

**ZONING COMMISSION
MINUTES
CITY OF COVINGTON
TUESDAY OCTOBER 19, 2026
6:30PM
CITY COUNCIL CHAMBERS
222 E. KIRKLAND STREET
COVINGTON, LOUISIANA**

COMMISSION MEMBERS

**Teddy Boone – Chairman
Ruby Swords
Ben Guidry
Cecil Hudson
Bert Duvic
Pamala McKay
David Bulloch**

STAFF

**Julian “Rod” Rodrigue, City Attorney
Ellen Agee, Planning Director
Bridget Cohea-Secretary**

Commissioner Boone called the meeting to order at 6:40 pm.

Roll Call:

Teddy Boone	Here
Bert Duvic	Here
Ben Guidry	Here
Ruby Swords	Here
Cecil Hudson	Here
David Bulloch	Here
Pamala McKay	Here

Commissioners: Commissioner Boone, Commissioner Duvic, Commissioner Guidry, Commissioner Hudson, Commissioner Bulloch, Commissioner McKay, and Commissioner Swords

Commissioners Absent: None

Staff Present: Julian “Rod” Rodrigue – City Attorney, Ellen Agee – Planning Director, and Bridget Cohea - Secretary.

Approval of the previous meeting minutes

**Motion to approve made by Commissioner Duvic
Seconded by Commissioner Swords**

Roll Call:

Teddy Boone	Yes
Bert Duvic	Yes
Ben Guidry	Yes
Ruby Swords	Yes
Cecil Hudson	Yes
David Bulloch	Yes
Pamala McKay	Yes

CASES

26-09-05 ZC A request to change the zoning of Lot 13 and 14 Square 3, the Division of St John. From Community Business District (CBD) to Institutional (ID) this would allow for the property to be used as a classroom. The property has the municipal address of 426 E. Rutland Street, Covington
Petitioner: St. Scholastica Academy/Carol Dufrene
Owner: Archdiocese of New Orleans/St. Scholastica Academy

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Continuing Case No. 26-09-05 ZC

Commissioner Hudson made a motion to recommend approval to the council of the request as submitted.

Commissioner Duvic Seconded the motion.

Roll Call:

Teddy Boone	Yes
Bert Duvic	Yes
Ben Guidry	Yes
Ruby Swords	Yes
Cecil Hudson	Yes
David Bulloch	Yes
Pamala McKay	Yes

Motion passed with all seven commissioners in favor.

26-10-01TXT - TEXT CHANGE

A request for a text change to Section 5.8 of the Comprehensive Zoning Ordinance of 2010, PART 5. SECTION 5.8 BED AND BREAKFASTS, PARAGRAPH 5.802

To include the following:

Whereas, it has been determined that restaurants within a bed and breakfast are an allowable conditional use in commercial districts;

If the bed and breakfast is located in a commercial or mixed-use district, a restaurant, open to the public, shall be permitted provided it complies with the following conditions:

- a. The area used for the restaurant and/or lounge shall not exceed 2,500 sq. ft.; and
- b. The restaurant shall not operate between the hours of 10:00pm and 6:00am; and
- c. The establishment shall have a minimum of four (4) guest rooms; and
- d. The establishment shall comply with all applicable noise ordinances of the City of Covington; and
- e. The establishment shall comply with the parking requirements of Section 4.1 of this Code.

Petitioner: City of Covington – City Council

The request was amended by the petitioner to include a specific conditional use in CO zoning.

Commissioner Duvic made a motion to deny the request.

Commissioner Boone Seconded the motion.

Roll Call:

Teddy Boone	Yes
Bert Duvic	Yes
Ben Guidry	Yes
Ruby Swords	No
Cecil Hudson	Yes
David Bulloch	Yes
Pamala McKay	Yes

The motion passed, and the Commission voted to forward a recommendation to the Council to deny the amendment 6-1.

OTHER BUSINESS:

There being no further business, the meeting was adjourned at 7:01pm
The Video of the meeting can be found at www.covla.com.