

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, APRIL 2, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, April 2, 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 MARCH 5, 2024 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. **2024-3700-ZC**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the southeast corner of House Creek Road and Martha Sharp Road, Bush; S6, T5S, R12E; Ward 2, District 6  
Acres: 2 acres  
Petitioner: Gwendolyn Richoux  
Owner: Derrick Sharp and Gwendolyn Richoux  
Council District: 6
2. **2024-3710-ZC**  
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: I-2 (Industrial District)  
Location: Parcel located on the south side of Ben Thomas Road, west of US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14  
Acres: 2.726 acres  
Petitioner: Vincent Ebeier  
Owner: VJ Calico Enterprises, LLC - Vincent Ebeier  
Council District: 14
3. **2024-3717-ZC**  
Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2  
Acres: .832 acres  
Petitioner: Lange Gambel  
Owner: Highway 36 Properties, LLC - Lange Gambel  
Council District: 2

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**4. 2024-3721-ZC**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)  
Location: Parcel located west side of LA Highway 59, North of Prats Road, Abita Springs; S25, T6S, R11E; Ward 10, District 6  
  
Acres: 13.25 acres  
Petitioner: Melissa and Scott Crawford  
Owner: Melissa and Scott Crawford  
Council District: 6

**5. 2024-3724-ZC**

Existing Zoning: A-1 (Suburban District) and RO (Rural Overlay)  
Proposed Zoning: NC-1 (Professional Office District)  
Location: Parcel located on the northwest corner of LA Highway 25 & Thompson Road, Folsom; S36, T5S, R10E; Ward 2, District 3  
  
Acres: 1 acre  
Petitioner: John Stephens  
Owner: Graham Business Properties LLC - Jeremy Graham  
Council District: 3

**6. 2024-3725-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-1 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Jones Road, east of Tantela Ranch Road, Covington; S38, T6S, R10E; Ward 1, District 3  
  
Acres: .919 acres  
Petitioner: Justin D. Sbisa  
Owner: Justin D. Sbisa  
Council District: 3

**7. 2024-3726-ZC**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: NC-5 (Retail and Service District)  
Location: Parcel located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe; S33, T8S, R13E; Ward 7, District 7  
  
Acres: .191 acres  
Petitioner: Wendy and Glynn Hinton  
Owner: Wendy and Glynn Hinton  
Council District: 7

**8. 2024-3732-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 south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs; S36, T6S, R11E; Ward 3, District 2  
  
Acres: .16 acres  
Petitioner: Gadreona Dunnaway  
Owner: Gadreona Dunnaway  
Council District: 2

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**