

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JANUARY 3, 2024
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
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 Wednesday, January 3, 2024.

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

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 5, 2023 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. 2023-3513-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1
Acres: 12.70 acres
Petitioner: Jeffrey Schoen
Owner: Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro
Council District: 1

POSTPONED FROM THE DECEMBER 5, 2023 MEETING

2. 2023-3586-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14
Acres: 0.253 acres
Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson
Owner: Dragonfly Enterprises Inc. - Jamie Lindsay
Council District: 14

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3. Zoning Case No. ZC01-03-028

Major Amendment to the PUD (Planned Unit Development Overlay)

WARD 4 DISTRICTS 5 & 7

Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088,
Mandeville

S33, T7S, R12E

SIZE – 161.115 acres

PETITIONER – Crosby Development Company, LLC

OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc.,
The AZBY Fund

POSTPONED FROM THE DECEMBER 5, 2023 MEETING

4. 2023-3621-ZC

Existing Zoning: HC-2 (Highway Commercial District)

Proposed Zoning: HC-3 (Highway Commercial District)

Location: Parcel located on the on the southwest corner of Desoto Street and
Asbury Drive, Mandeville; S34, T7S, R11E; Ward 4, District 5

Acres: 1.312 acres

Petitioner: Richard Flick

Owner: Richard Flick

Council District: 5

5. 2023-3622-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 northwest corner of Bogue Falaya Avenue & E
2nd Street, Covington; S42, T6S, R11E; Ward 3, District 2

Acres: .33 acres

Petitioner: Kengie Gordon

Owner: Kengie Gordon

Council District: 2

6. 2023-3624-ZC

Existing Zoning: A-4 (Single-Family Residential District) and PF-1 (Public Facilities
District)

Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured
Housing Overlay)

Location: Parcel located on the on the on the north side of 2nd Street, east of
North 5th Street, Pearl River; S23, T8S, R14E; Ward 8, District 14

Acres: .22 acres

Petitioner: Lynn Crawford

Owner: Lynn Crawford

Council District: 14

7. 2023-3629-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located north of Jessikat Lane, Madisonville; S10, T7S, R10E;
Ward 1, District 1

Acres: 19.152 acres

Petitioner: Andrew Calahan

Owner: Lagrange Legacy, LLC

Council District: 14

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8. 2023-3633-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)
Location: Parcel located on the northwest side of Louisiana Highway 21, Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 1.285 acres
Petitioner: Scott St. Romain
Owner: Scott St. Romain and Cynthia Boswell St. Romain
Council District: 1

9. 2023-3639-ZC

Existing Zoning: A-1A (Suburban District), (RO Rural Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of LA Highway 40, south of Stermer Road, Bush; S23, T5S, R11E; Ward 2, District 6
Acres: 3.36 acres
Petitioner: Brandon Taylor
Owner: Brandon Taylor
Council District: 6

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

1. 2023-3616-PR – USE: Mixed-Use Retail

CORRIDOR: Highway 21 Planned Corridor
ZONING: NC-5 (Retail and Service District)
USE SIZE: Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.
PETITIONER: David Divincenti, Sr.
OWNER: 21 At The Point, LLC
LOCATION: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 1

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2. 2023-3631-PR – USE: Restaurant

CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: +/-5,405 sq. ft.
PETITIONER: Scott St. Romain
OWNER: Scott St. Romain
LOCATION: Parcel located on the north side of LA Highway 21, south of Cherokee Rose Lane, Covington

NEW BUSINESS

OLD BUISNESS

ADJOURNMENT