ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7369

COUNCIL SPONSOR: MR. LAUGHLIN PROVIDED BY: COUNCIL OFFICE

A RESOLUTION OF THE ST. TAMMANY PARISH COUNCIL REGARDING THE CONSIDERATION OF DEVELOPER PLANS IN ZONING MATTERS

WHEREAS, the St. Tammany Parish Council is charged with the consideration of zoning classifications and land-use designations within the Parish; and

WHEREAS, zoning determinations are legislative in nature and are intended to establish the range of permitted uses applicable to a property, rather than to approve specific development projects; and

WHEREAS, the Council's role in zoning matters is to evaluate the appropriateness of a requested zoning classification, including its compatibility with surrounding land uses and its consistency with long-term planning objectives; and

WHEREAS, developer-provided site plans, conceptual drawings, or proposed development schemes are often preliminary, nonbinding, and subject to change based on ownership, financing, market conditions, or future regulatory approvals; and

WHEREAS, the introduction of such nonbinding development concepts during zoning deliberations may improperly shift the focus of the Council's consideration from the legal question of zoning classification to speculative assumptions regarding future development; and

WHEREAS, zoning approval does not constitute approval of any specific development proposal unless such proposal is formally submitted as part of a legally binding application before the Council; and

WHEREAS, reliance upon or emphasis of speculative development plans during zoning proceedings may create public misunderstanding regarding the scope and effect of Council actions; and

WHEREAS, recent public discourse has reflected confusion regarding the effect of zoning decisions, including mischaracterizations suggesting approval of specific development projects when only zoning classifications were considered; and

WHEREAS, such misunderstandings may result in unwarranted political consequences and misperceptions regarding the Council's actions and authority;

NOW, THEREFORE, BE IT RESOLVED by the St. Tammany Parish Council that the Council shall not request, require, or give undue weight to developer-provided site plans, conceptual development proposals, or nonbinding project descriptions during zoning-change deliberations, unless such materials are formally submitted as part of a legally binding application under review.

BE IT FURTHER RESOLVED THAT the Council affirms that its consideration in zoning matters is limited to the appropriateness of the requested zoning classification, the compatibility of permitted uses with surrounding land uses, and the long-term planning implications of the proposed classification.

BE IT FURTHER RESOLVED THAT the Council further affirms that zoning decisions do not constitute approval of any specific development project, plan, or design not expressly and formally included within a binding application before the Council.

BE IT FURTHER RESOLVED THAT the Council directs that all zoning deliberations remain focused on the legal and legislative question of land-use classification, and that extraneous speculative development concepts shall not be treated as determinative of the Council's decision.

BE IT FURTHER RESOLVED THAT the Council recognizes the importance of clear public understanding of zoning actions and seeks to avoid confusion regarding the scope and effect of its decisions.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5TH DAY OF NOVEMBER, 2026 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

_____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

_____
KATRINA L. BUCKLEY, COUNCIL CLERK