

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JANUARY 9, 2024**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, January 9, 2024.

**ROLL CALL**

**PUBLIC 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 AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE DECEMBER 12, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCAION REVIEW**

**1- REV23-12-007**

The revocation of an unopened portion of Pellegrin Drive, located west of River Road, north of Branch Crossing Drive, Ward 3, District 2.

Applicant: Brittney Robert

Parish Council District Representative: Outgoing: Hon. David R. Fitzgerald; Incoming: Hon. Larry Rolling

**POSTPONED FROM DECEMBER 12, 2023 MEETING**

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

**2- Request to Enter the Parish Right-of-Way for Wadsworth Parkway (Wadsworth Subdivision) for the purpose of modifying the existing roadway**

Debtor: Love's Travel Stops and Country Stores, Inc.

Parish Council District Representative: Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is west of LA Highway 1088, north of US Interstate 12, Mandeville, Louisiana. Ward 4, District 5

**MINOR SUBDIVISION REVIEW**

**3- 2023-3357-MSP**

Minor subdivision of Parcel 3 into Parcels 3-A, 3-B, 3-C, 3-D, 3-E  
Owner & Representative: Kain Brake, LLC – William Magee  
Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6

**RESUBDIVISION REVIEW**

**4- 2023-3645-MRP**

Resubdivision of Lots 212 & 213 into Lot 212-A Whippoorwill Grove on Money Hill Subdivision Phase 5  
Owners & Representatives: Blake & Stacey Baughman  
Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: Parcels located on the north side of Turkey Ridge Road, east of LA Highway 1083, Bush, LA, Ward 5, District 6

**5- 2023-3656-MRP**

Resubdivision of Parcels 3-E & 3-D into Parcels 3-D-1 & 3-D-2 Alamosa Park  
Owners & Representatives: Alamosa Holdings, LLC and ABIQUIU Holdings, LLC  
Surveyor: Duplantis Design Group – Dennis L. Gowin  
Parish Council District Representative: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips  
General Location: Parcels located at the end of Compass Way North and at the end of Compass Way South, Mandeville, LA, Ward 4, District 5

**NOTICE OF INTENTION TO CONSIDER ADOPTION OF AMENDMENT TO DEVELOPMENT AGREEMENT**

6- A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 1 - 42 of Square 11, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 13 and add Lots 1 - 42 of Square 16, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 63 lots and adding 63 lots).

Debtor: Advanced Mortgage Company  
Parish Council District: Outgoing: Hon. David Fitzgerald Incoming: Hon. Larry Rolling  
General Location: The property is located on 6<sup>th</sup> Street & 7<sup>th</sup> Street between Adams Avenue and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

**OLD BUSINESS**

**7- Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street**

Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

*Developer requesting an extension of time to provide required documentation and complete the work*

**8- Entering Parish ROW Resolution No. 22-161- 2<sup>nd</sup> Avenue**

Request to Enter the Parish Right-of-Way for 2nd Avenue (The Birg Boulevard Subdivision/Balsam Manor Subdivision) for the purpose of taking soil borings and gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-161).

Debtor: AEW Salles Development, LLC

Parish Council District Representative:

Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is located east of Slemmer Road, North of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

*Developer requesting an extension of time to provide required documentation and complete the work*

**9- Entering Parish ROW Resolution No. 22-045- Delta Street and Eldora Avenue**

Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-045).

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Outgoing:

Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of Landmark Lane, Covington, Louisiana. Ward 3, District 2.

*Developer requesting an extension of time to provide required documentation and complete the work*

**10- Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street**

**Request to Enter the Parish** Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

*Developer is requesting two waivers to STP Ordinance Sections 125-56 and 125-88*

**NEW BUSINESS**

**ADJOURNMENT**