



15485 CLUB DELUXE ROAD
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Minutes of December 2, 2025
Tangipahoa Parish Planning Commission

A public hearing of the Tangipahoa Parish Planning Commission was held on December 2, 2025 at 5:30 p.m. at the Tangipahoa Parish Planning Department located at 15485 West Club Deluxe Road, Hammond, LA.

1. **Call to Order**- Meeting was called to order by Chairman Aron Walker.
2. **Invocation & Pledge of Allegiance** - Invocation - Commissioner Walker.
Pledge - Commissioner Bougere.
3. **Roll Call** - *Members present* were Carlo Bruno, Christina Bougere, Henry Capdeboscq, Rick Durham, Roger Faust, Aaron Walker, and Adrien Wells.
Members Absent were Wade Smith.
4. **Adoption of Minutes** - *Commissioner Bruno made a motion to approve the minutes from the November 4, 2025 meeting, seconded by Commissioner Faust. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays. Motion passed.*
5. **Variance Request:**
 - *2 Sister's N Unity LLC - Mrs. Tracie presented, they are seeking a variance to have a commercial development on less than the 1 acre requirement. The owner received a variance in 2022 to subdivide the parcel to sell off .50 acre parcel. There are established commercial businesses there.*
 - *Public Comment: None*

Commissioner Bruno made a motion to deny the recommendation to council; seconded by Commissioner Durham. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays.

Motion passed.

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- **Robert Traylor** - Mrs. Tracie presented, Mr. Traylor has approx 2.95 acres with an existing mobile home on the parcel. His son and daughter in law are looking to place another mobile home on the parcel in order to be close and take care of Mr. Traylor. Brittany Traylor, daughter in law, said they sold their house in order to move here to take care of her father in law due to his health.

- **Public Comment:** None

Commissioner Bruno made a motion to deny the recommendation to council for placement of a second mobile home and recommended the variance be changed to allow a division with less than the required 125' road frontage; seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays.

Motion passed.

6. Commercial Development:

- **Dollar General- Hwy 40** - Mrs. Tracie presented, This is a new development located off Hwy 40. Approx. 1.9 acres seeking approval to develop a retail business. The development is less than 2 acres; they are not required to go before the Drainage Board. They have met all our requirements at this time. The Building Official will review before permits will be issued.

- **Public Comment:** None

Commissioner Faust made a motion to approve the development; seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells. 0 nays.

Motion passed.

7. Preliminary:

- **Blackberry Ridge** - Mrs. Tracie presented. This development is located off Hwy 22 E and Byers Road. They will be required to have a public drainage meeting with the Drainage Board. The development is approx. 108.41 acres to be developed into a single family home subdivision (79 residential lots) They have met all of our requirements at this time, they are seeking preliminary approval to be able to start the studies that are required before they can seek final approval to start construction. Dakota with RBA Engineering spoke on the development, he stated this will be single family homes, not

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apartments. They are looking to develop 79 single family lots due to the new .50 acre requirement. Joe Lamonte spoke regarding the traffic impact study. He stated DOTD and the parish will require the developer to do a traffic study. According to this study the layout may or may not change.

- **Public Comment:** The following residents spoke, Jody Fisher, Jacob Perilloux, Brandon Campbell, Terry Byers, Sean Steadman, Rodney Byers. We received on comment via email from Julie Perilloux, their concerns were flooding, traffic, infrastructure, safety and the buffer for existing residents not in the development.

Commissioner Bruno made a motion to approve the development; seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Faust, Smith, Walker and Wells. 0 nays.

Motion passed.

8. **Final:** None

9. **Other Business:**

- **2026 Meeting Date Calendar** - Mrs Tracie presented the new calendar dates for 2026. She asked the board if they had any concerns.

- **Public Comment:** None

Commissioner Bruno made a motion to approve the calendar; seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells..0 nays

Motion passed.

- **Appointing of Planning Commission Chair** - Mrs Tracie presented the new appointment of the chair.
 - Commissioner Walker made a motion to appoint Commissioner Bruno, seconded by Commissioner Capdeboscq. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Durham, Faust, Walker and Wells..0 nays
 - **Motion passed.**

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- ***Appointing of Planning Commission Vice Chair*** - Mrs Tracie presented the new appointment of the vice chair:
 - Commissioner Faust made a motion to appoint Commissioner Durham, seconded by Commissioner Bruno. Roll call was taken with 7 yeas, Bruno, Bougere, Capdeboscq, Faust, Walker and Wells..1 nays Durham
 - ***Motion passed.***

10. Planning Development Update: Mrs. Tracie stated we are still working on our Master Plan.

11. Commissioner's Privileges - None

12. Adjourn - Meeting was adjourned at 7:30pm by Commissioner Capdeboscq, seconded by all in unison.

Aron Walker -Chairman
Kim Morse - Secretary

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