

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, AUGUST 3, 2021
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 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, August 3, 2021.

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 JULY 6, 2021 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. 2021-2218-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of Compass Way North, South, and East and the west of the Alamosa Park Subdivision being 27.2941 acres; Mandeville; S24, T7S, R11E; Ward 4, District 5
Acres: 27.2941 acres
Petitioner: Jones Fussell, L.L.P. - Jeffery Schoen
Owner: Alamosa Holdings, LLC and Abiquiu Holdings, LLC
Margery Hanisee
Council District: 5

POSTPONED FROM MAY 4, 2021 MEETING

2. 2021-2410-ZC

Existing Zoning: A-6 Multiple Family Residential District
Proposed Zoning: HC-3 Highway Commercial District
Location: Parcel located on the east side of US Highway 11, being 4472 US Highway 11; Slidell; S44, T9S, R14E; Ward 9, District 12
Acres: 1.17 acres
Petitioner: Julie Truong
Owner: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation
Council District: 12

POSTPONED FROM JULY 19, 2021 MEETING

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3. 2021-2423-ZC

Existing Zoning: A-1 (Suburban District), MHO (Manufactured Housing Overlay), and RO (Rural Overlay)
Proposed Zoning: A-2 (Suburban District), MHO (Manufactured Housing Overlay), and RO (Rural Overlay)
Location: Parcel located on the south side of Galloway Road and on the west side of Singletary Road; being 17394 Galloway Road; Covington, S20, T5S, R11E, Ward 2, District 6.
Acres: 8.12 acres
Petitioner: Randy Serpas
Owner: Kourtney Brown
Council District: 6

4. 2021-2432-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.
Acres: 25.31 acres
Petitioner: Blaine Stanga
Owner: Virginia Coleman Stanga
Council District: 3

5. 2021-2435-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2.
Acres: 1.16 acres
Petitioner: Kenneth Adams
Owner: Steadfast Development, LLC
Council District: 2

6. 2021-2438-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11.
Acres: 52.35 acres
Petitioner: Jeff Vallee
Owner: Docar Sales, Inc. - Dobby Lachney
Council District: 11

7. 2021-2439-ZC

Existing Zoning: A-4 (Single-Family Residential District) and HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway Commercial District) and PUD (Planned Unit Development Overlay)
Location: Parcel located on the north side of US Highway 190, east of North Tranquility Road; Lacombe, S34, T8S, R13E, Ward 9, District 11.
Acres: 56.08 acres
Petitioner: Jeff Vallee
Owner: Docar Sales, Inc. - Dobby Lachney
Council District: 11

8. 2021-2441-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11
Acres: .21 acres
Petitioner: Cara Pearson
Owner: Pearson Rentals, LLC - Cara Pearson
Council District: 11

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9. 2021-2442-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Location: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.
Acres: 27.85 acres
Petitioner: St Tammany Parish Government
Owner: Multiple Owners
Council District: 13

10. 2021-2443-ZC

Existing Zoning: AT-1 (Animal Training/Housing District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; Covington, S11, T7S, R11E, Ward 3, District 2.
Acres: 3.08 acres
Petitioner: Al Dempsey
Owner: Northshore Humane Society - Scott Bernier
Council District: 2

11. 2021-2447-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11
Acres: .40 acres
Petitioner: Kellie Dorgan
Owner: Kellie Dorgan
Council District: 11

12. 2021-2449-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7.
Acres: .35 acres
Petitioner: Josh Overstreet
Owner: Debra Overstreet
Council District: 7

13. 2021-2450-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the south side of Louisiana Highway 1081, east of Oak Crest Drive, being Parcel 4, Covington, S35, T5S, R11E, Ward 2, District 2.
Acres: 2.31 acres
Petitioner: Jennifer Brown
Owner: Melissa Acuin
Council District: 2

14. 2021-2451-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14
Acres: 6.69 acres
Petitioner: Michael Breeding
Owner: Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer
Council District: 14

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15. 2021-2453-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6.

Acres 21.65 acres
Petitioner: Cheryl Cedotal
Owner: Cheryl Cedotal and William Joseph Fuzette, Jr.
Council District 6

16. 2021-2456-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Pine Ridge Road, south of South Tranquility Road; being 59441 Pine Ridge Street; Lacombe, S3, T9S, R13E, Ward 9, District 11.

Acres .918 acres
Petitioner: Roxie Ann Houck Lundin
Owner: Roxie Ann Houck Lundin
Council District 11

17. 2021-2461-ZC

Text Change: Ordinance amending St. Tammany Parish Code of Ordinances, Part II, Chapter 130, Article IV, Division 9, Section 130-471 Purpose and Section 472 Permitted Uses; Division 10, Section 130-506 Purpose; and Division 11, Section 130-531 Purpose to correct typographical errors and to reference the correct zoning classification.

18. 2021-2462-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-2 (Public Facilities District)
Location: Parcels located on the south side of Main Street, east of South 1st Street; Lacombe, S37, T8S, R13E, Ward 7, District 7

Acres 25.936 acres
Petitioner: St Tammany Parish Government
Owner: St Tammany Parish Government
Council District 7

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

- 1. 2021-2479-PR - USE: Mini Warehouse and Covered Outdoor Storage**
CORRIDOR: Tammany Trace Planned Corridor District
ZONING: I-1 Industrial District
USE SIZE: 1.12 acres
PETITIONER: Beier Construction, LLC – Kory Beier
OWNER: Spooogie Striping, LLC – Brandon Whitehead
LOCATION: Parcel located on the south side of US Highway 190, west of Powell Drive, and east of South Pontchartrain Drive; Lacombe, S48, T8S, R12E, Ward 7, District 7.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT