

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, JUNE 1, 2010**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ANNOUNCEMENTS**

Phones and Pagers  
Appeals  
Speaker Card  
Ten (10) minutes of each side and five (5) minutes for rebuttal  
Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE MAY 4, 2010 MEETING**

**TABLING OF CASES**

**PUBLIC HEARING**

**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. **ZC10-06-050**  
Existing Zoning: A-1A (Suburban) District  
Proposed Zoning: A-1A (Suburban) & MHO (Manufactured Housing Overlay) Districts  
Acres: 1.39 acres  
Location: Parcels located on the north and south sides of Dorsey Road, east of Pace Street, S18, T9S, R15E, Ward 8, District 14  
Council District: 14
2. **ZC10-06-051**  
Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: A-4 (Single Family Residential) & MHO (Manufactured Housing Overlay) Districts  
Acres: 82.37 acres  
Location: Parcels located on the east side of US Highway 11, north of Haas Road, S23 & 24, T8S, R14E, Ward 8, District 14  
Council District: 14
3. **ZC10-06-052**  
Existing Zoning: A-1 (Suburban) District  
Proposed Zoning: A-1 (Suburban) & RO (Rural Overlay) Districts  
Acres: 232.97 acres  
Location: Parcels located on the south side of Pat O'Brien Road, on the north & south sides of Spring Clover Road & on the west side of LA Highway 1082, S25, T5S, R11E & S30, T5S, R12E, Ward 2, District 2  
Council District: 2

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- 4. ZC10-06-053**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 4.1 acres  
Location: Parcel located on the east side LA Highway 41, north of Jack Crawford Road, being 67464 Highway 41, Pearl River, LA., S26 & 27, T7S, R14E, Ward 6, District 6  
Council District: 6
- 5. ZC10-06-054**  
Text Change An Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), Section 7.02 Sign Regulations, Relative to Permitted Signs for Properties Located Along the Interstate 10 Service Road.
- 6. ZC10-06-055**  
Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: HC-1 (Highway Commercial) District  
Acres: 2 acres  
Location: Parcels located on the east side of Amber Street, north of Coral Street, being Lots 4 and 5, Square 16, Pearl Acres Subdivision , S6, T9S, R15E, Ward 8, District 8  
Council District: 8
- 7. ZC10-06-056**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban) & MHO (Manufactured Housing Overlay) Districts  
Acres: 14 acres  
Petitioner: Parish Council by Motion 4/1/10  
Location: Parcels located on the east and west sides of Casey Court, south of Charlene Drive, S33, T7S, R14E, Ward 6, District 6  
Council District: 6
- 8. ZC10-06-057**  
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban) & (MHO) Manufactured Housing Overlay Districts  
Acres: 202.43 acres  
Petitioner: Parish Council by Motion 4/1/10  
Location: Parcels located on the north and south sides of Charlene Drive, west of Chris Kennedy Road, S28 & 33, T7S, R14E, Ward 6, District 6  
Council District: 6
- 9. ZC10-06-058**  
Text Change Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I (Zoning), Article 4 Non-Conformities Section 4.02 Abandonment of or Restoration after Damage, to clarify the Provisions thereof and to extend the time for repair and replacement of mobile homes.  
Petitioner: Parish Council by Motion 4/1/10
- 10. ZC10-06-059**  
Text Change Ordinance amending the St. Tammany Parish Unified Development Code, Volume I (Zoning), Section 5.24, I-1 Industrial District, and Section 5.25, I-2 Industrial District, to allow I-1 Permitted Uses as Permitted Uses in the I-2 District.  
Petitioner: Parish Council by Motion 4/1/10

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**11. ZC10-06-060**

Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: NC-6 (Public Cultural and Recreational) District  
Acres: 11,478.50 sq.ft.  
Petitioner: Freida Torregano  
Owner: Freida Torregano  
Location: Parcel located on the south side of Ocoola Street, east of Apache Street, being 36199 Ocoola Street, Slidell, S9,T9S,R14E, Ward 9, District 14  
Council District: 14

**12. ZC10-06-061**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: ED-1 (Primary Education) District  
Acres: 1.9 acres  
Petitioner: Jimmy Laurent  
Owner: Jimmy & Madeleine Laurent  
Location: Parcel located on the south side of Montana Drive, east of Shady Pine Road, being 28660 Montana Drive, Lacombe, S43,T5S,R13E, Ward 7, District 7  
Council District: 7

**13. ZC10-06-062**

Existing Zoning: A-6 (Multiple Family Residential) District  
Proposed Zoning: I-2 (Industrial) District  
Acres: 4.337 acres  
Petitioner: Guy Olano  
Owner: The Millennium Group I  
Location: Parcel located on the west side of Harbor View Court, north of Lakeview Drive, being Lot 24, Oak Harbor Boater Service Area, S33,T9S,R14E, Ward 9, District 13  
Council District: 13

**14. ZC10-06-064**

Existing Zoning: HC-2 (Highway Commercial) District  
Proposed Zoning: I-1 (Industrial) District  
Acres: 23,153 sq.ft.  
Petitioner: George Scariano  
Owner: Gilbert E Copeland, Sr.  
Location: Parcel located on the east side of LA Highway 59, south of Robert Road, being 69408 Highway 59, Abita Springs, S13,T7S,R11E, Ward 4, District 7  
Council District: 7

**15. ZC10-06-065**

Text Change Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), Section 2, Definitions and Section 5.26A I-4 Heavy Industrial District, Relative to Waste Transfer Stations.

**16. ZC10-06-066**

Existing Zoning: A-4A (Single Family Residential) District  
Proposed Zoning: A-4A (Single Family Residential) & MHO (Manufactured Housing Overlay) Districts  
Acres: 45.84 acres  
Location: Parcels located on the north & south sides of James Crosby Road & on the east & west sides of Bolden Road, S11 & 14,T8S, R14E, Ward 8, District 14  
Council District: 14

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**17. ZC10-06-067**

Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: A-4A (Single Family Residential) District  
Acres: 49.28 acres  
Petitioner: Bruce Wainer  
Owner: All State Financial Company  
Location: Parcel located on the east side of Ochsner Blvd, south of Maison du Lac Subdivision, west of Normandy Oaks Subdivision, S12,T7S,R10E, Ward 1, District 1  
Council District: 1

**18. ZC04-10-083**

Major Amendment to the PUD (Planned Unit Development) District  
Acres: 375 acres  
Petitioner: Cleco Power, LLC  
Owner: Terra Bella Group, LLC  
Location: Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1  
Council District: 1

**CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:**

**1. CP10-04-005 - Use: Daiquiri Shop**

Zoning: C-2 (Highway Commercial) District  
Use Size: 2,150 sq.ft.  
Petitioner: Stephan Schwartz  
Owner: SVS Tangi LLC  
Location: Parcel located on the west side of North Collins Blvd., south of Ronald Regan Highway, being 1930 North Collins Blvd., Covington, S45, T6S, R11E, Ward 3, District 2

Council District: 2

**(Tabled from 5/4/10 Meeting)**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**