

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 1, 2020
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Chamber.

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, September 1, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: (985) 276-6398; If busy dial (346) 248-7799 or (669) 900-6833 Meeting ID: 815 8855 6942 # Participant ID: #: and Password 74636974 #

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 4, 2020 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

- 1. 2020-1915-ZC**
- | | |
|-------------------|---|
| Existing Zoning: | A-2 (Suburban District), A-3 (Suburban District) & HC-4 Highway Commercial District) |
| Proposed Zoning: | SWM-2 Solid Waste Management District |
| Location: | Parcel located on the north side of Louisiana Highway 36, east of Louisiana Highway 434, and west of Archie Singletary Road, Town of St. Tammany East Addition; Abita Springs, S14, S15, S22, and S23, T7S, R13E, Ward 6, District 6. |
| Acres: | 104.66 acres |
| Petitioner: | B. Clark Heebe |
| Owner: | C&W Brigade, LLC |
| Council District: | 6 |

POSTPONED FROM 8/4/2020 MEETING

- 2. 2020-1928-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District) |
| Proposed Zoning: | A-3 (Suburban District) |
| Location: | Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5. |
| Acres: | 83.51 acres |
| Petitioner: | Jones Fussell, LLP – Jeff Schoen |
| Owner: | Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC |
| Council District: | 5 |

POSTPONED FROM 8/4/2020 MEETING

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3. 2020-1929-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & PUD (Planned Unit Development Overlay)
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Acres: 83.51 acres
Petitioner: Jones Fussell, LLP – Jeff Schoen
Owner: Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC
Council District: 5

POSTPONED FROM 8/4/2020 MEETING

4. 2020-1917-ZC

Existing Zoning: A-3 (Suburban District) & NC-1 (Professional Office District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Location: Parcel located on the east side of Ramos Street, south of Crawford Road, Covington, 42, T6S, R11E, Ward 3, District 2.
Acres: 1.85 acres
Petitioner: Eustis Engineering, LLC - James Hance
Owner: Eustis Engineering, LLC - James Hance
Council District: 2

5. 2020-1949-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: MD-3 (Medical Facility District)
Location: Parcel located on the north side of Highland Park Plaza, west of Louisiana Highway 21; Covington, S47, T7S, R11E, Ward 1, District 1.
Acres: 15 acres
Petitioner: Jones Fussell, L.L.P. - Paul Mayronne
Owner: Select Medical Property Ventures, LLC
Council District: 1

6. 2020-1953-ZC

Existing Zoning: A-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5
Acres: 10.446 acres
Petitioner: Richard Burstyn
Owner: Estates of Zeno and August Patecek - Paul Patecek
Council District: 5

7. 2020-1955-ZC

Existing Zoning: A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6
Acres: 3 acres
Petitioner: Roxanne Lepre
Owner: Roxanne Lepre
Council District: 6

8. 2020-1956-ZC

Existing Zoning: I-1(Industrial District)
Proposed Zoning: I-2(Industrial District)
Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.
Acres: 1.54 acres
Petitioner: Vick Corso
Owner: Vick & Susan Corso
Council District: 14

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KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

9. 2020-1957-ZC

Existing Zoning: I-1(Industrial District)
Proposed Zoning: I-2(Industrial District)
Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.
Acres: 1.58 acres
Petitioner: Vick Corso
Owner: Vick and Susan Corso
Council District: 14

10. 2020-1958-ZC

Existing Zoning: I-1(Industrial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of South Street, east of Hickory Street; Slidell, S37, T8S, R14E, Ward 9, District 11.
Acres: .46 acres
Petitioner: Michelle Bolotte
Owner: M&R File Services, LLC – Russell Bolotte
Council District: 11

11. 2020-1959-ZC

Existing Zoning: MD-3 (Medical Facility District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located at the end of Keystone Boulevard, east of Highway 190 East Service Road; Covington, S37, T7S, R11E, Ward 4, District 5.
Acres: .90
Petitioner: Caesar Sweidan
Owner: S. Sweidan Properties, LLC - Caesar Sweidan
Council District: 5

12. 2020-1960-ZC

Existing Zoning: I-1 (Industrial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road; Slidell, S27, T8S, R14E, Ward 9, District 14.
Acres: 2.69 acres
Petitioner: Chris Jean
Owner: Testamentary Trust of Johnny F. Smith
Council District: 14

13. 2020-1961-ZC

Existing Zoning: I-1(Industrial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell, S27, T8S, R14E, Ward 9, District 14.
Acres: 1.53 acres
Petitioner: Chris Jean
Owner: Testamentary Trust of Johnny F. Smith
Council District: 14

14. 2020-1962-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Location: Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell, S13, T9S, R14E, Ward 8, District 14.
Acres: .49 acres
Petitioner: Matthew Crain
Owner: Roger Warner
Council District: 14

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15. 2020-1964-ZC

Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: HC-2 (Highway Commercial District) & RO (Rural Overlay)
Location: Parcel located on the east side of Louisiana Highway 1078, south of Louisiana Highway 1077; Folsom, S29 & S30, T5S, R10E, Ward 2, District 3.
Acres: 1.86 acres
Petitioner: St Tammany Parish Government
Owner: Gene's Country Store, LLC
Council District: 3

16. 2020-1968-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: I-1(Industrial District)
Location: Parcel located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 to 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington, S42, T6S, R11E, Ward 2, District 3.
Acres: 1.66 acres
Petitioner: John D. & Tena M.L. Warner
Owner: John D. & Tena M.L. Warner
Council District: 3

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT