

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 4, 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, AUGUST 4, 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 JULY 7TH, 2026 MINUTES

POSTPONING OF CASES

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 JULY 7, 2026 ZONING MEETING
STAFF REQUESTS POSTPONEMENT

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:

2. 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 MAY 11, 2026 MEETING
STAFF REQUESTS POSTPONEMENT FOR 2 MONTHS

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3. **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, T6, R11E, Ward 3, District 2
 Acres: 6.28 acres
 Petitioner: Nick Guillot
 Owner: JSB HWY 25, LLC
4. **2026-4716-ZC**
 Existing Zoning: L-1 (Large Lot Residential District)
 Proposed Zoning: S-1 (Suburban Residential District)
 Location: Parcel located on the south side of Firetower Road, west of LA Highway 59, being 21310 Firetower Road, Mandeville; S13, T7S, R10E, Ward 4, District 11
 Acres: .60 acres
 Petitioner: Nicholas Nelson
 Owner: Nicholas Nelson
5. **2026-4725-ZC**
 Existing Zoning: R-1 (Rural Residential District)
 Proposed Zoning: L-1 (Large Lot Residential District)
 Location: Parcel located on the south and east sides of Buds Lane, Covington; S28, T6S, R10E, Ward 1, District 3
 Acres: 3.09 acres
 Petitioner: Rudolph Stahl
 Owner: Rudolph Stahl
6. **2026-4727-ZC**
 Existing Zoning: R-2 (Rural Residential District) and RO (Rural Overlay)
 Proposed Zoning: R-2 (Rural Residential District), RO (Rural Overlay), MHO (Manufactured Home Overlay)
 Location: Parcel located on the west side of LA Highway 40 and south of Stermer Drive, Bush; S23, T5S, R11E, Ward 2, District 6
 Acres: 2.68 acres
 Petitioner: Summer Hudson
 Owners: Chase Hudson and Tiffany Hudson
7. **2026-4735-ZC**
 Existing Zoning: HC-2 (Highway Commercial District)
 Proposed Zoning: I-I (Light Industrial and Warehouse District)
 Location: Parcels located on the east side of Albert Street, north of Paul Road, Slidell; S44, T9S, R14E, Ward 9, District 13
 Acres: 0.433 acres
 Petitioner: Jody E. Morris
 Owners: Oak Habor Real Estate Investments LLC - Jody E. Morris
8. **2026-4737-ZC**
 Existing Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)
 Proposed Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Home Overlay), and RO (Rural Overlay)
 Location: Parcel located on the north side of LA Highway 40, and west of Short Street, Covington; S26, T5S, R10E, Ward 2, District 2
 Acres: 1.45 acres
 Petitioner: Darren & April Gomez
 Owners: Darren & April Gomez

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9. 2026-4738-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the east side of LA Highway 1085, north of Boudreaux Court, Madisonville. S7, T7S, R10E, Ward 1, District 1

Acres: .64 acres
Petitioner: Ally Carter
Owners: Ally Carter

10. 2026-4739-ZC

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)
Location: Parcel located on the east side of LA Highway 1081, north of Romans Road, Covington, S36, T5S, R11E, Ward 2, District 2

Acres: 6.028 acres
Petitioner: Eric V & Ann Bankston
Owners: Eric V & Ann Bankston

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

11. Plan Review No. 2024-3956-PR

Proposed Use: Hardware Store
Location: Parcel located on the west side of LA Highway 21, east of LA Highway 1077, Madisonville; S41, T7S, R10E; Ward 1, District 4

Acres: 1.075 acres
Petitioner: John Gutierrez
Owner: Dylan Realty and Development, LLC.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT