-1

25TH

JACKSON

H-1

T8 - R12E

S-1
48

HENDERSON

HC-2

L-2

MCGEHEE

24TH

190

HC-3

NC-2



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4689-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 06/12/2026 by AMT

JUN 12 2026



JUN 12 2026



ZONING STAFF REPORT
2026-4694-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Louisiana Highway 22, west of Jackson court; Madisonville; S17, T7S, R10E; Ward 1, District 1

Petitioner: William Tennis II & Ashley Tennis **Posted:** June 22, 2026
Owner: William Tennis II & Ashley Tennis **Commission Hearing:** July 7, 2026
Size: 5.53 acres **Determination:** Approved, Postponed, Denied



Current Zoning:

L-2 (large Lot Residential District)

Requested Zoning:

NC-1 (Neighborhood Commercial District)

Future Land Use: Mixed-Use

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X; CDA: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 5.53 acres from L-2 Large Lot Residential District to NC-1 Neighborhood Commercial District. The subject property is located on west side of Jackson Court, north of Louisiana Highway 55; Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
25-5668	L-1 (Large Lot Residential District)	L-2 (Large Lot Residential District)

Site and Structure Provisions

2. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	Rue du Chene PUD (Planned Unit Development)
South	Residential	L-1 (Large Lot Residential District)
East	Residential	Jackson Court PUD (Planned Unit Development)
West	Residential and Undeveloped	L-1 (Large Lot Residential District)

3. As seen in Table 2, the subject property abuts two PUD Planned Unit Developments to the north and east, residential development to the south, and residential and undeveloped tracts zoned L-1 Large Lot Residential District to the west.
4. The existing L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
- a. The existing L-2 Large Lot Residential District allows parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.



ZONING STAFF REPORT
2026-4694-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.
 - a. The maximum building size allowable within the NC-1 District is 5,000 square feet
 - b. Permitted uses include Animal services, Community home*, Day care home, Single-family dwellings, Two-family dwellings, Townhouses, Medical facility, Clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
6. If approved the applicant can apply for a building permit or site work permit to construct any of the above-mentioned uses. Commercial development must meet all commercial requirements including but not limited to landscaping, parking and drainage regulations within the Unified Development Code.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

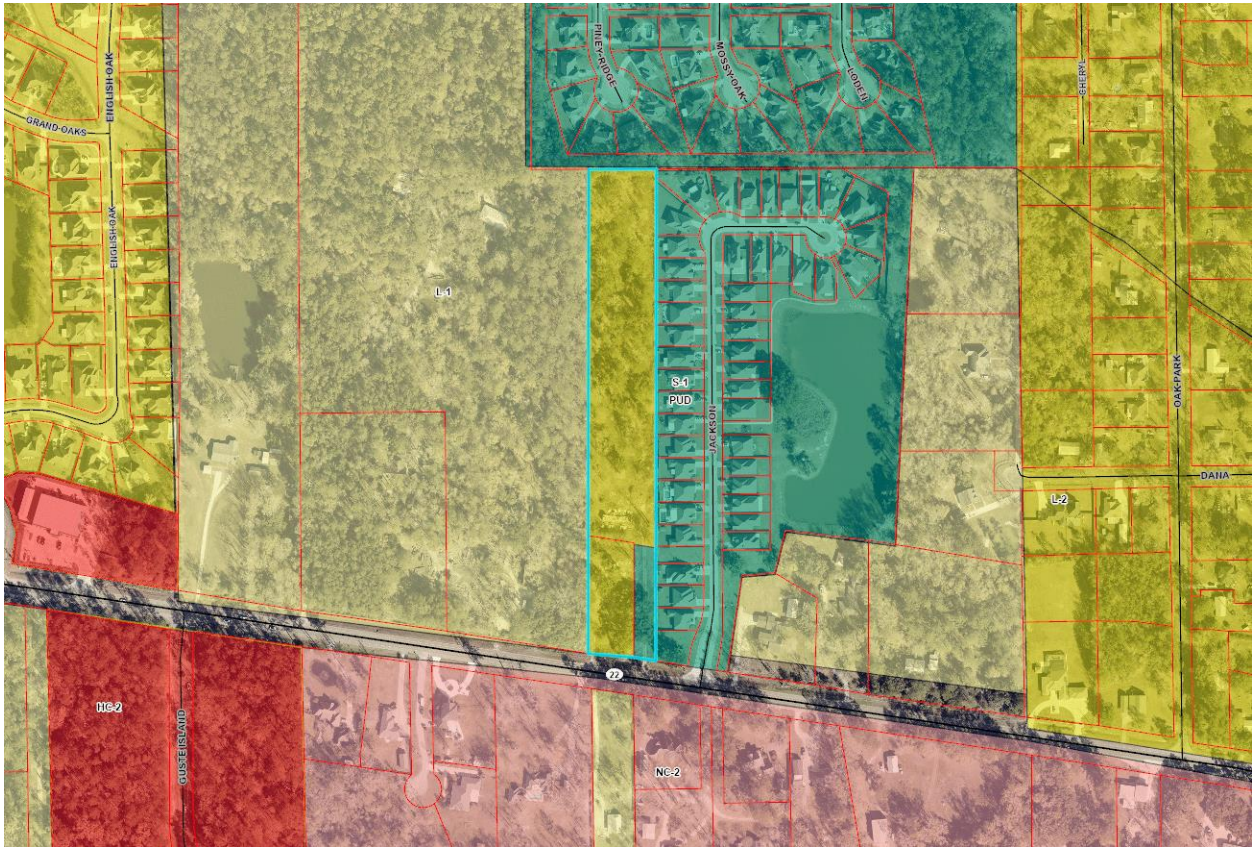
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2026-4694-ZC

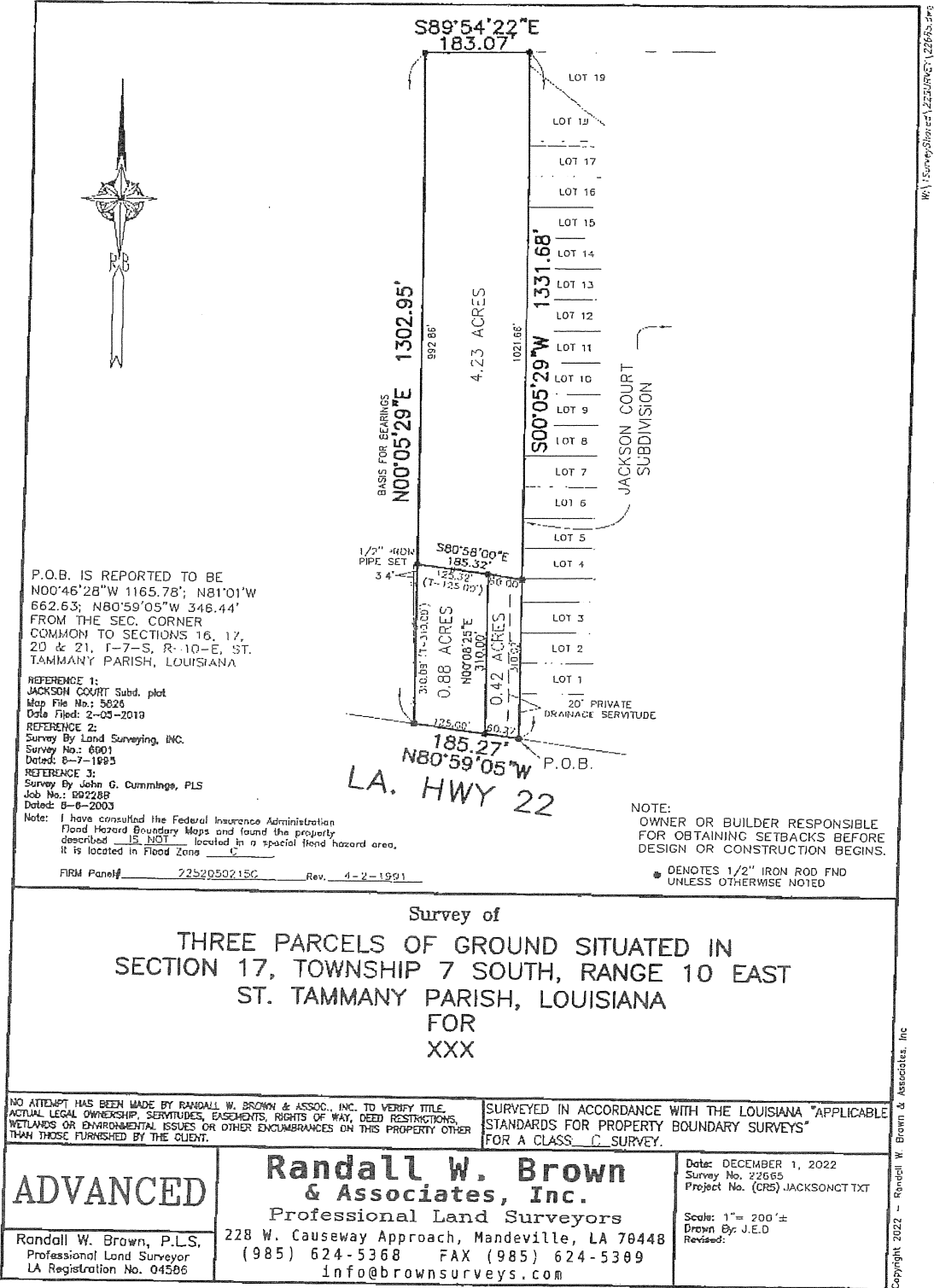
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





2026-4694-ZC



Jun 22, 2026 at 9:00:46 AM

1730 LA-22

Madisonville LA 70447

United States

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4694-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 6-22-26 by AA

Jun 22, 2026 at 9:00:49 AM
1730 LA-22
Madisonville LA 70447
United States

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4694-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 6-22-26 by AA



ZONING STAFF REPORT
2026-4697-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northeast corner of LA Highway 1129 and Jim Sharp Road, Covington; S14, T5S, R11E; Ward 2, District 2 & 6

Petitioner: William J. Orazio, Jr. **Posted:** June 22, 2026

Owner: William J. Orazio **Commission Hearing:** July 7, 2026

Size: 15.03 acres **Determination:** Approved, Denied, Postponed



Current Zoning: R-1 (Rural Residential District), RO (Rural Overlay), & MHO (Manufactured Housing Overlay)

Requested Zoning: L-1 Large Lot Residential District, RO (Rural Overlay), & MHO (Manufactured Housing Overlay)

Future Land Use: Rural/Agriculture

Flood Zone: Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements: FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a 15.03-acre parcel from R-1 Rural Residential District, RO Rural Residential District, MHO Manufactured Housing Overlay to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the northeast corner of LA Highway 1129 and Jim Sharp Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	SA Suburban Agricultural District	R-1 Rural Residential District
10-2234	A-1 Suburban Residential District	MHO Manufactured Housing Overlay
10-2234	A-1 Suburban Residential District and MHO Manufactured Housing Overlay	RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District), L-1 (Large Lot Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
South	Residential	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
East	Residential	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)
West	Undeveloped	R-1 (Rural Residential District), RO (Rural Residential District), MHO (Manufactured Housing Overlay)

3. As shown in Table 2, the subject site is flanked by residential property zoned R-1 Rural Residential District, RO Rural Residential District, & MHO Manufactured Housing Overlay and abuts property



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zoned L-1 (Large Lot Residential District), RO (Rural Residential District), and MHO (Manufactured Housing Overlay) to the north.

4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300'.
5. The requested L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
 - a. The requested L-1 Large Lot Residential District requires parcel sizes of 1 acre or greater with a minimum lot width of 100'.
6. If approved, the applicant could apply for a minor subdivision to create parcel sizes of one acre or more.
7. Additional regulations imposed through any development process include:
 - a. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps. If crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
 - b. No structures within 20' from top of bank (each side) of the parish lateral. If crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Rural/Agriculture: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.

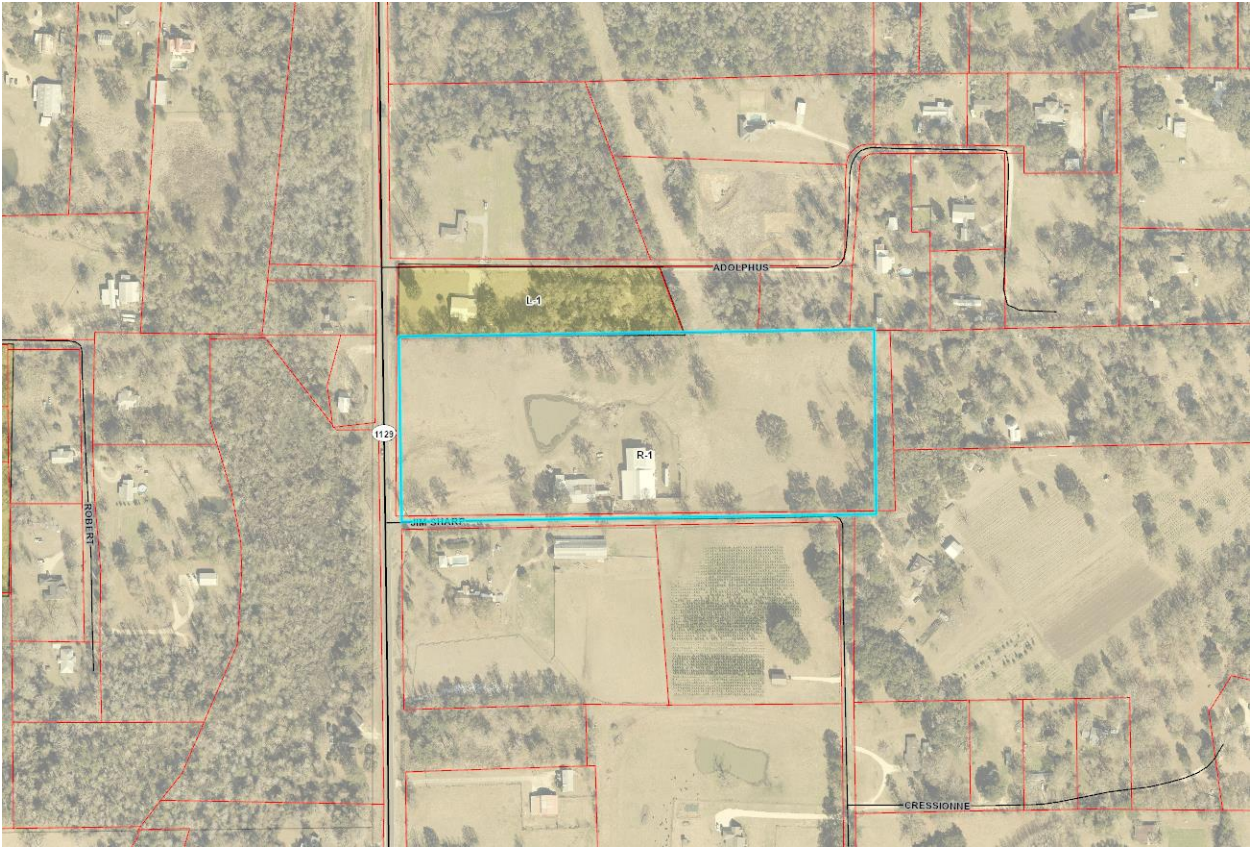


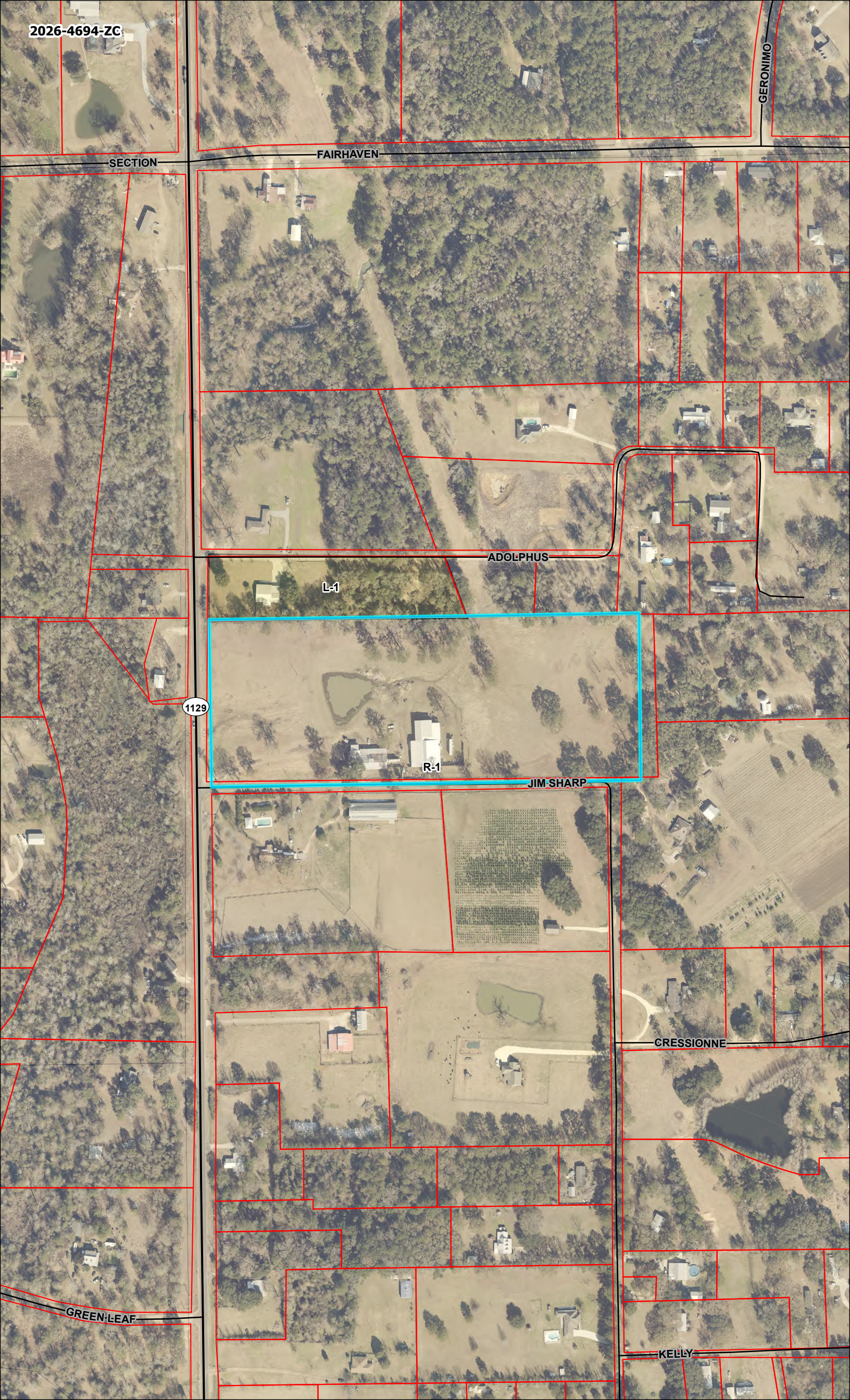
ZONING STAFF REPORT
2026-4697-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





SECTION

FAIRHAVEN

GERONIMO

ADOLPHUS

L-1

1129

R-1

JIM SHARP

CRESSIONNE

GREEN-LEAF

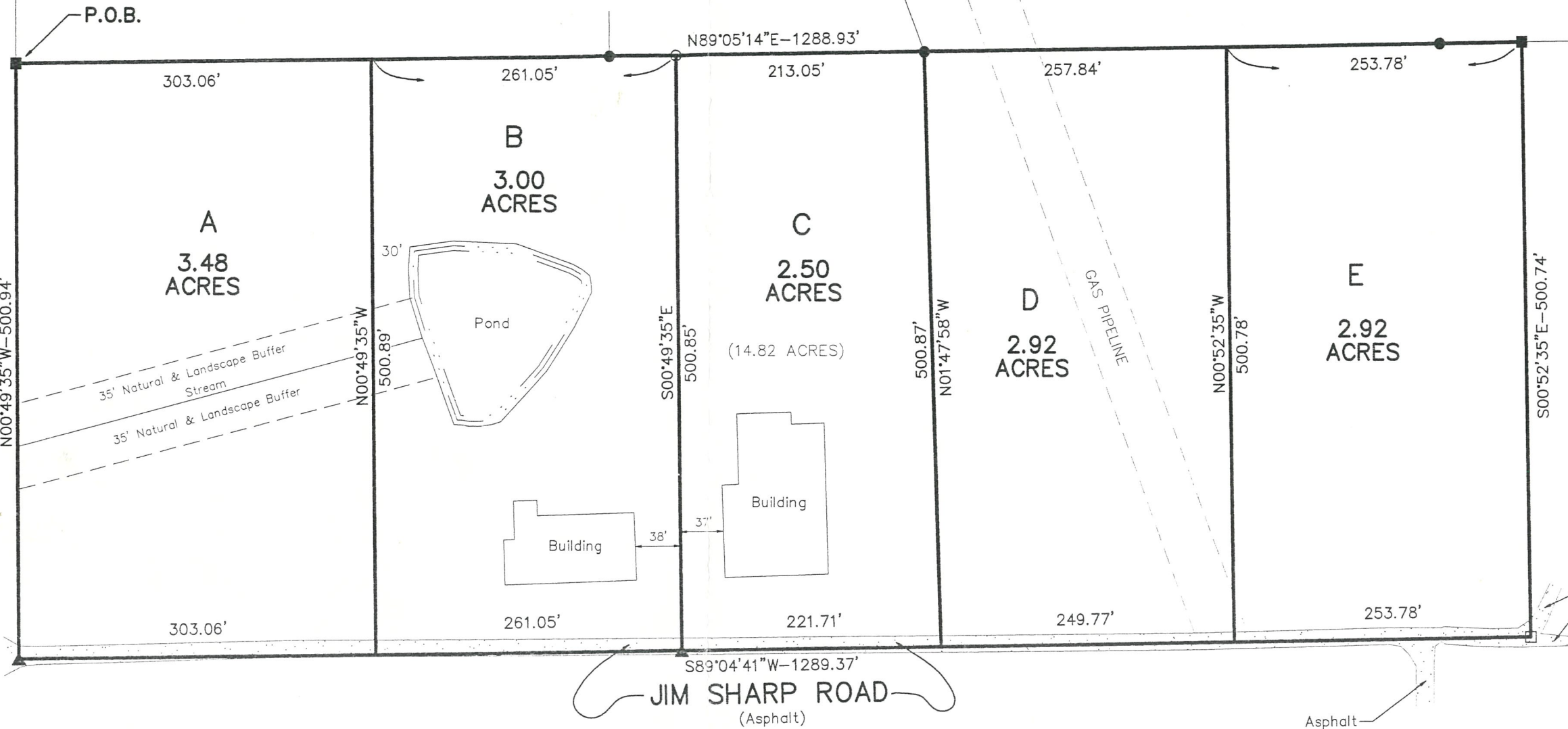
KELLY

2026-4697-ZC

THIS MAP IS FOR REZONING ONLY.



(LEE ROAD)
LA. HWY. 1129



FINAL APPROVAL
PRELIMINARY

DIR. DEPT. OF ENGINEERING
PRELIMINARY

SECRETARY, PLANNING & ZONING COMM.
PRELIMINARY

CLERK OF COURT
PRELIMINARY

DATE _____ FILE NO. _____

A MINOR SUBDIVISION OF A 14.82 ACRE PARCEL OF LAND,
INTO PARCELS A, B, C, D & E, LOCATED IN SECTION 14,
T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference: A Survey Plat by Jeron Fitzmorris,
Dated 5-18-1993, Job No. 6104

Bearings refer to the Louisiana State Plane
Coordinate System (1702 La. South) and
was observed by GPS

The P.O.B. is reported to be N89°50'E-23.76';
South-1335.84'; N89°50'E-17.43' from the
Section Corner common to Sections 10, 11,
14 & 15, T-5-S, R-11-E, St. Tammany Parish,
Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT
OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

PRELIMINARY

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

This property is located in Flood Zone C,
per FEMA Map No. 225205 0150 C,
Dated 10-17-1989

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR		
WILLIAM J. ORAZIO		
SCALE: 1"= 110'		DRAWN BY JWG
DATE: 5-20-2026		
PROPERTY LOCATED IN SECTION 14, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA		
		SURVEY NUMBER

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4697-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 6-22-26 by M.P

JUN 22 2026 10:08

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