

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

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 4, 2026
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21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

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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21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

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

MINUTES
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

ROLL CALL

Present: Seegar, Borello, Robert, Truxillo, Milligan, Gaines, Martino, Narcisse, Walker, Barrios, Crow

Absent: Blanchard

APPOINT ALTERNATES (IF APPLICABLE) - Crow

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**
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INVOCATION - Seegar

PLEDGE OF ALLEGIANCE - Narcisse

APPROVAL OF THE JUNE 2ND, 2026 MINUTES

1. Narcisse made a motion to approve; second by Truxillo.
YEA: Truxillo, Milligan, Martino, Borello, Gaines, Narcisse, Robert, Crow, Walker, Barrios
NAY: N/A
ABSTAIN: Seegar
Motion to approve minutes as written carries.

POSTPONING OF CASES

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

1. Representative Jeff Schoen came to the podium to represent the request.
2. Ida Canpo came to the podium in opposition of the request.
3. Brock Dumestre came to the podium in opposition of the request.
4. Kevin Greve came to the podium in opposition of the request.
5. Erica Olmstead came to the podium in opposition of the request.
6. Gary Muttek came to the podium in opposition of the request.
7. Jim Venable came to the podium with questions regarding the request.
8. Seegar made a motion to postpone one month; second by Robert.
YEA: Truxillo, Milligan, Martino, Borello, Seegar, Gaines, Narcisse, Robert, Crow, Walker, Barrios
NAY: N/A
ABSTAIN: N/A

Motion to postpone for one-month carries.

MINUTES

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

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. 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

1. Petitioner Karen Gibbs came to the podium to represent the request.

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

YEA: Truxillo, Milligan, Martino, Borello, Seegar, Gaines, Narcisse, Robert, Crow, Walker, Barrios

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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.

1. Petitioner Earnest Henderson Jr. came to the podium to represent the request.

2. Seegar made a motion to approve; second by Robert.

YEA: Truxillo, Milligan, Martino, Borello, Seegar, Gaines, Narcisse, Robert, Crow, Walker, Barrios

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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

1. Petitioner William Tennis II came to the podium to represent the request.

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

YEA: Truxillo, Milligan, Martino, Borello, Seegar, Gaines, Narcisse, Robert, Crow, Walker, Barrios

NAY: N/A

ABSTAIN: N/A

Motion to approve carries.

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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.

1. Petitioner William J Orazzio Jr. represented the request.
2. Ryan Chaisson came to the podium in favor the request.
3. Brian Sharp came to the podium in opposition of the request.
4. Marshall Moree came to the podium in opposition of the request.
5. James Sharp came to the podium in opposition of the request.
6. Cynthia Vice-Arriaga came to the podium in opposition of the request.
7. Rachel Wilhelm came to the podium in opposition of the request.
8. Petitioner William J Orazio, Jr. came to the podium to amend his request to R-2 (Rural Residential District).
9. Robert made a motion to approve amended request; second by Martino.

YEA: Truxillo, Milligan, Martino, Borello, Gaines, Narcisse, Robert, Walker, Barrios
NAY: Seegar
ABSTAIN: Crow

Motion to approve as amended to R-2 Rural Residential District 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

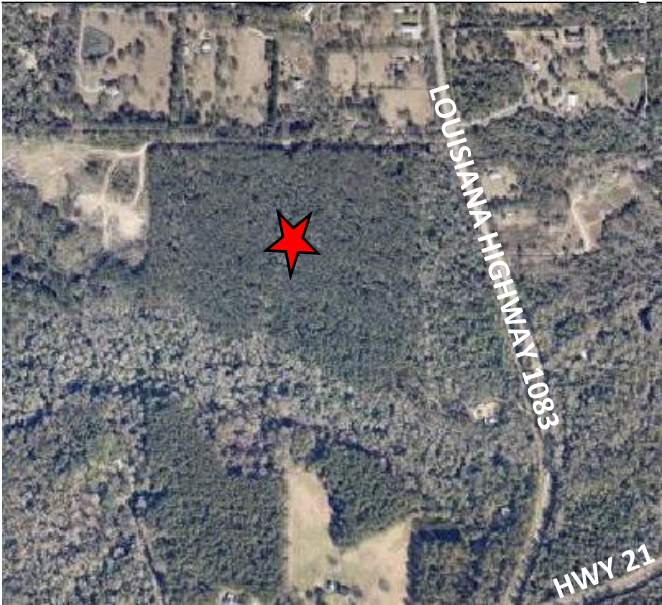
Location: Parcel located on the west side of Ben Williams Road, north of LA Highway 21, and south of Hidden Valley Rd, Bush; S32, T5S, R12E; Ward 5, District 6

Petitioner: Gynn Huhn **Posted:** July 17, 2026

Owner: Margaret Ann Burns Sacco **Commission Hearing:** August 4, 2026

Size: 53.0 acres **Prior Determination:** Postponed for one month – 07/7/26

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 excavation 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.



ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 and south.

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 review of the Conditional Use permit application, staff has determined that sufficient information has not been submitted to fully evaluate the request. The Engineering Department has identified numerous deficiencies that must be addressed before the application can be adequately reviewed, including, but not limited to:

- Existing and proposed drainage/fill plans prepared, signed, sealed, and dated by a licensed professional engineer.
- Identification of the existing stream, proposed outfall structures, property lines, dimensions to the proposed work area, and proposed haul road details.
- A Temporary Erosion Control Plan, executed STP Stormwater Agreement, and pre- and post-construction Stormwater Pollution Prevention Plan (SWPPP).
- Hydrologic and drainage calculations demonstrating compliance with Section 900-6.3 of the Unified Development Code, including the required reduction in post-development peak runoff and supporting detention calculations.
- A certified cut/fill report verifying excavation volumes, cross sections identifying the normal water surface elevation, and supporting grading information.
- Documentation from the Louisiana Department of Environmental Quality, including the applicable Agency Interest (AI) number or permit.

Until the required engineering information has been submitted and reviewed for compliance with the Unified Development Code, staff cannot make an informed determination regarding the proposed commercial excavation operation. Therefore, staff recommends postponement of the request.

Additionally, the submitted site plan indicates the excavation operation will occur from 7:00 a.m. to 5:00 p.m., Monday through Saturday. While the proposed hours are consistent with the Unified Development Code's noise regulations, the Planning and Zoning Commission should consider whether the proposed operating schedule is appropriate for this location and whether any additional conditions are warranted to minimize potential impacts on surrounding properties.

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.



ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

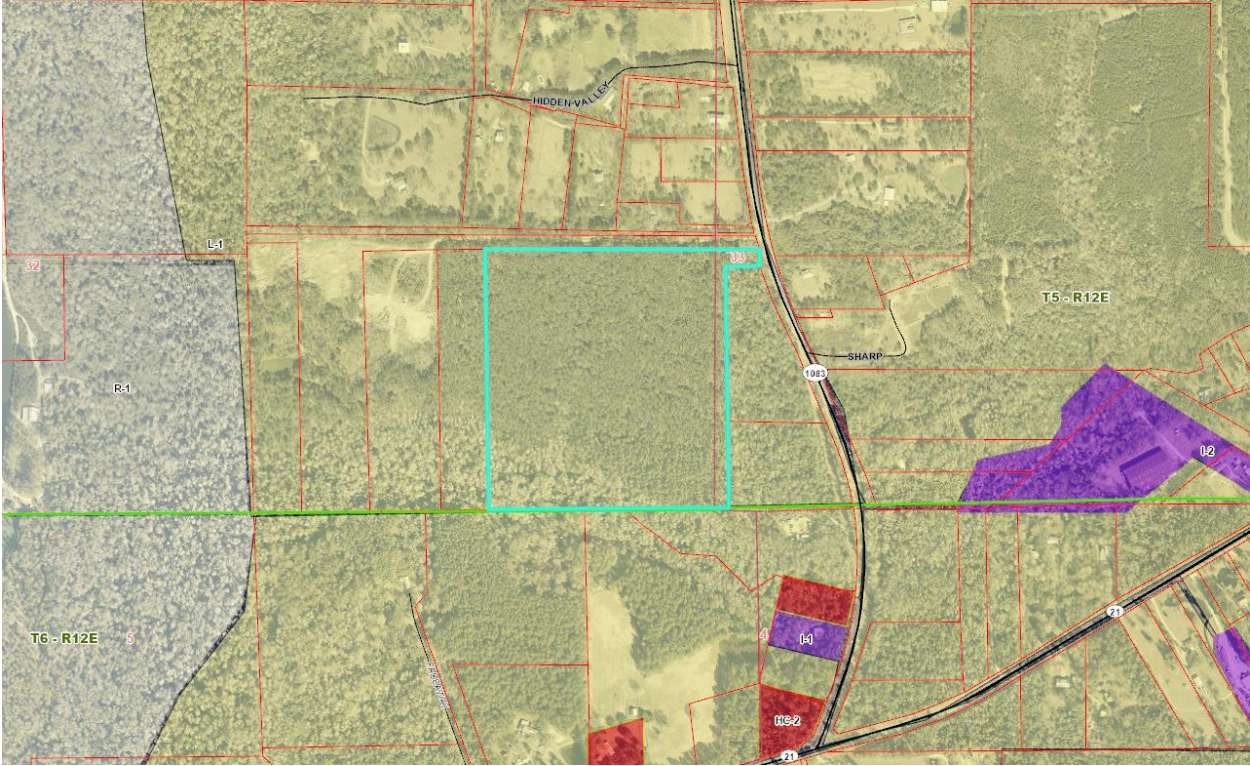
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property 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.
 - 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.



ZONING STAFF REPORT
2026-4652-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



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

THIS MAP IS FOR REZONING ONLY.



Approx. Flood
Zone Line

N00°46'42"W
1453.46'

Private Road

S89°45'00"E-1742.37'

53.00 ACRES
(more or less)

Flood Zone C

Flood Zone A

T-5-S, R-12 -E

1580.27'

N89°45'00"W

T-6-S, R-12-E

SE CORNER OF
SECTION 32

S15°09'23"E
68.45'

LA. HWY. 1083
(BEN WILLIAMS ROAD)

N89°45'00"W
179.10'

1387.46'
S00°46'42"E

32

33

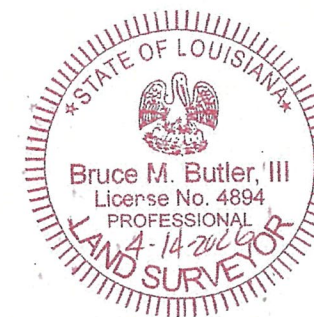
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4

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:LXI.

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



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6211 office (985) 898-0355 fax

MAP PREPARED FOR

GLYNN HUHN

SCALE: 1"=250'

DATE: 4-8-2026

DRAWN BY

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

SURVEY NUMBER
22358

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

SITE PLAN NOTES:

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 ONE PHASE IN APPROXIMATELY 10 YEARS
4. HOURS AND DAYS OF OPERATION: MONDAY THROUGH SATURDAY (7:00 A.M. — 5:00 P.M.)
5. APPROXIMATE MAXIMUM DEPTH (30')

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

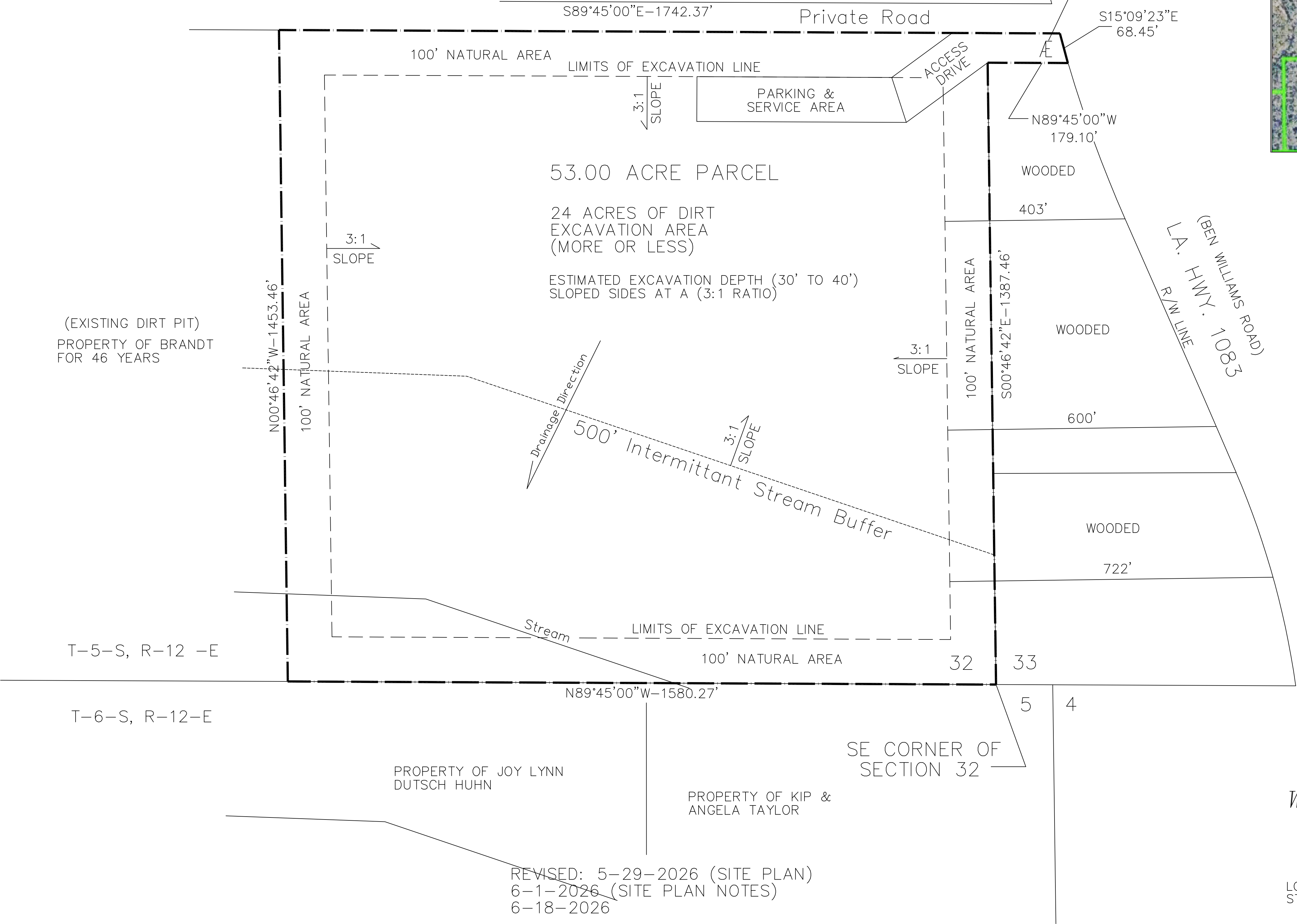
SITE



VICINITY MAP
N.T.S.

- 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



CONDITIONAL USE SITE PLAN

WALDHEIM MATERIALS, L.L.C.

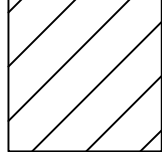
1"=250'
4-8-2026 JWG

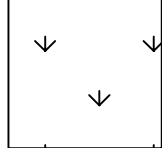
LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

22358

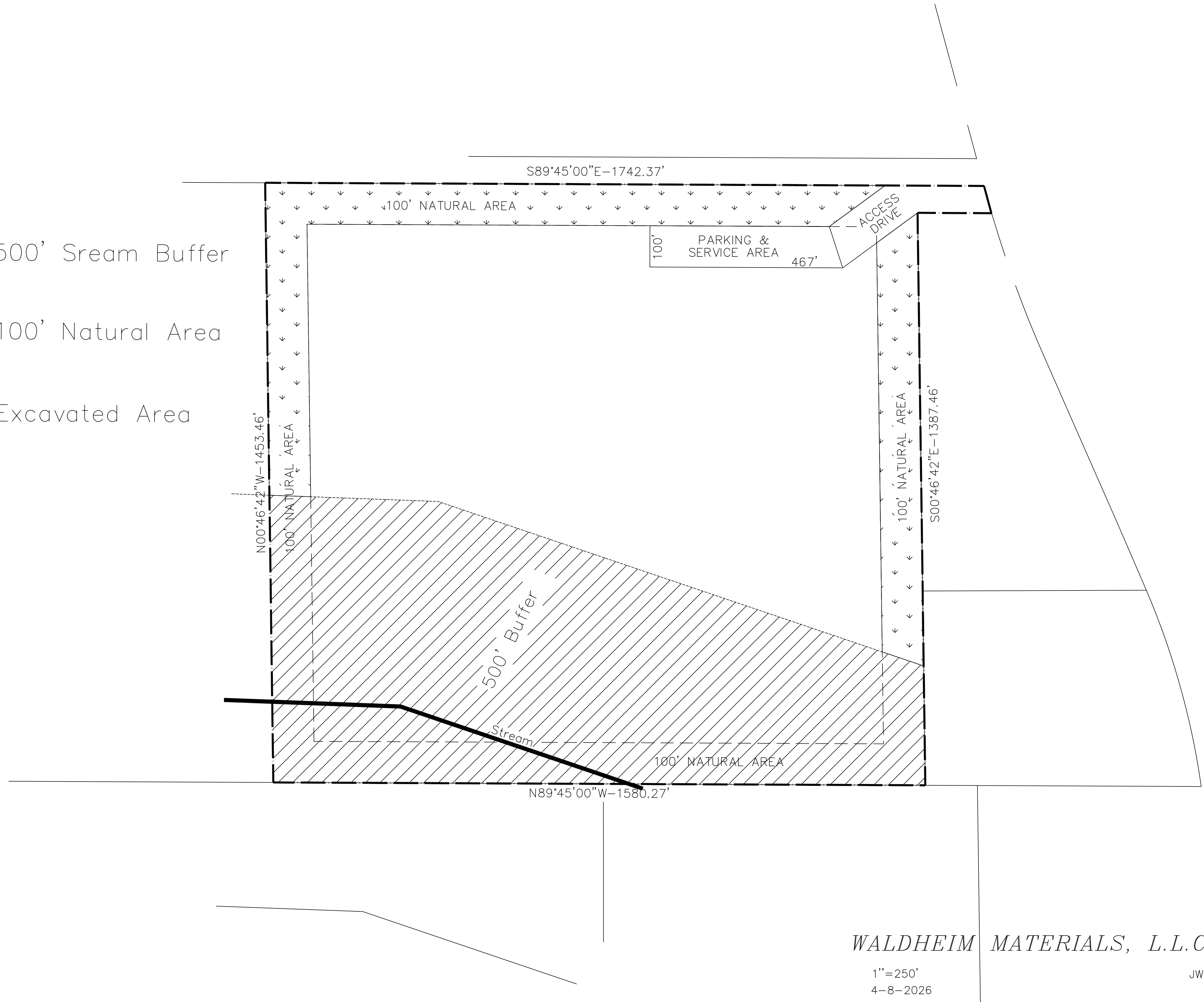
Terr3/GlynnHuhn55Ac

PRELIMINARY NOT FOR CONSTRUCTION

 500' Sream Buffer

 100' Natural Area

 Excavated Area



WALDHEIM MATERIALS, L.L.C.

1"=250'
4-8-2026

JWG

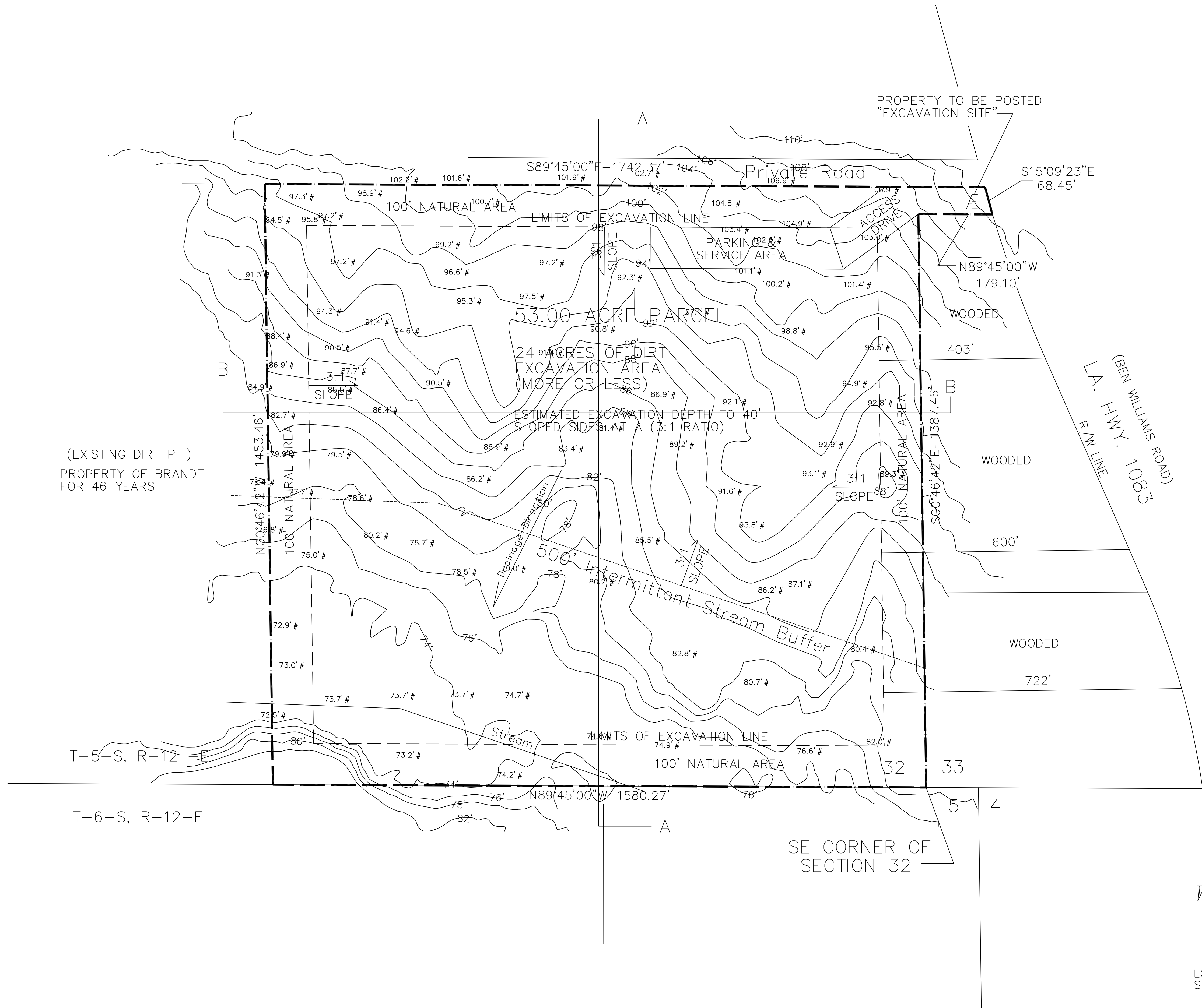
LOCATED IN SECTION 32, T-5-S, R-12-E
ST. TAMMANY PARISH LOUISIANA

22358

Terr3/GlynnHuhn55Ac

Buffer Zones

PRELIMINARY NOT FOR CONSTRUCTION



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

WALDHEIM MATERIALS, L.L.C.

1"=250'
4-8-2026
JWG

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

22358

Terr3/GlynnHuhn55Ac

Site Topography

PRELIMINARY NOT FOR CONSTRUCTION

Case No. 2025-4445-ZC

Placeholder

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



ZONING STAFF REPORT
2026-4710-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 east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2

Petitioner: Nick Guillot **Posted:** July 13, 2026

Owner: JSB HWY 25, LLC **Commission Hearing:** August 4, 2026

Size: 6.28 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

L-1 (Large Lot Residential District) and
NC-2 (Neighborhood Commercial District)

Requested Zoning:

GC-2 (Neighborhood Commercial District)

Future Land Use: Mixed Use and Residential
Medium Intensity

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

Elevation Requirements: FFE is 12” above
the crown of street elevation

FINDINGS

1. The request consists of a zoning change of 6.28-acres from L-1 Large Lot Residential District and NC-2 Neighborhood Commercial District to GC-2 General Commercial District. The property is located on the east side of LA Highway 25, south of River Road, Covington.

2. *Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	S-1 (Suburban Residential District)

Site and Structure Provisions

3. A portion of the property is developed with an 8,712 sq. ft. structure that was previously used as a nunnery.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential)
South	Commercial	NC-2 (Neighborhood Commercial District) and ED-2 (Educational District)
East	Commercial	HC-2 (Highway Commercial District)
West	Residential	L-1 (Large Lot Residential)

4. As shown in Table 2, the subject site abuts single-family residential development to the north which is zoned L-1 Large Lot Residential District, a commercial property zoned HC-2 Highway Commercial District to the east, a commercial development zoned NC-2 Neighborhood Commercial District and ED-2 Educational District to the south, and residential development zoned L-1 Large Lot Residential District to the west.



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the existing L-1 Large Lot Residential District is 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.
 - a. The minimum lot size requirements within the L-1 Large Lot Residential District is 1-acre and 150' of width.
 - b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, Single-family residential, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility
6. The purpose of the existing NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide food and services to the residents of the neighborhood with minimal impact.
 - a. The max building size allowable within the NC-2 district is 10,000 sq. ft.
 - b. Permitted uses include: Animal services, Art studio, Bed and breakfast, Club or lodge Community home*, Day care center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility Adult Secondary, Educational Facility Learning Center, Educational Facility Elementary or Middle School, Educational facility High School, Garden Supply and Greenhouse, Medical Facility - Clinic, Office, Personal Service Establishment, Place of Worship, Restaurant, Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, Townhouse* Veterinary Clinic, no outdoor kennels
 - c. Conditional uses include: Restaurant, dine in with lounge
 - d. Special use restrictions:
 - i. Personal service establishments and restaurants in the NC-2 District are limited to 5,000 sq. ft. in floor area.
 - ii. Bed and breakfasts in the NC-2 District shall be limited to 5 guest rooms.
7. The purpose of the requested GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.
 - a. The max building size allowable within the GC-2 district is 20,000 sq. ft.
 - b. Permitted uses include:¹ Animal services, Art studio, **Athletic field**, Bed and breakfast, Civic Club or lodge, **Community Center**, Community home*, **Convention center**, Day care Center, Adult Day Care Center, Child Day Care Home, Dwelling, Single-family, Dwelling, Two-Family, Educational Facility - Adult Secondary, Educational Facility-Learning Center, Educational Facility - Elementary or Middle School, Educational facility - High School, **Educational Facility - University and Associated Research Center**, **Educational Facility - Vocational School**, Garden Supply and Greenhouse, **Golf Course and Recreational Facility**, **Gymnasium**, **Laboratory**, **Marina**, Commercial Medical Facility - Clinic, Office, **Park**, Personal Service Establishment, Place of Worship, **Playground**, **Recreational Vehicle Park**, **Residential Care Facility**, Restaurant - Delicatessen, Restaurant, Dine-in without Lounge, Retail Establishment, Short term rental, Stormwater Retention or Detention Facility, **Tower**, **Radio**, **Telecommunications**, **Television or Microwave***, Townhouse* Veterinary Clinic, no outdoor kennels.
 - c. Conditional uses include: Restaurant, dine in with lounge
8. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses within a maximum building size of 20,000 sq. ft. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

¹ Bolded uses not allowable in the property's existing NC-2 zoning classification.



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

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.

- i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

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:

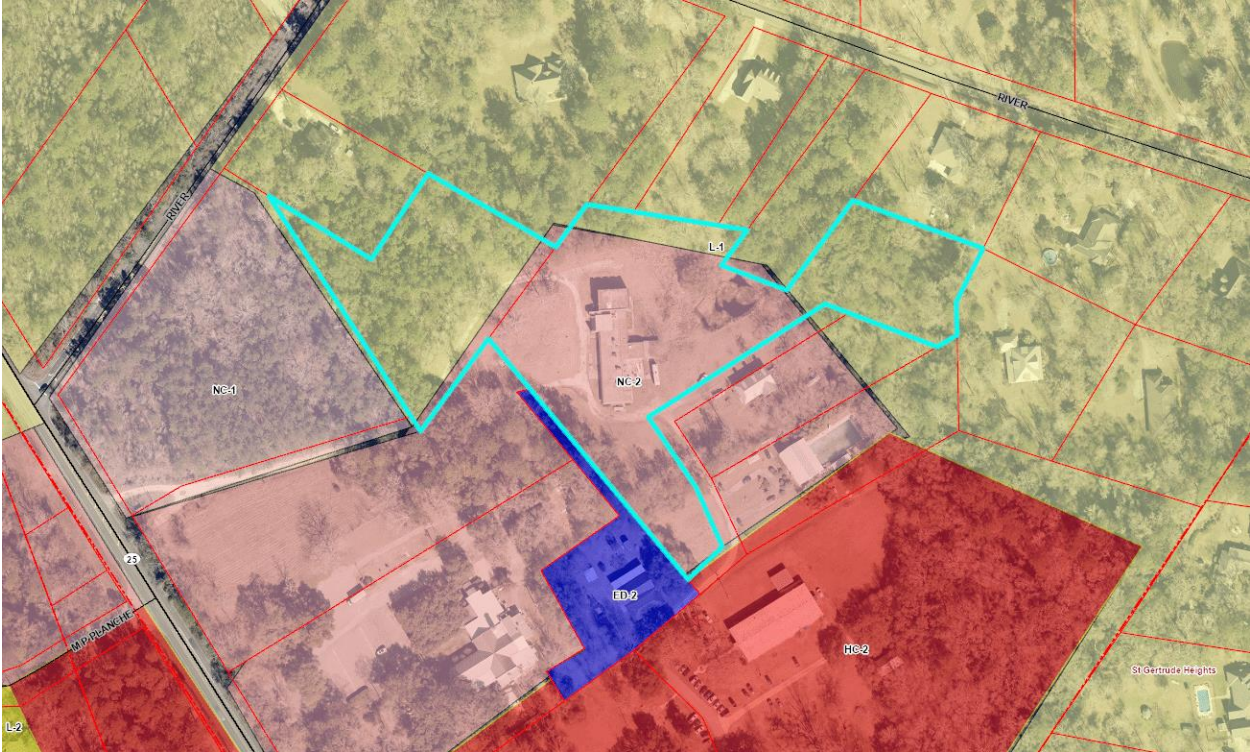
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, 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.



ZONING STAFF REPORT
2026-4710-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





FILE NO.

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





ZONING STAFF REPORT
2026-4716-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 Firetower Road, west of LA Highway 59, being 21310 Firetower Road, Mandeville; S13, T7S, R10E, Ward 4, District 11

Posted: July 13, 2026

Petitioner: Nicholas Nelson

Owner: Nicholas Nelson

Commission Hearing: August 4, 2026

Size: .60 acres

Determination: Approved, Denied, Postponed



Current Zoning:

L-1 (Large Lot Residential District)

Requested Zoning:

S-1 (Suburban Residential District)

Future Land Use:

Residential: Low-Intensity

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone .60 acres from L-1 (Large Lot Residential District) to S-1 (Suburban Residential District). The subject property is located on the south side of Firetower Road, west of LA Highway 59, being 21310 Firetower Road, Mandeville.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-184A	Unknown	SA
09-2116	SA	L-1 (Large Lot Residential District)

Site and Structure Provisions

3. The site is currently developed with an existing single-family residence.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District)
South	Residential	L-1 (Large Lot Residential District)
East	Residential	L-1 (Large Lot Residential District)
West	Undeveloped	L-1 (Large Lot Residential District)

5. As seen in Table 2, subject property abuts undeveloped and developed residential properties parcels zoned L-1 (Large Lot Residential District) to the north, south, and east, and an undeveloped parcel to the west.



ZONING STAFF REPORT
2026-4716-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The existing 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. 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. The requested S-1 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
 - a. The minimum lot area required within the S-1 District is 11,000 square feet with a minimum lot width of 90'.
 - b. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, single-family, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility.
8. If approved the applicant will can apply for a minor subdivision to create two parcels.

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. Strategy 5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services and amenities.

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:

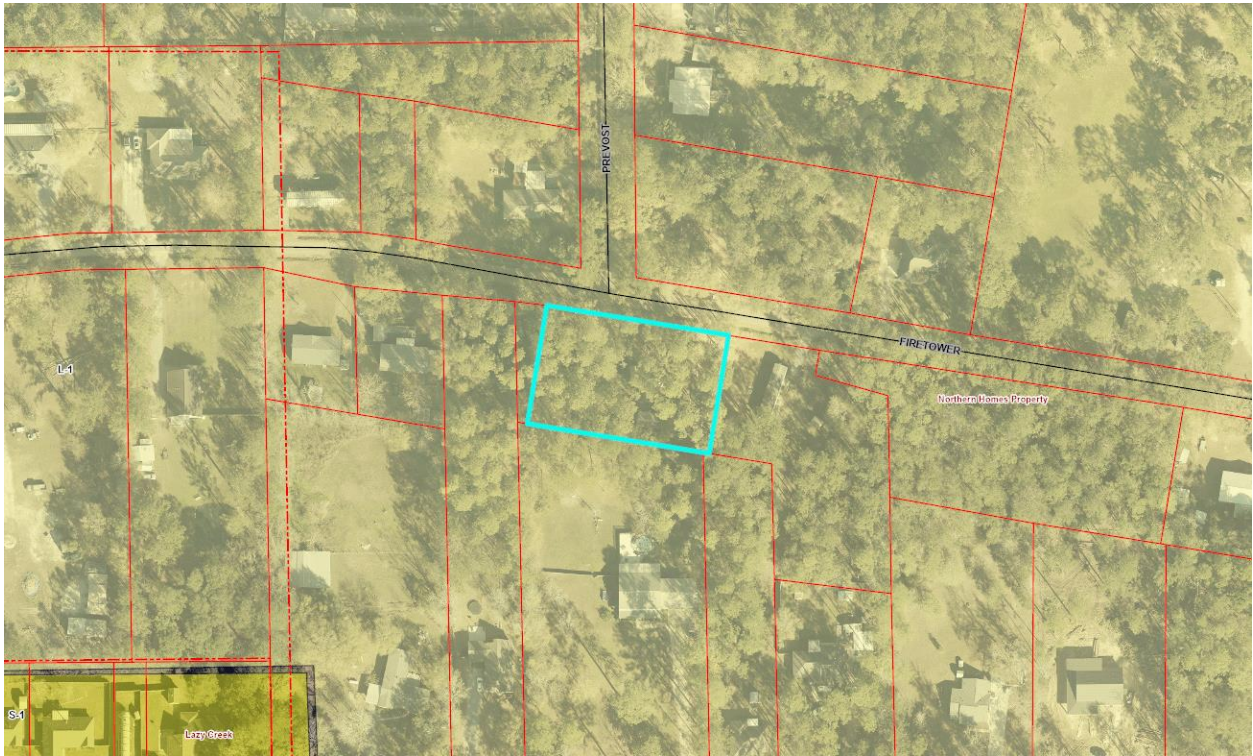
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, 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.

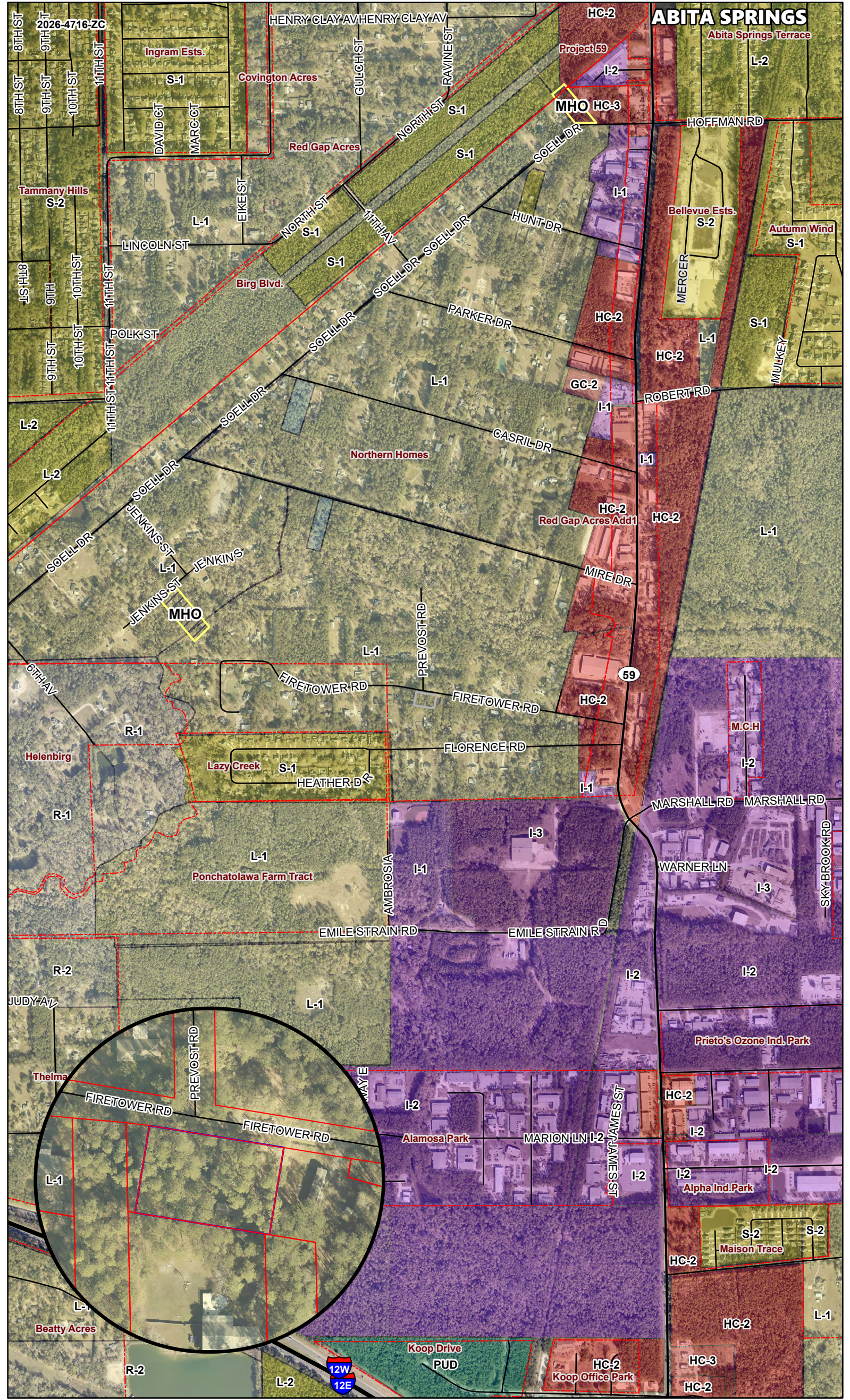


ZONING STAFF REPORT
2026-4716-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





ABITA SPRINGS

Abita Springs Terrace

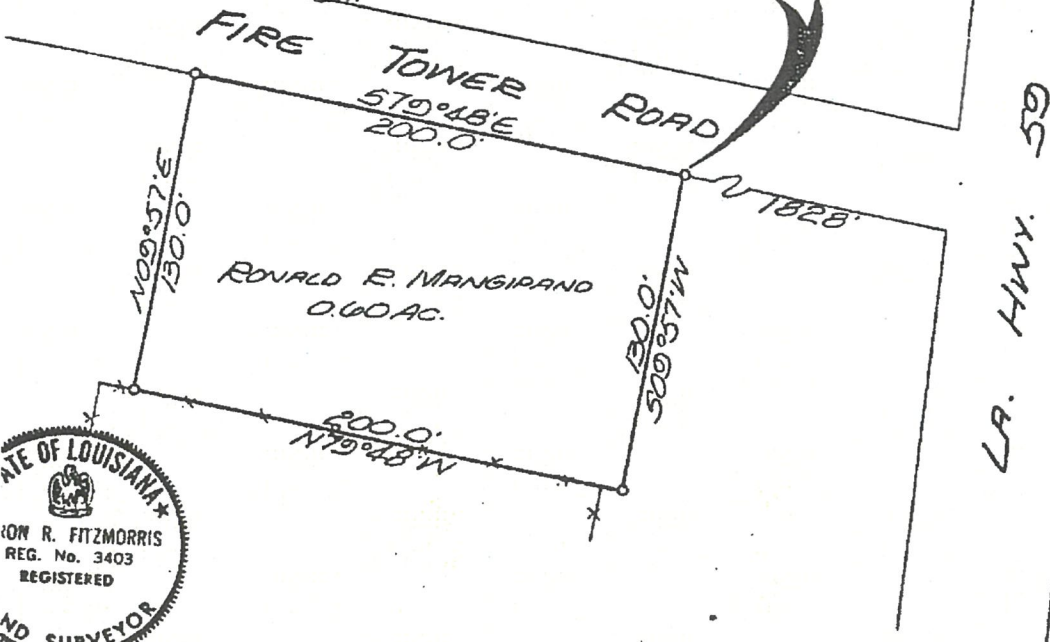
2026-4716-ZC

59



2026-4716-ZC

THIS POINT IS $S18^{\circ}10'W$, 750.0';
 $S00^{\circ}39'E$, 1300.42'; $S00^{\circ}57'W$,
 1080.51'; $N79^{\circ}47'W$, 1856.33';
 $S09^{\circ}57'W$, 25.35' FROM THE SECTION
 CORNER COMMON TO SECTIONS 7 & 18
 T7S, R1E, AND SECTIONS 12 & 13
 T7S, R1E, ST. TAMMANY PARISH,
 LA.



PREPARED FOR

RONALD R. MANGIPANO

AND A SURVEY MADE OF PROPERTY LOCATED IN Section 13 Township 7 South,
 Range 11 East, St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jon R. Fitzmorris
 LOUISIANA REGISTERED LAND SURVEYOR

1" = 60'

DATE November 17, 1980

NUMBER 2170

2026-4710-ZC

TIME STAMP 

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4716-ZC

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

August 4, 2026

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

Posted on 14 Jul 2026 by LKT

July 14, 2026

10:47 AM

2026-4710-ZC

TIME STAMP 

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4716-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21400
Kemp Drive Mandeville, LA at 6:00 PM on
August 4, 2026
for more information
call: (855) 865-2525 or
email: planning@sttpparc.org
www.sttpparc.org/development
Printed on 08/24/2026 by L.S.T.

July 14, 2026
10:47 AM



ZONING STAFF REPORT
2026-4725-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 and east sides of Buds Lane, Covington; S28, T6S, R10E, Ward 1, District 3

Petitioner: Rudolph Stahl **Posted:** July 16, 2026

Owner: Rudolph Stahl **Commission Hearing:** August 4, 2026

Size: 3.09 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

R-1 Rural Residential District

Requested Zoning:

L-1 Large Lot Residential District

Future Land Use:

Residential - Low Intensity

Flood Zone: Effective Flood Zone: A;

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 30' + 1' = 31' FFE

FINDINGS

1. The applicant is requesting to rezone 3.09-acres from R-1 Rural Residential District to L-1 Large Lot Residential District. The parcel is located on the south and east sides of Buds Lane, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1 Rural Residential District

Site and Structure Provisions

2. The subject property is currently developed with an existing 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
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

3. As seen in Table 2, the subject site is flanked by property that is zoned R-1 Rural Residential District on all sides. The property to the east is undeveloped and the property to the north, south, and west is developed with residential dwellings.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level located primarily in less populated areas where the character of the area should be preserved through low densities.
 - a. The minimum lot area required per the R-1 District is 5 acres, and the minimum lot width is 300'.



ZONING STAFF REPORT
2026-4725-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The proposed 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.
 - a. The minimum lot area required per the L-1 District is 1 acre with a minimum lot width of 150'.
6. If approved, the applicant may apply for a minor subdivision to create three one-acre lots.

Consistency with New Directions 2040

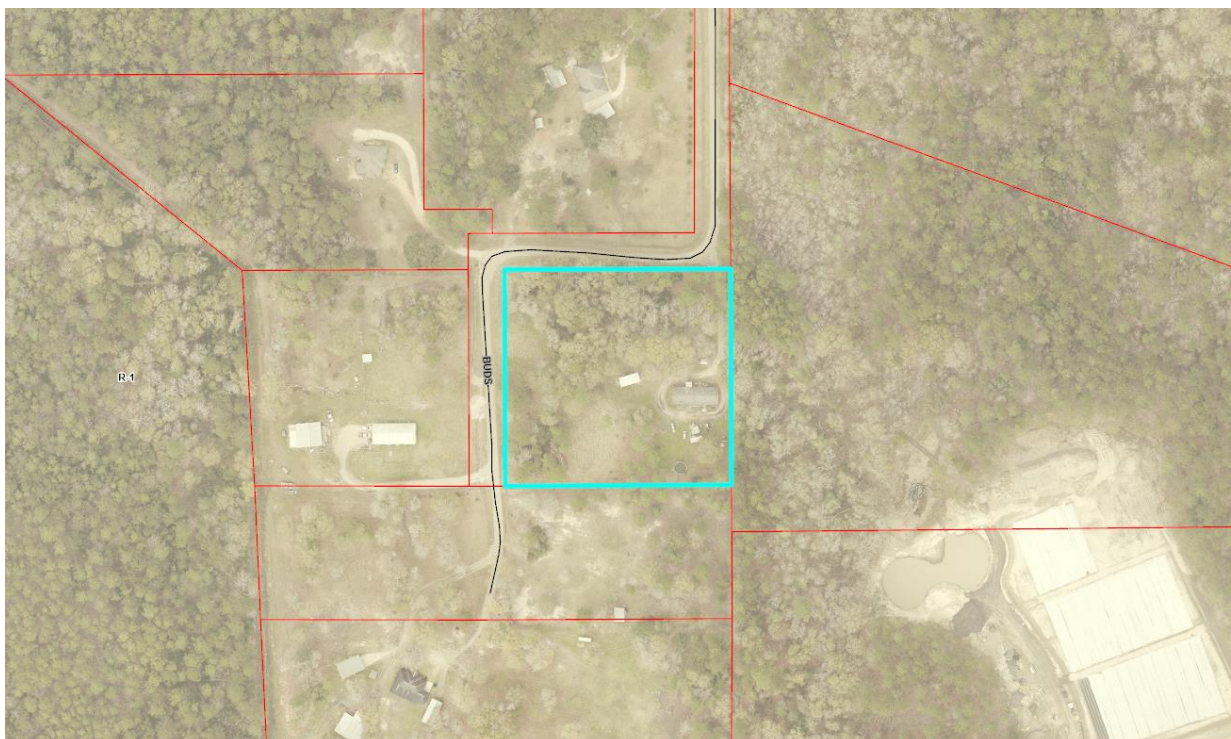
Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes 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.
- 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.



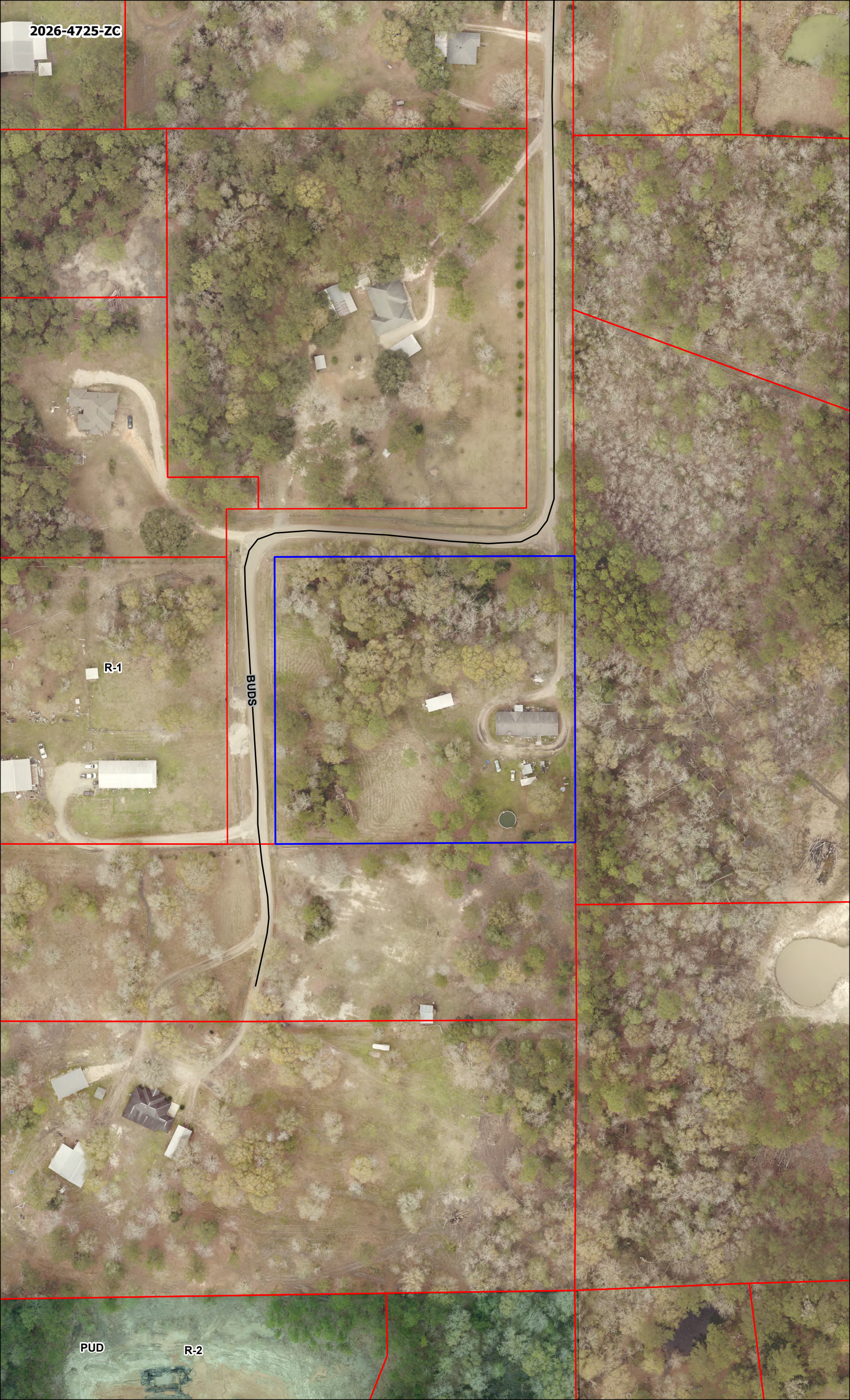
2026-4725-ZC

R-1

BUDS

PUD

R-2



[illegible]

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4725-ZC

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

August 4, 2026

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

Posted on 7-16-26 by MP

JUL 16 2026 11:05

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4725-ZC

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

August 4, 2026

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

Posted on 7-16-26 by M.P.

JUL 16 2026 11:09



ZONING STAFF REPORT
2026-4727-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 LA Highway 40 and south of Stermer Drive, Bush; S23, T5S, R11E, Ward 2, District 6

Petitioner: Summer Hudson **Posted:** July 13, 2026

Owner: Chase Hudson And Tiffany Hudson **Commission Hearing:** August 4, 2026

Size: 2.68 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

R-2 Rural Residential District
and RO Rural Overlay

Requested Zoning:

R-2 Rural Residential District, RO Rural Overlay,
and MHO Manufactured Housing Overlay

Future Land Use: Rural and Agricultural

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: A

Critical Drainage: Yes

Elevation Requirements:

Preliminary BFE is 96'; FFE 96'

FINDINGS

1. The applicant is requesting to rezone 2.68-acres from R-2 Rural Residential District and RO Rural Overlay to R-2 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The parcel is located on the west side of LA Highway 40 and south of Stermer Drive, Bush.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2237	Unknown	R-2 Rural Residential District
10-2234	Unknown	RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently developed with an existing manufactured home which is a non-conforming structure.

Compatibility or Suitability with Adjacent Area

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

3. As seen in Table 2, the subject site abuts property zoned R-2 Rural Residential District and RO Rural Overlay to the north, south, east, and R-2 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay to the west.



ZONING STAFF REPORT
2026-4727-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 4. The existing R-2 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-2 Rural Residential 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.
- 5. The existing RO Rural Overlay was established to permit agricultural uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
- 6. The purpose of the requested MHO Manufactured Housing Overlay is to permit manufactured homes on individual lots and to provide a variety of housing options and residential settings for residents.

A manufactured home was previously located on the subject property but was destroyed by fire several years ago.

As shown on the map below, much of the surrounding property along both the east and west sides of Highway 40 is designated with the MHO Manufactured Housing Overlay. The subject property, which directly abuts Highway 40, is not currently within the overlay.

The surrounding zoning pattern is largely attributable to the Parish’s 2009–2010 Comprehensive Rezoning, through which a substantial area surrounding the subject property was designated with the MHO. More recently, in 2023, a property located approximately 1,300 feet east of the subject property along Highway 40 was also rezoned to include the MHO.



Table 3: History of MHO Zoning in the Vicinity		
Case Number	Address	Ordinance
Comprehensive Rezoning	N/A	10-2234
2023-3639-ZC	20907 Highway 40	24-5368

- 7. If approved, the applicant may apply for a building permit to place a manufactured home on the property. In addition, the existing non-conforming manufactured home will be brought into compliance with the appropriate zoning.



ZONING STAFF REPORT
2026-4727-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 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:

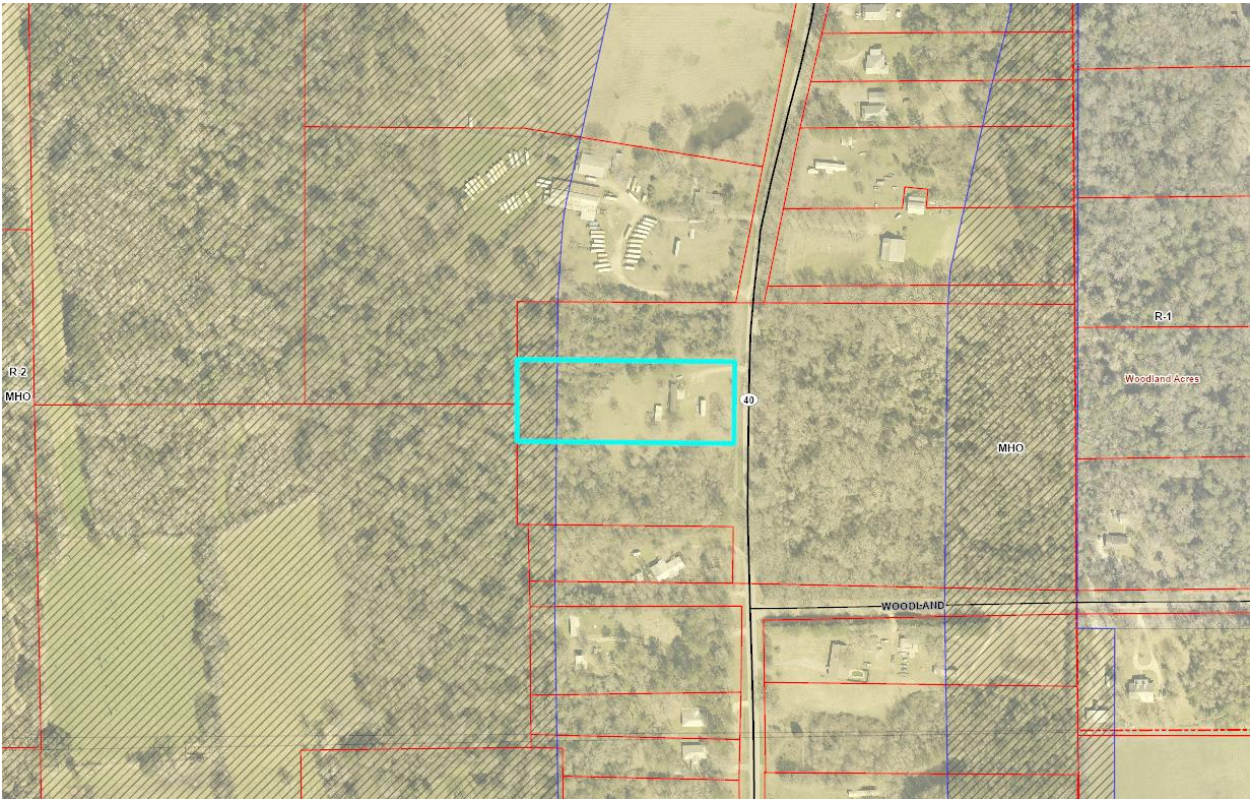
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, 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.

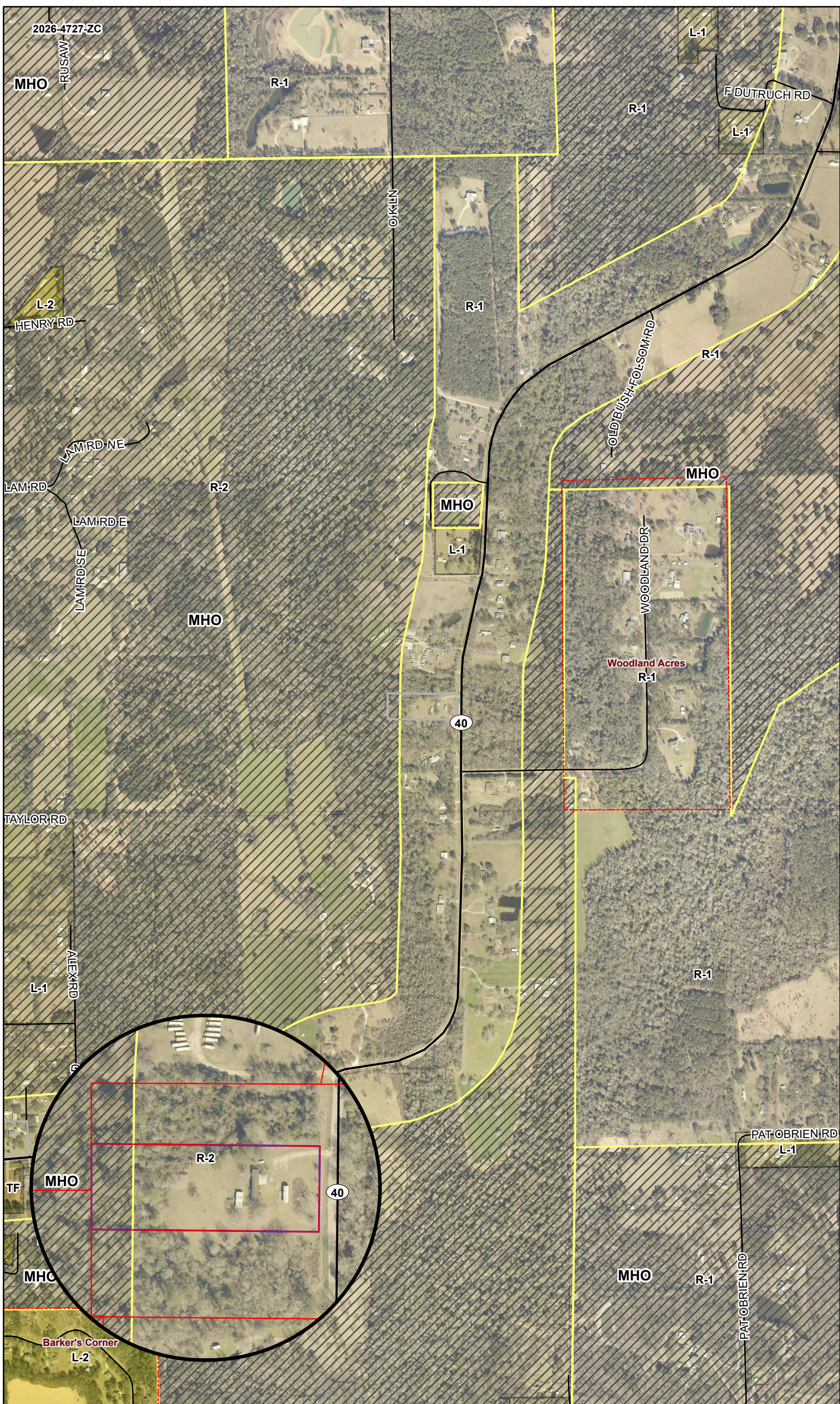


ZONING STAFF REPORT
2026-4727-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4727-ZC

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

August 4, 2026

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

Posted on 7/21/2026 by Janet Starnes

2026-4725-ZC



JUL 13 2026



ZONING STAFF REPORT
2026-4735-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: Parcels located on the east side of Albert Street, north of Paul Road, Slidell; S44, T9S, R14E, Ward 9, District 13

Petitioner: Jody E. Morris

Owner: Oak Harbor Real Estate Investments LLC – Jody E. Morris **Posted:** July 13, 2026

Commission Hearing: August 4, 2026

Size: 0.433 acres **Determination:** Approved, Denied, Postponed



Current Zoning: HC-2 Highway Commercial District

Requested Zoning: I-1 Light Industrial and Warehouse District

Future Land Use: Commercial

Flood Zone: Effective & Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE is 9' + 1' Freeboard = 10' FFE

FINDINGS

1. The applicant is requesting to rezone the .433-acre parcels from HC-2 Highway Commercial District to I-1 Industrial District. The parcels are located on the east side of Albert Street, north of Paul Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	C-2
09-2117	C-2	HC-2 Highway Commercial District

Site and Structure Provisions

2. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-2 Highway Commercial District
South	Outdoor Storage	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

4. As seen in Table 2, the subject property is flanked by properties zoned HC-2 Highway Commercial District on all sides and abuts an outdoor storage yard to the south and a commercial development to the west.
5. The purpose of the property's existing HC-2 Highway Commercial District zoning classification is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
- a. Permitted Uses include: Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center,



ZONING STAFF REPORT
2026-4735-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment

- b. Conditional Uses include: Body Shop, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery or Micro distillery
 - c. The maximum building size allowable in the HC-2 District is 75,000 sq. ft.
6. The purpose of the requested I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial uses.
- a. Permitted Uses include the following: Auto repair and service*, Civic, Entertainment, indoor, Gas station, Microbrewery* or Micro distillery*, Office, Outdoor display of building, pool, and playground equipment, Recreation, commercial, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Brewery or Distillery*, Contractor storage yard, Distribution or Warehousing Facility, Excavation, commercial*, Food processing, Manufacturing, artisan, Manufacturing, light, Outdoor storage yard, Public Safety Training Facilities, Warehouse, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*.
 - b. The maximum building size allowable in the I-1 Industrial District is 40,000 sq. ft.
7. Per the petitioners application, the reason for the request is to utilize the site for outdoor display of equipment for lease and/or sale. The property in question will face development challenges due to the industrial buffer requirements, specifically the 35-foot side and rear buffer needed between industrial and non-industrial uses (Exhibit 600-3-13). Given the property's dimensions of 98.82' x 191', the buffer requirements would occupy a significant portion of the land, particularly reducing the width and leaving limited space for the intended outdoor storage yard. As a result, this would likely require multiple variances from the Board of Adjustments. To address this issue, staff recommends that the applicant withdraw the request to rezone from HC-2 Highway Commercial District to I-1 Industrial District and instead submit an application to allow an outdoor storage yard as a conditional use permit. This change would offer more flexibility and reduce the likelihood for multiple variances.

A conditional use permit application requires several key documents to be reviewed and approved by the Planning and Zoning Commission, including a site plan, landscape plan, and drainage plan. These documents will help demonstrate that the property can be developed in compliance with commercial development standards, including proper landscaping and drainage, as required by the Unified Development Code.

Consistency with New Directions 2040

Commercial: areas are concentrations offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.



ZONING STAFF REPORT
2026-4735-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

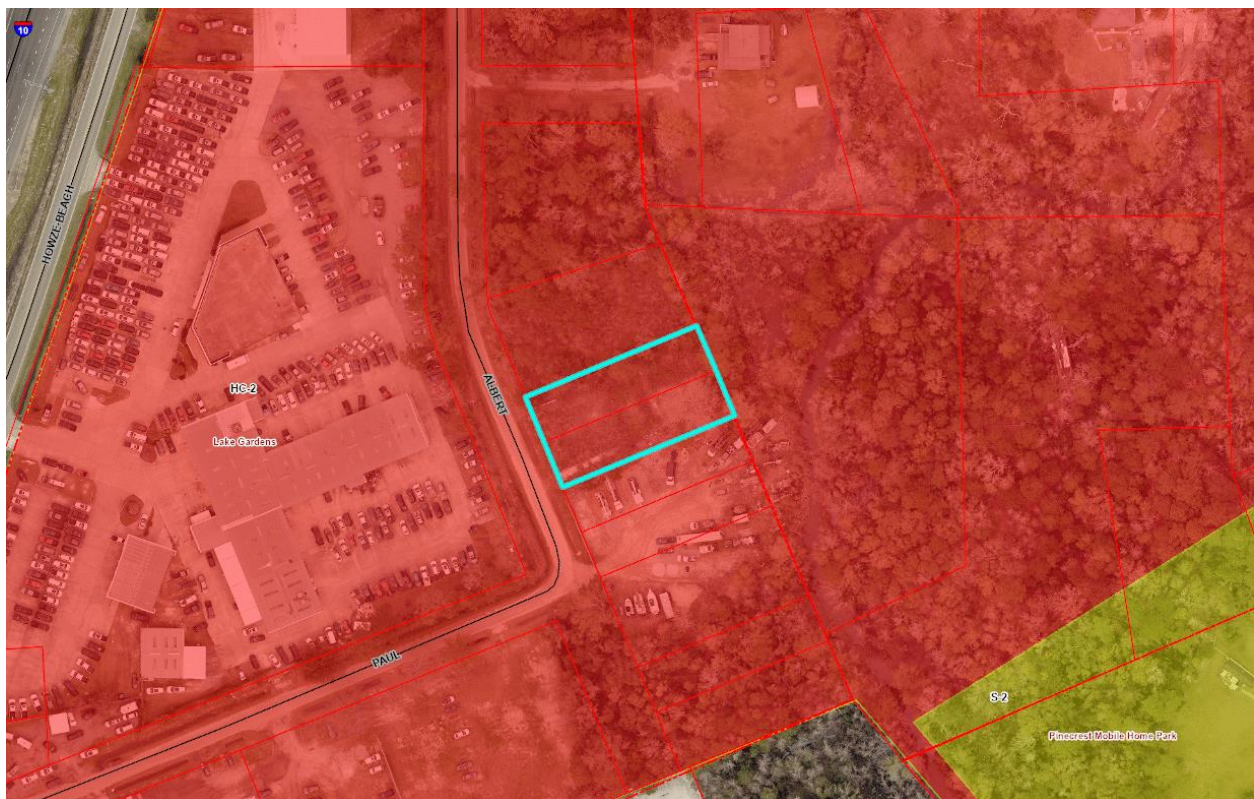
PLANNING & DEVELOPMENT
Ross Liner
Director

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

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.

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.



2026-4735-ZC

I-1

ALBERT

HC-2

PAUL

SLIDELL

S-2

I-3

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4735-ZC

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

August 4, 2026

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

Posted on 7-13-26 by Richard S

JUL 13 2026



PUBLIC NOTICE
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2026-4735-ZC
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Koop Drive Mandeville, LA at 5:00 PM o
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www.slpgo.org/development
Posted on 7/13/2026 by [illegible]

JUL 13 2026



ZONING STAFF REPORT
2026-4737-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 LA Highway 40, and west of Short Street, Covington; S26, T5S, R10E, Ward 2, District 2

Posted: July 17, 2026

Petitioner: Darren & April Gomez

Commission Hearing: August 4, 2026

Owner: Darren & April Gomez

Determination: Approved, Denied, Postponed

Size: 1.45 acres



Current Zoning: L-1 Large Lot Residential District, & RO Rural Overlay

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

Future Land Use: Rural/Agricultural

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

Critical Drainage: No

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

FINDINGS

1. The applicant is requesting to rezone 1.45-acres from L-1 Large Lot Residential District and RO Rural Overlay to L-1 Large Lot Residential District, MHO Manufactured Housing Overlay & RO Rural Overlay. The parcel is located on the north side of LA Highway 40, and west of Short Street, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	L-1

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	L-1 (Large Lot Residential District) & RO (Rural Overlay)
South	Residential	L-1 (Large Lot Residential District), TF (Two Family District) & RO (Rural Overlay)
East	Residential	L-1 (Large Lot Residential District) & RO (Rural Overlay)
West	Residential	L-1 (Large Lot Residential District) & RO (Rural Overlay)

3. As shown in Table 2, the subject parcel borders developed and undeveloped residential properties zoned L-1 (Large Lot Residential District) & RO (Rural Overlay) to the north, east, west, and developed residential property zoned L-1 (Large Lot Residential District), TF (Two Family District) & RO (Rural Overlay) to the south.
4. The existing 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



ZONING STAFF REPORT
2026-4737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 L-1 District requires parcel sizes of one acre or greater with a minimum parcel width of 150 feet.
- 5. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
- 6. The purpose of the requested MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

As shown on the map below, much of the surrounding property along both the east and west sides of Highway 40 is designated with the MHO Manufactured Housing Overlay. The subject property, which directly abuts Highway 40, is not currently within the overlay.

The surrounding zoning pattern is largely attributable to the Parish's 2009-2010 Comprehensive Rezoning, through which a substantial area surrounding the subject property was designated with the MHO.



Table 3: History of MHO Zoning in the Vicinity		
Case Number	Address	Ordinance
Comprehensive Rezoning	N/A	10-2234

- 7. If approved, the applicant may apply for a building permit to place a manufactured home on the property.

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



ZONING STAFF REPORT
2026-4737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

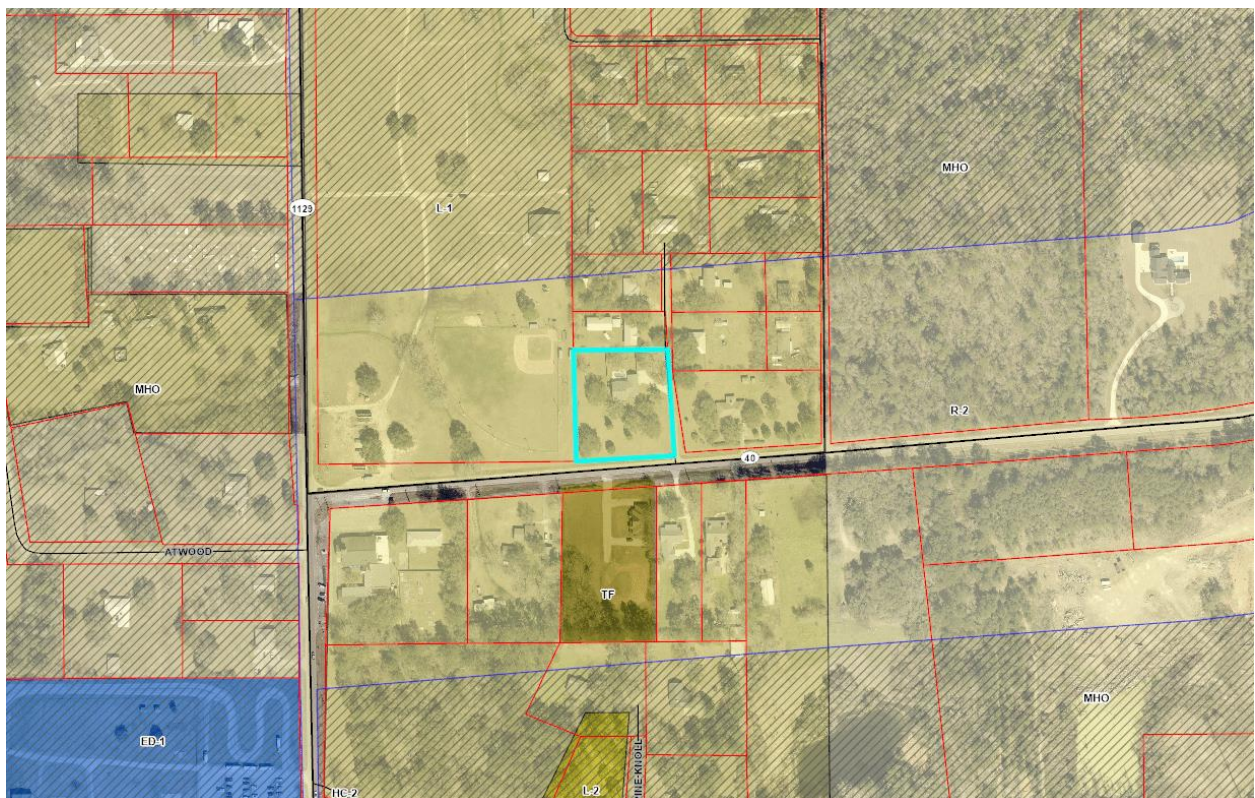
these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

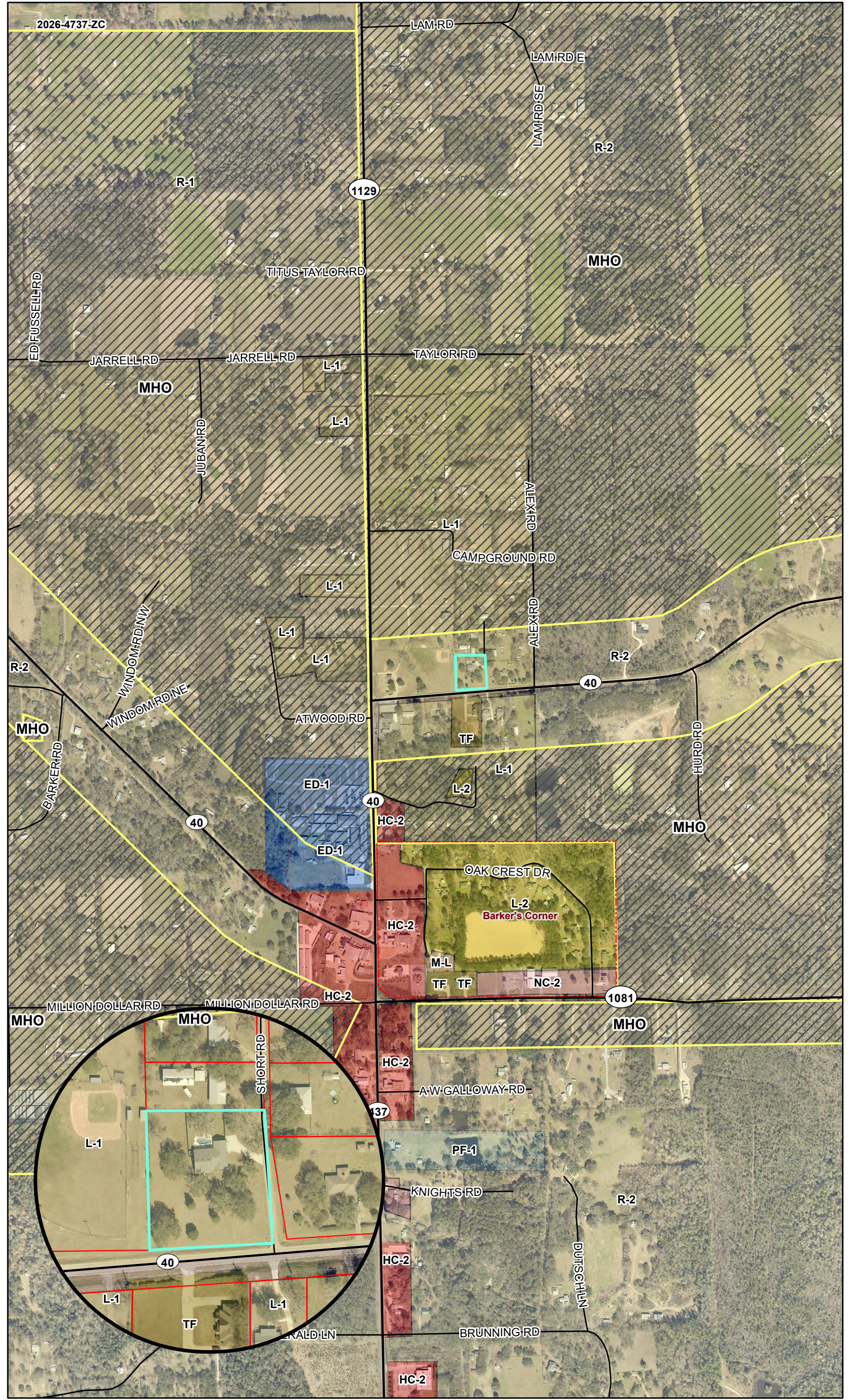
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2026-4737-ZC

LAM RD

LAM RD E

LAM RD SE

R-2

R-1

1129

TITUS TAYLOR RD

MHO

JARRELL RD

JARRELL RD

L-1

TAYLOR RD

L-1

MHO

JUBAN RD

L-1

CAMPGROUND RD

ALEX RD

L-1

L-1

L-1

R-2

40

WINDOM RD NW

WINDOM RD NE

MHO

BARKER RD

40

ATWOOD RD

ED-1

ED-1

TF

L-2

L-1

MHO

HURD RD

OAK CREST DR

L-2
Barker's Corner

M-L

TF

TF

NC-2

HC-2

HC-2

1081

MHO

MILLION DOLLAR RD

MILLION DOLLAR RD

MHO

MHO

SHORT RD

L-1

40

L-1

TF

L-1

ERALD LN

HC-2

HC-2

A-W GALLOWAY RD

137

PF-1

KNIGHTS RD

R-2

DUITSCH LN

BRUNNING RD

HC-2

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for more information
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email: planning@stpgov.org
www.stpgov.org/development

Posted on 7-17-26 by ML

JUL 17 2026 10:47

2026-4737-ZC

PUBLIC NOTICE

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Posted on 7-17-26 by MP

JUL 17 2026 10:47



ZONING STAFF REPORT
2026-4738-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

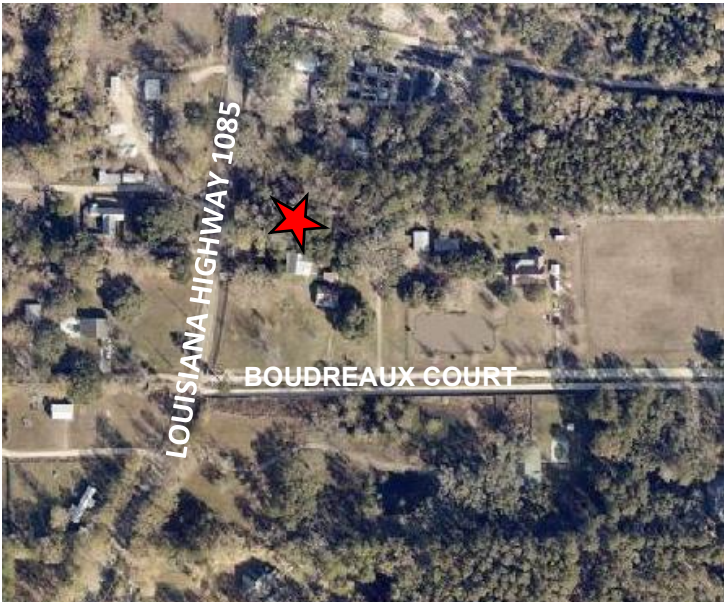
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of LA Highway 1085, north of Boudreaux Court, Madisonville.
S7, T7S, R10E, Ward 1, District 1

Petitioner: Ally Carter
Owner: Ally Carter

Posted: July 21, 2026
Commission Hearing: August 4, 2026

Size: .64 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

L-1 (Large Lot Residential District)

Requested Zoning:

HC-1 (Highway Commercial District)

Future Land Use: Residential Medium Intensity

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

Critical Drainage: No

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

FINDINGS

1. The applicant is requesting to rezone .64-acres from L-1 (Large Lot Residential District) to HC-1 (Highway Commercial District). The parcel is located on the east side of LA Highway 1085, north of Boudreaux Court, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-216	Unknown	L-1 (Large Lot Residential District)

Site and Structure Provisions

2. The subject property is currently undeveloped. *Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	L-1 (Large Lot Residential District) & RO (Rural Overlay)
South	Residential	L-1 (Large Lot Residential District)
East (across Hwy 1085)	Residential	L-1 (Large Lot Residential District)
West	Residential	R-2 (Rural Residential District)

3. As shown in Table 2, the subject parcel abuts a commercially development residential parcel zoned L-1 Large Lot Residential District & RO Rural Overlay to the north, residential property zoned L-1 Large Lot Residential District to the south, east, and west and residential parcels zoned R-2 Rural Residential District across Highway 1085.
4. The existing 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-



ZONING STAFF REPORT
2026-4738-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 L-1 Large Lot Residential District requires parcel sizes of one acre or greater with a minimum parcel width of 150 feet.
5. The purpose of the proposed HC-1 Highway Commercial District is to provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.

Permitted Uses include: Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery* or Micro distiller.

6. Per the petitioner's application, the reason for the zoning change request is to accommodate a drive-thru coffee shop.
- a. Exhibit 600-3-13 provides that where a commercial use abuts a residential use, the commercial property must provide a minimum buffer size of 25'. As this property abuts a residential use to the south and east and has a single street frontage along Highway 1085, 25' buffers will be required along all property lines except to the north, where the property abuts a plant nursery.
 - b. Additionally, Section 400-8(Q) provides minimum standards for Drive-thru Restaurant uses located within the HC-1 Highway Commercial District, which are as follows:
 - i. The site must have direct access to a highway functional classification system of minor arterial or greater.
 - ii. A site plan must be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
 1. Location of all structures on site including proposed structures.
 2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
 3. Approved landscape plan.
 4. Approved lighting plan.
 5. Approved Traffic Impact Study.
 - iii. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of 10 feet from the property line and 5 feet from on-site automobile parking areas. The stacking area shall be so located so as not to cause patrons parking on site to move through the area to get from their cars to the restaurant entrance unless an accessway is designed in conformance with FHWA MUTCD, ITE Transportation Planning Handbook, LADOTD EDSM, or other reputable publication standards.
 - iv. If the drive-thru facility abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
 - v. Additional information shall be submitted as determined by the Department of Planning and Development.



ZONING STAFF REPORT
2026-4738-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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Director

Consistency with New Directions 2040

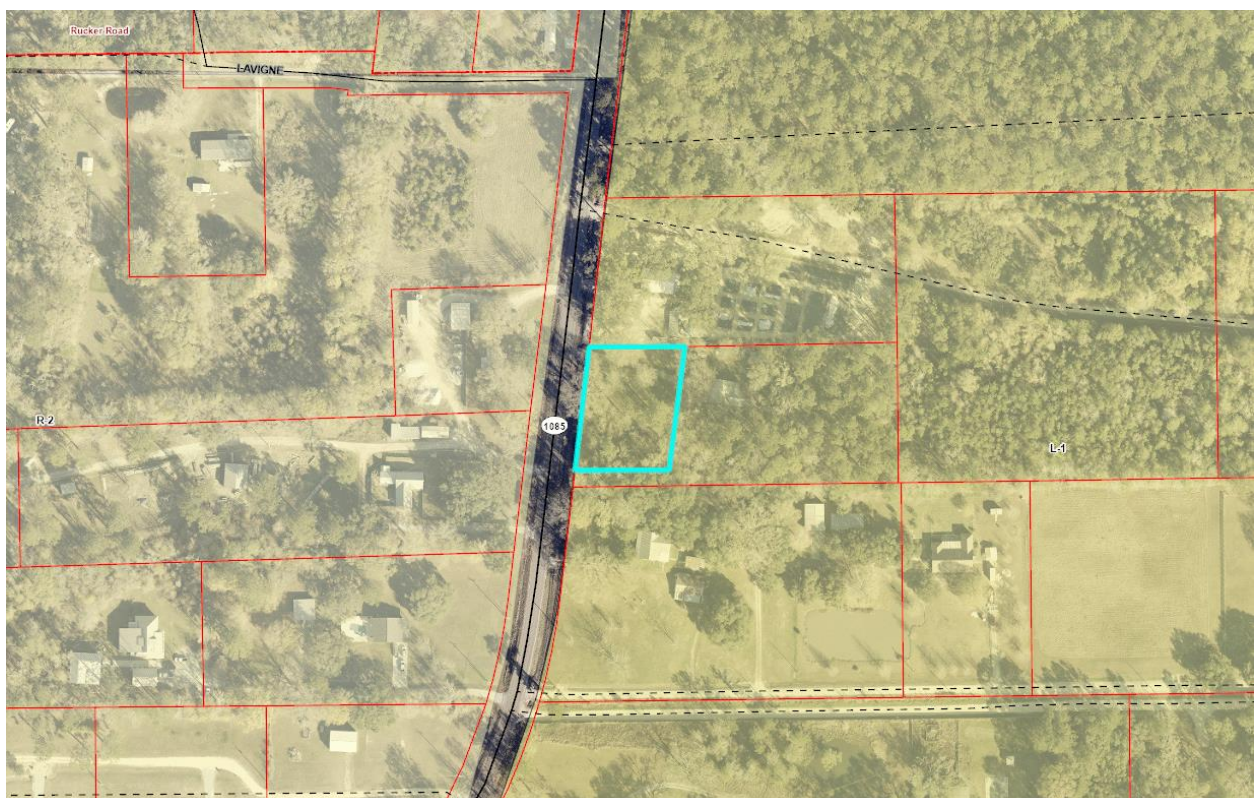
Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential 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. Strategy 5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services and amenities.

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:

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2026-4738-ZC-160

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6851

LAVIGNE

142585

VENTOLA

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DOUGLAS

7140

6309

7

T7 - R10E

R-2

1085

13216

8

7142

L-1

6418

6868

6026

BOUDREAUX

GAUDE

8033

BREES WAY

8696



LA. HIGHWAY 1085

N.07°19'E.
191.05'

S.07°19'W. 223.01'

0.64 ACRE

N.89°52'E.

147.14'

(T.) S.89°41'E.

326.78'

R. A. BYERS

191.11'

S.07°19'W.

S.89°54'W. 147.13'

25'

500.24'

214.64'

227.31'

97.0'

S.47°00'W. 340.02'

7

8

1/4 SEC. COR.

DOUGLAS ROAD

(existing gravel road)

R. BLACKWELL

NOTE: I hereby certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found this property

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4738-ZC

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

August 4, 2026

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

Posted on 7-21-26 by AM

JUL 21 2026 07:30

PUBLIC NOTICE

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Posted on 7-21-26 by AM

2026-4738-ZC

JUL 21 2026 07:31



ZONING STAFF REPORT
2026-4739-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 east side of LA Highway 1081, north of Romans Road, Covington, S36, T5S, R11E, Ward 2, District 2
Petitioner: Eric V. & Ann Bankston
Owner: Eric V. & Ann Bankston
Size: 6.028-acres
Posted: July 13, 2026
Commission Hearing: August 4, 2026
Determination: Approved, Denied, Postponed



Current Zoning:
R-1 (Rural Residential District), &
RO (Rural Overlay)
Requested Zoning:
L-1 (Large Lot Residential District), &
RO (Rural Overlay)
Future Land Use: Rural/Agricultural
Flood Zone: Effective Flood Zone: C:
Preliminary Flood Zone: X
Critical Drainage: No
Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

The applicant is requesting to rezone 6.028 acres from R-1 (Rural Residential District) & RO (Rural Overlay) to L-1 (Large Lot Residential District) & RO (Rural Overlay). The parcel is located on the east side of LA Highway 1081, north of Romans Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential District)

Site and Structure Provisions

1. The subject property is currently undeveloped. *Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 (Rural Residential District & RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District & RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District & RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District & RO (Rural Overlay)

2. As shown in Table 2, the subject parcel borders developed and undeveloped residential properties zoned R-1 Rural Residential District & RO Rural Overlay to the north, south, east, and west.
3. 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.



ZONING STAFF REPORT
2026-4739-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- a. The existing R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
4. 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 is 1 acre with an area of 40,000 square feet.
 - b. Permitted uses. 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*.
5. If approved, the applicant may apply for a minor subdivision creating five (5) one (1) acre lots.

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

- i. Goal 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.
- 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:

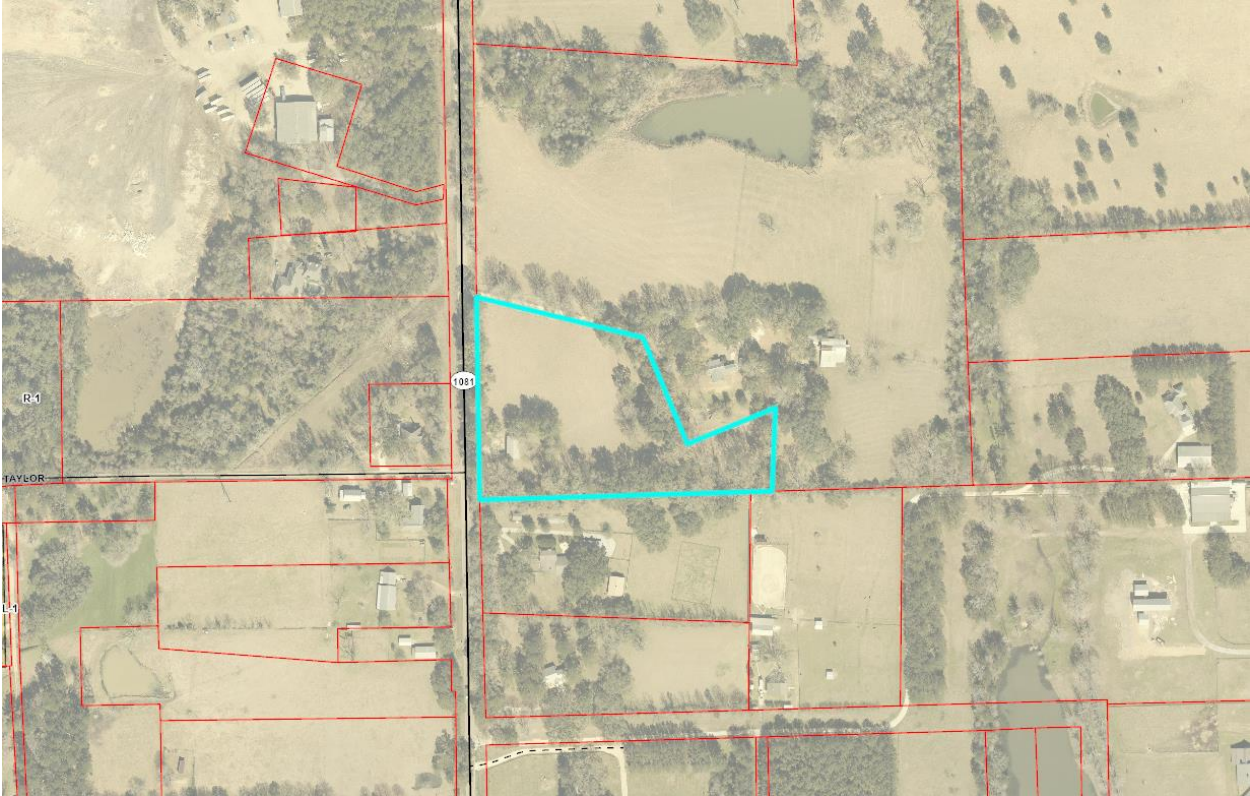
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, 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.



ZONING STAFF REPORT
2026-4739-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





R-1

TAYLOR

1081

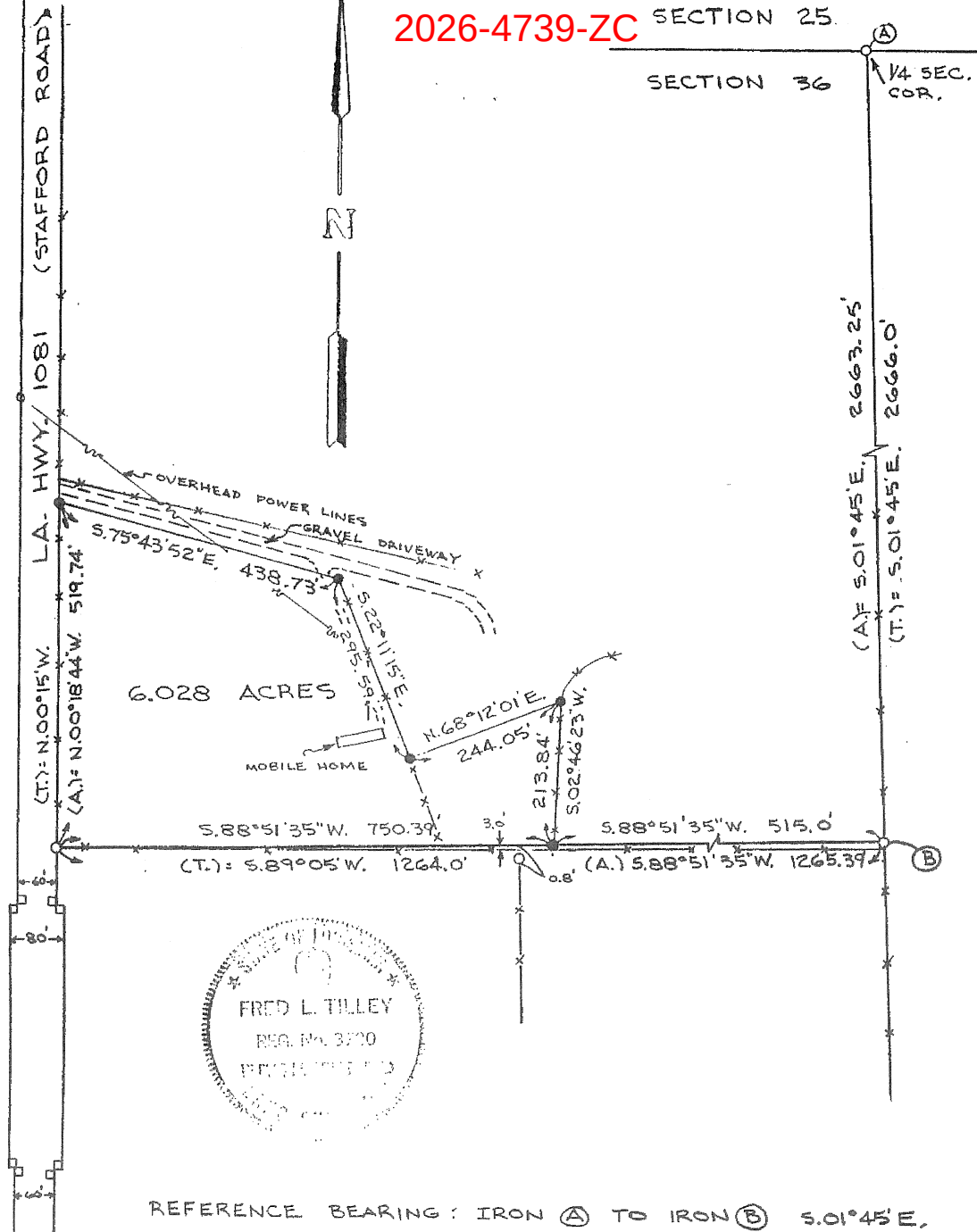
PINE HOLLOW

2026-4739-ZC

SECTION 25

SECTION 36

1/4 SEC. COR.



○ IRON FOUND ● IRON PLACED □ LA. HWY. MARKER FND. (T.)=TITLE (A.)=ACTUAL

Fred L. Tilley and Associates

MAP PREPARED FOR: ERIC V. BANKSTON

SHOWING A SURVEY OF LAND LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

CERTIFIED CORRECT:

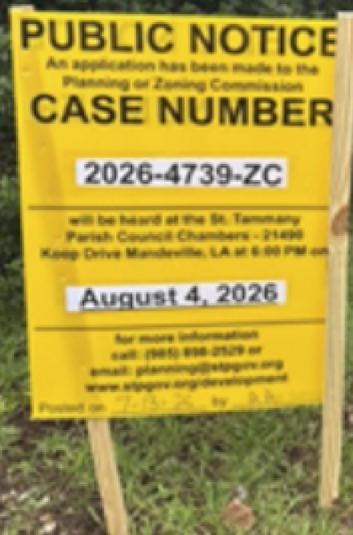
Fred L. Tilley
REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JULY 14, 1989

NUMBER: 89-9

Jul 13, 2026 at 12:21:17 PM
78742 LA-1081
Covington, LA 70435
United States



Jul 13, 2026 at 12:21:01 PM

78312 LA-1081

Covington LA 70435

United States

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Posted on 7-13-26 by AA





ZONING STAFF REPORT
2024-3956-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

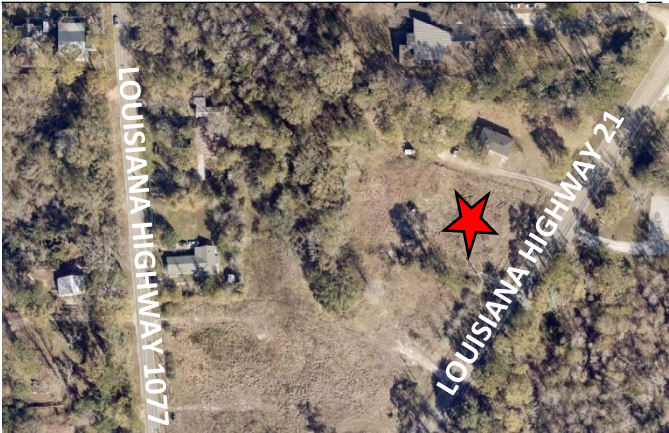
Location: Parcel located on the west side of Louisiana Highway 21, east of Louisiana Highway 1077, Madisonville; S41, T7S, R10E

Petitioner: John Gutierrez **Posted:** July 21, 2026

Owner: Dylan Realty & Development, LLC **Commission Hearing:** August 4, 2026

Size: 1.075 acres **Prior Determination:** Approved – November 4, 2026

Determination: Approved, Denied, Postponed



Current Zoning: GC-1 General
Commercial District & Highway 21 Planned
Corridor Overlay

Current Use: Hardware Store

Future Land Use: Commercial

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

Site History:

1. The petitioned property consists of approximately 1.075 acres located on the west side of LA Highway 21, east of LA Highway 1077, Madisonville. The property was previously developed with a single-family residence, which has since been demolished.
2. The subject site was rezoned to the NC-5 Retail and Service District by Council Ordinance No. 19-4194 in 2019. Effective August 2, 2024, the Unified Development Code redesignated all NC-5 Retail and Service District properties as GC-1 General Commercial District.
3. The property is located within the Highway 21 Planned Corridor Overlay. Pursuant to Section 400-7(D) of the UDC, development within the overlay requires review and approval of landscape, drainage and paving, lighting, and utility plans.
4. The site plan for the proposed hardware store was reviewed and approved by the Planning and Zoning Commission at its November 4, 2024 meeting (Case No. 2024-3956-PR). Following that approval, Building Permit No. 2025-2399 was issued on June 20, 2025, for construction of the hardware store.
5. Although the Planning and Zoning Commission approved the original development plans and Parish staff subsequently approved plans that complied with the requirements of the former Land Development Code, the applicant is now requesting approval of revised landscape plans under the Unified Development Code, which became effective on August 2, 2024. The request would allow the development to utilize the current landscaping standards, which require fewer plantings than those applicable under the former Land Development Code.
6. The hardware store is currently occupied and operating despite not having been issued a Certificate of Occupancy or obtaining an occupational license. As a result, the business is operating in violation of Parish regulations and is set for an Administrative Hearing before the Bureau of Administrative Adjudication on August 28, 2026. Prior to issuance of a Certificate of Occupancy, the applicant must obtain approval of the as-built drainage plans, successfully complete the building final inspection, submit a Fire Marshal letter of approval, and pass the final landscape inspection. The pending code enforcement action is separate from the applicant's request to amend the approved landscape plan and will not be resolved by approval of this petition.



ZONING STAFF REPORT
2024-3956-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Staff Findings:

1. When the Unified Development Code was adopted, the Parish revised the Highway 21 Planned Corridor Overlay street planting requirements after reevaluating the landscaping standards within the Highway 21 Planned Corridor Overlay and determining that the required amount of street landscaping could be reduced while continuing to achieve the intent of the overlay.
2. The applicant is requesting to utilize the landscaping standards of the current Unified Development Code in lieu of the standards that were applicable when the development was originally approved. Additionally they are asking to remove the square footage of the driveway from the buffer calculations to further reduce the required plantings. While the current UDC requires fewer landscape plantings than the former Land Development Code, the revised landscape plan does not satisfy the minimum requirements of the current UDC. Therefore, regardless of which ordinance is applied, the submitted plans remain deficient and require further revision before they can be found compliant.
3. Staff reviewed the revised landscape plan against the requirements of the **current** Unified Development Code, **as requested**, and offer the following observations:
 - a. The revised landscape plan does not satisfy the minimum landscaping requirements of the **current** Unified Development Code. Deficiencies include:
 - i. Perimeter Landscaping:
 - a) Highway 21 Planned Corridor Overlay Buffer
 - Required per previous LDC: 20 Class A trees, 31 Class B trees, 16 shrubs
 - Required per current UDC: 10 Class A trees, 15 Class B trees, and 34 shrubs
 - Provided: 8 Class A trees, 14 Class B trees, and 46 shrubs
 - **Deficiency if reviewing per the current UDC as requested: 2 Class A Trees and 1 Class B tree**
 - **Deficiency: Irrigation Plan**
 - i. Under the current UDC, an irrigation plan is required where existing required trees are removed and replaced. As the site was clear cut without a land clearing permit, an irrigation plan is required. The plan reads "irrigation shall be by hose bib and 100' soaker hose or equivalent", however offers no information on where the hose bibs will be placed.
Additionally, if the plan is approved without irrigation, staff recommends the site be planted after October to ensure survival.
 - ii. Plan Inconsistencies:
 - a) Several statements contained within the applicant's written request are inconsistent with the submitted landscape plan, including the square footage of the Highway 21 buffer and the number of proposed trees and shrubs within required landscape buffers.
 - iii. Additional Site Observations:
 - a) The landscape plan indicates the required parking lot trees and landscape islands; however, the submitted as-built plans appear to indicate that one required landscape island may not have been constructed.
 - b) The proposed dumpster enclosure and the required seven-foot opaque fence and gate shown on the previously approved plans are not reflected on the revised landscape plan.
 - c) Staff also notes that the location and depth of the existing drainage infrastructure within the north landscape buffer may conflict with the proposed plantings and should be evaluated prior to final approval.
 - iv. Required Supporting Information:
 - a) The requirements listed within the Site Criteria and Calculations section of the plan are incorrect and should be revised.
 - b) The submitted plans do not include all information necessary for staff review and any approvals granted by the Planning and Zoning



ZONING STAFF REPORT
2024-3956-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Commission should be subject to adding the following to the landscape plan:

- parking calculations
- wheel stop and lighting locations
- pervious and impervious surface calculations

Table 1: Comparison of Landscape Requirements				
Metrics from the Former Land Development Code				
Buffer	Length	Width	Metrics	Required
North	319'	10'	1A&1B/30'	9 Class A trees 9 Class B trees
South	273	10'	1A&1B/30'	7 Class A trees 7 Class B trees
West	163'	10'	1A&1B/30'	5 Class A trees 5 Class B trees
East (Hwy 21 PCO)	169'	37' (6253sf) 25'+12'added for depth of lot per PCO	1A/300sf, 1B/200sf 1sh/10lin. Ft (shrubs to screen parking from street)	20 Class A trees 31 Class B trees 16 Shrubs
Parking Lot Islands	9 islands		Class A tree & Shrubs or ground cover in each	9 Class A trees & Shrubs or ground cover
Irrigation Plan not Required				
Metrics from the Current Unified Development Code				
Buffer	Length	Width	Metrics	Required
North	319'	10'	3 Class B Trees/100' 10 Shrubs/100'	10 Class B trees 30 Shrubs
South	273	10'	3 Class B Trees/100' 10 Shrubs/100'	8 Class B trees 27 Shrubs
West	163'	10'	3 Class B Trees/100' 10 Shrubs/100'	5 Class B trees 16 shrubs
East (Hwy 21 PCO)	169'	37' (6253sf) 25'+12'added for depth of lot per PCO	1A/600sf, 1B/400sf 20 shrubs/100 lin ft. (shrubs to screen parking from street)	10 Class A trees 15 Class B trees 34 Shrubs
Parking Lot Islands	9 islands		Class A tree & Shrubs or ground cover in each	9 Class A trees & Shrubs or ground cover
Irrigation Plan Required				
Proposed Plan				
Buffer	Length	Width	Required per UDC	Provided
North	319'	10'	10 Class B Trees 30 Shrubs	10 Class B trees 34 Shrubs
South	273	10'	8 Class B trees 27 Shrubs	8 Class B trees 27 Shrubs
West	163'	10'	5 Class B trees 16 shrubs	5 Class B trees 17 shrubs
East (Hwy 21 PCO)	169'	37' (6253sf) 25'+12'added for depth of lot per PCO	10 Class A trees 15 Class B trees 34 Shrubs	8 Class A trees 14 Class B trees 46 Shrubs
Parking Lot Islands	9 islands		9 Class A trees & Shrubs or ground cover	9 Class A trees & Shrubs or ground cover (may be missing one island per as-builts)
Irrigation Plan			Required	Not Provided



ZONING STAFF REPORT
2024-3956-PR

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director







aainc

Landscape
ARCHITECTS

Re. Land Development Code, Chapter 130, Art V
Planned Corridor District, Sec. 130-1809
Zoning Board of Adjustment
Planning Department
Parish Landscape Architect Regan Contois

August 4, 2026

Dear Board and Parish Officials

I am pleased to speak with you today to discuss the Landscape Plan prepared for the new Ace Hardware Store on Highway 21. I am here today to request a variance in the number of trees and amount of planting space to be planted in the Street Planting. We seek relief from the previously approved plan since area calculations for the Street Yard Planting Area did not delete the stormwater detention nor the paved driveway from the total area calculation.

Request For a Variance

This variance is regarding the implementation of the Landscape Plan for the recently constructed **Tchefuncte Ace Hardware Company** located at 217 Highway 21 and landscape design requirements for the Street Planting as set forth in Chapter 130 Unified Development Code. Article V, Division 6, Planned Corridor District Sec. 130-1809 through 130-1814, Ordinance no 7173 dated 5 January 2023 is central to this request as well.

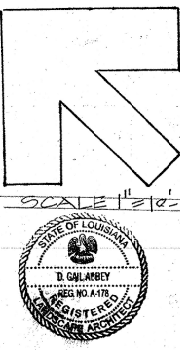
The total area of the Street Planting Area is 6253sf. but this includes 1295sf. of driveway paving and 1400sf. of stormwater detention both of which cannot be planted. The resultant TSF is **2973sf.** in the Street Planting Area. We seek a Variance to allow planting around the outside of the detention since the planting site is way too small for the successful growing of both Class A and Class B trees. We need the total area of 2973sf. to plant the required trees.

Therefore, 2973/600 requires the planting of **5 Class A Trees** along with the calculation of 2973/400 yielding **8 Class B trees** totaling **13 trees**.

The previously approved plan shows **51 trees** to be planted. This number of trees cannot grow properly within the very small Street Planting Area without the total area of concrete paving and the area of detention being excluded from the area calculation.

Therefore, we request a variance that the previously approved Landscape Plan for **Tchefuncte Ace Hardware** to be discarded and that the current plan being approved showing the planting of the proper number of **13 trees** in the Street Yard Planting Area.

Prof Buck Abbey
Landscape Architect



SCALE 1"=20'

PLANT SCHEDULE - ACE HARDWARE MADISONVILLE

PLAN KEY	Name	Size	Grower
NORTH BUFFER			
Y	1. Ilex vomitoria 'Pride of Houston'	8 Class B Trees, 24 Shrubs	120.00 F
B	3. Betula nigra 'Heritage', (Multitrunk)	30 Gal 8'-10'	100.00 F
GM	2. Magnolia x 'Galaxy'	30 Gal 8' Standard	120.00 F
DDW	18. Myrica cerifera 'Don's Dwarf Waxmyrtle'	3 Gal. 3'-4'	9.75 LO
DBH	16. Ilex Cornuta 'Burfordii Nana' Dwarf Burford Holly	3 Gal. 26"x22"	8.00 LO
SOUTH BUFFER			
GM	2. Magnolia x 'Galaxy'	8 Class B Trees, 27 Shrubs	120.00 F
B	3. Betula nigra 'Heritage', (Multitrunk)	30 Gal. 8' Standard	100.00 F
DBH	27. Ilex Cornuta 'Burfordii Nana' Dwarf Burford Holly	3 Gal. 26"x22"	8.00 LO
WEST BUFFER			
SB	5. Magnolia virginiana, Sweetbay Magnolia	5 Class B Trees, 17 Shrubs	120.00 F
DBH	14. Ilex cornuta 'Burfordii Nana', Dwarf Burford Holly	30 Gal. 10"	8.00 H, LO
DDW	3. Myrica cerifera 'Don's Dwarf' Dwarf Waxmyrtle	3 Gal. 26"x22"	9.75 LO
STREET YARD BUFFER			
MT	Street Yard Planting, Parking Screen & ACE Signage	14 Class B Trees, 6 Class A Trees, 46 Shrubs	120.00 F
L	2. Magnolia grandiflora 'D.D. Blanchard' Southern Magnolia	30 Gal. 10'	120.00 F
T	8. Lagerstromia indica 'Twilight' Crape Myrtle (Purple)	30 Gal. 8'	95.00 F
LO	6. Lagerstromia indica 'Tomb' Crape Myrtle (Fuchsia Red)	30 Gal. 8'	95.00 LTF
QS	2. Quercus virginiana 'Orange Island', Orange Island Live Oak	25 Gal. 10', 2.5"	125.00 LO
PC	1. Quercus shumardii Shumard Red Oak	30 Gal. 10', 2.5"	90.00 H,DY
S	1. Taxodium ascendens, Pond Cypress	30 Gal. 10', 2.5"	120.00 F
R	2. Platanus occidentalis, American Sycamore, Buttonwood Tree	30 Gal. 10' 2.5"	110.00 DY
I	20. Rhododendron indicum, G.G. Gerbing & Judge Solomon Mix	7 Gal	18.00 B
JV	12. Raphiolepis indica 'La Vida Mas' Pink Flowering Indian Hawthorn	3 Gal. Ace Sign	8.00 LO
AF	4. Juniperus virginiana 'Grey Owl', Shrub Ground Cover Holly	3 Gal. Ace Sign	8.00 LO
N	4. Flats, Seasonal Annual Flowers or Lantana 'New Gold'	72 Plants	Varies B
E	10. Ilex cornuta 'Needlepoint', Evergreen Holly Parking Screen	3 Gal.	8.00 LO
PARKING LOT			
SS	9. Ulmus Sp. Species of Elm Tree, similar to Drake Elm (installed)	11 Class A Trees, Shrubs, 40 Groundcover Herbaceous Plants	120.00 F
IV	2. Liquidambar styraciflua 'Slender Silhouette' Sweet Gum Tree (Installed)		2.50 LO
SBL	12. Ilex vomitoria 'Nana', Stokes, Shillings or Dwarf Holly to be transplanted to Site Signage		4.00 H
YF	20 Liriope muscari 'Super Blue' Flowering Liriope	1 GAL	
	20 Iris pseudacorus Louisiana Yellow Flag Iris	1 GAL	

NOTE: PLANTING GUIDELINES & SPECIFICATIONS

Large Shrubs to be planted 12'-0" on centers
Small Shrubs to be planted on 4'-0" on centers
Lawn Grass seeded with no spaces beyond 1/2"
All plant material must be handled carefully, planted appropriately, maintained promptly and protected during transit storage, and handling.
All shrubs shall be spot planted with flags by the Landscape Architect.
All trees must be staked, two or three stakes as required.
Plant beds and Tree locations must be mulched and top dressed. All beds elevated 6" and then mulched.
Plant material may be located at LIVE OAK GARDENS Nursery - New Iberia, BRACY'S Nursery - St. Tammany Parish, GREEN FOREST Nursery - Perkinston MS, HOLLOWAYS & DOUG YOUNG Nursery - Forest Hill, GERALD FORET Nursery - New Iberia, LOUISIANA TREE FARM - Bunkie

Class A Trees: All Class A trees, at the time of planting, shall have a minimum caliper of at least 2 1/2 inches, measured 6 inches above the root ball and a minimum height of 10 feet, as per the National Nursery Association Standards.
Class B Trees: All Class B trees shall have a minimum caliper at the time of planting of at least 1 1/2 inches, measured 6 inches above the root ball and a height of 8 feet as per the American Nursery Association Standards. Multi-stem trees shall have a minimum of 3 trunks with a minimum of 1 1/2 inch caliper for each stem.
Shrubs: All shrubs, at the time of planting, shall have a minimum height of 2 feet and shall meet the National Nursery Association Standards. Shrubs required for parking lot screening shall be evergreen.
Mulch / Fertilizer: Shall be medium ground weed free top grade pine bark and shall be mixed into planting soil and used for 2" of cover over planting beds without coming in contact with tree and shrub trunks or surface roots of newly planted stock. Cypress tree bark is not to be used as a ground cover mulch. All planting beds must be mulched with a minimum of 8" or organic matter, pine straw, chipped or shredded bark or other local natural forest materials. Cypress Tree Mulch is excluded. All landscape beds and tree planting back fill shall be sprinkled with a natural well balances fertilizer such as 10.10.10. to the approximate amount of 1 oz per square foot.
Irrigation shall be by hose bib and 100 foot soaker hose or equivalent.

PLANTING PLAN

ACE HARDWARE MADISONVILLE, LA 217 HWY 21

Abbey Associates Landscape ARCHITECTS
BATON ROUGE - MANDEVILLE, LOUISIANA

Site Criteria and Calculations - ACE HARDWARE MADISONVILLE

LOT SIZE	44,804 SF	
ZONING General Commercial	CC-1	
BUILDING FOOT PRINT	9,350 SF	
LANDSCAPE BUFFERS	9,350 SF	
HARDSCAPE, PARKING WALKS, SERVICE	18,691 SF	
TOTAL GREEN SPACE	22%	
PARKING (2 ADA SPACES)	27	
DUMPSTER ENCLOSURE	110' X 7'	
DETENTION	1400 SF +/-	
CURB CUT	37'	
HIGHWAY 21 HIGHWAY CORRIDOR STREET PLANTING.	39'	
REQUIRED DEPTH OF STREET PLANTING AREA	25'-14"= 39.0'	LANDSCAPE SETBACK LINE
SETBACK LINE SQUARE FOOTAGE Including Detention	5070 SF	LA 21 PLANNED CORRIDOR DISTRICT
Class A Trees (600 SF) 16.9. Class B (400 SF) 25.39		1 CLA 600 SF, 1 CLASS B 400 SF
NORTH 10 LANDSCAPE BUFFER. SEE PLANT SCHEDULE	319 LF	TOTAL TREES 54
WEST REAR 10 LANDSCAPE BUFFER. SEE PLANT SCHEDULE	163 LF	10 CLASS B, 34 SHRUBS
SOUTH SIDE 10 LANDSCAPE BUFFER. SEE PLANT SCHEDULE	273 LF	5 CLASS B, 17 SHRUBS
PARKING ISLANDS	9	8 CLASS B, 27 SHRUBS
PARKING LOT SCREEN	150 LF	9 CLASS A
CORRIDOR DISTRICT FRONT BUFFER SET BACK	39 LF	0 CLASS B, 10 SHRUBS, 70% EST/ Five Years
LA 21 PLANNED CORRIDOR DISTRICT SEE PLANT SCHEDULE		8 CLASS A, 14 CLASS B, 46 SHRUBS
TREE SPACING CRITERIA		
CLASS A, Large Tree Canopy	AVERAGE DIAMETER 40'	SPACING 40' on Center ex Live Oak, So Magnolia
CLASS A, Small Tree Canopy	AVERAGE DIAMETER 30'	SPACING 30' on Center ex Shumard Oak
CLASS B, Large Tree Canopy	AVERAGE DIAMETER 20'	SPACING 20' on Center ex Tuscarora Crapemyrtle
CLASS B Small / Shrub Canopy	AVERAGE DIAMETER 10'	SPACING 10' on Center ex Ficus carica, Fruit Tree