AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, FEBRUARY 6, 2007
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

INVOCAISON
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF THE MINUTES OF THE JANUARY 3, 2007 MEETING
TABLING OF CASES
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. ZC06-12-118
   Existing Zoning: R (Rural) District
   Proposed Zoning: A-4 (Single Family Residential) District
   Acres: 19.4 acres
   Petitioner: Leroy Cooper
   Owner: Patricia A. Salbador
   Location: Parcel located on the south side of Murray Road, west of LA Highway
   41, S3, T8S, R14E, Ward 8, District 6
   Council District: 6
   (TABLED FROM 1/3/07 MEETING)

2. ZC07-01-001
   Existing Zoning: SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 28 acres
   Petitioner: James E. Shields, Sr.
   Owner: James E. Shields, Sr.
   Location: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E, Ward 4, District 5 & 7
   Council District: 5 & 7
   (TABLED FROM 1/3/07 MEETING)

3. ZC07-01-002
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 9.49 acres
   Petitioner: Pam McNeely
   Owner: 434 Properties, LLC
   Location: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434, S43, T8S, R13E, Ward 7, District 7
   Council District: 7
   (TABLED FROM 1/3/07 MEETING)

4. ZC07-01-003
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 27,000 sq. ft.
   Petitioner: Mr. & Mrs. Rodney Nunez
   Owner: Mr. & Mrs. Rodney Nunez
   Location: Parcel located on the southeast corner of Nunez Road and LA Highway 433, north of Mayfair Road, S25, T9S, R14E, Ward 8, District 13
   Council District: 13
   (TABLED FROM 1/3/07 MEETING)
5. **ZC07-01-005**

Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 3.306 acres  
Petitioner: Energy Star Homes  
Owner: Cline 2001 Revocable Trust  
Location: Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane, S15, T7S, R11E, Ward 3, District 1  
Council District: 1  
*(TABLED FROM 1/3/07 MEETING)*

6. **ZC07-01-006**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 5.68 acres  
Petitioner: Le roy Cooper  
Owner: Aphelion Holdings, LLC/John Yemelos  
Location: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, District 1  
Council District: 1  
*(TABLED FROM 1/3/07 MEETING)*

7. **ZC06-11-107**

Major Amendment to the PUD (Planned Unit Development) District  
Acres: 24.9 acres  
Petitioner: M Properties, LLC  
Owner: M Properties, LLC  
Location: Parcel located on the south side of Penn Mill Road, west of Pruden Road, S23, T6S, R10E, Ward 3, District 3  
Council District: 3

8. **ZC07-02-007**

Existing Zoning: C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District  
Proposed Zoning: ID (Institutional) District  
Acres: 14 acres  
Petitioner: Ron Duhe  
Owner: Summerfield Retirement Comm, LLC  
Location: Parcel located on the north side of Brownswitch Road, east of Robert Road, west of Dauphine Street, S36,T8S, R14E, Ward 8, District 9  
Council District: 9

9. **ZC07-02-008**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.619 acres  
Petitioner: J. Ernest Prieto  
Owner: Marilyn O. Watkins, Mary Lynn Watkins, Mary Lois Watkins Smitherman  
Location: Parcel located on the west side of LA Highway 59, south Casril Drive, north of Mire Drive, S13, T7S, R11E, Ward 3, District 5  
Council District: 5

10. **ZC07-02-009**

Existing Zoning: R (Rural) District  
Proposed Zoning: A-1 (Suburban) District  
Acres: 213.65 acres  
Petitioner: Leroy Cooper  
Owner: David Aymond/Aymond Development, LLC  
Location: Parcel located on the north side of LA Highway 40, west of Jerry Willis Road, S39 & 40, T5S, R12E, Ward 5, District 2  
Council District: 2

11. **ZC07-02-010**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 10,800 sq. ft.  
Petitioner: Terri L. Abney  
Owner: Sam J. Abney  
Location: Parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville Street, being lots 30, 31 & 32, S34, T7S, R11E, Ward 4, District 4  
Council District: 4

DRAFT - January 18, 2007
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. CP06-12-224 - Use: Mini Storage
   Zoning: SA (Suburban Agricultural) District
   Use Size: 246,985 sq. ft.
   Petitioner: Leroy Cooper
   Owner: Aphelion Holdings, LLC/John Yemelos
   Location: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, District 1
   Council District: 1
   (TABLED FROM 1/3/07 MEETING)

2. CP07-01-002 - Use: Residential Condominiums
   Zoning: C-1 (Neighborhood Commercial) District
   Use Size: 144,000 sq. ft.
   Petitioner: Energy Star Homes
   Owner: Cline 2001 Revocable Trust
   Location: Parcel located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal, S15, T7S, R11E, Ward 3, District 1
   Council District: 1
   (TABLED FROM 1/3/07 MEETING)

3. CP07-01-011 - Use: Church
   Zoning: SA (Suburban Agricultural) District
   Use Size: 6,000 sq. ft.
   Petitioner: Tommy Qualls
   Owner: Good Shepard Lutheran Church
   Location: Parcel located on the south side of Home Estate Drive, east of Camp Villere Road, S32, T8S, R14E, Ward 9, District 11
   Council District: 11
   (TABLED FROM 1/3/07 MEETING)

4. CP07-01-017 - Use: Office/Retail Building Over 20,000 sq. ft.
   Zoning: C-2 (Highway Commercial) District
   Use Size: 60,000 sq. ft.
   Petitioner: Sandra McDougall-Gulf State Development Services
   Owner: Robert Bruno
   Location: Parcel located on the north side of Holiday Square Boulevard, south of Holiday Boulevard, S15, 16 & 22, T7S, R11E, Ward 3, District 1
   Council District: 1

5. CP07-02-018 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,120 sq. ft.
   Petitioner: Barbara Thompson
   Owner: Barbara Thompson
   Location: Parcel located on the north side of Edwards Street, west of Richard Avenue, east of August Avenue, being 36271 Edwards Street, S28, T8S, R14E, Ward 9, District 6
   Council District: 6

6. CP07-02-019 - Use: Mini Storage & Barber Shop
   Zoning: C-2 (Highway Commercial) District
   Use Size: 8,330 sq. ft.
   Petitioner: Richard & Deborah Saavedra
   Owner: Andrew & Glenda G. LoCicero, Gaspar Locicero III, Barbara Ehrhardt Locicero
   Location: Parcel located on the east side of U.S. Highway 11, south of Oak Harbor Boulevard, S44, T9S, R14E, Ward 9, District 12
   Council District: 12

7. CP07-02-020 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,280 sq. ft.
   Petitioner: Sally Piske
   Owner: Alan and Sally Piske
   Location: Parcel located on the north side of John Drive, west of Peachtree Drive, east of Tulip Drive, S29, T8S, R15E, Ward 8, District 9
   Council District: 9
8. **CP07-02-021 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 980 sq. ft.
   - Petitioner: Gary Smith
   - Owner: Penny Marcel
   - Location: Parcel located on the south side of Polk Street, east of 11th Street, S12, T7S, R11E, Ward 3, District 5
   - Council District: 5

9. **CP07-02-022 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,024 sq. ft.
   - Petitioner: Mattie Cetrone
   - Owner: Tony Cetrone
   - Location: Parcel located on the north side of Richards Road, west of Seichsmaydre Drive, S29, T9S, R15E, Ward 8, District 13
   - Council District: 13

10. **CP07-02-023 - Use: Church**
    - Zoning: ID (Institutional) District
    - Use Size: 12,000 sq. ft.
    - Petitioner: Doug Gilford
    - Owner: Doug Gilford
    - Location: Parcel located on the north side of LA Highway 1088, west of Forest Brook Boulevard, east of Trinity Drive, S5, T8S, R12E, Ward 4, District 5
    - Council District: 5

11. **CP07-02-024 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1,920 sq. ft.
    - Petitioner: Robin Steinhauser
    - Owner: Robin Steinhauser
    - Location: Parcel located on the east side of Taylor Road, north of U.S. Highway 190, S27, T6S, R10E, Ward 1, District 1
    - Council District: 1

12. **CP07-02-025 - Use: Sewer Treatment Plant**
    - Zoning: A-1 (Suburban) District
    - Use Size: 7,200 sq. ft.
    - Petitioner: Paul Mayronne
    - Owner: Palm Plaza, LLC
    - Location: Parcel located on the east side of Epsilon Avenue, S23, T6S, R11E, Ward 3, District 2
    - Council District: 2

13. **CP07-02-026 - Use: Church**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 14,251 sq. ft.
    - Petitioner: Pastor Chuck Constant
    - Owner: High Praise Fellowship
    - Location: Parcel located on the east side of Military Road (LA Highway 1090), south of Brownswich Road, S31, T8S, R15E, Ward 8, District 9
    - Council District: 9

14. **CP07-02-027 - Use: Addition to Existing John Deere Dealership**
    - Zoning: M-T (Light Industrial) District
    - Use Size: 10,800 sq. ft.
    - Petitioner: Bert Landry
    - Owner: Sunshine Equipment, Co.
    - Location: Parcel located on the west side of LA Highway 25, north of Bomoka Road, S20, T6S, R11E, Ward 3, District 3
    - Council District: 3

**OLD BUSINESS**

1. **CP06-06-112 - Use: Hotel**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 37,800 sq. ft.
   - Petitioner: Sandip Chauhan
   - Owner: Covington Hospitality L.L.C.
   - Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
   - Council District: 1

*(TABLED FROM 1/3/07 MEETING)*
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, FEBRUARY 6, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

2. CP05-12-113 Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1140 sq. ft.
   Petitioner: Kathern Carroll
   Owner: Kathern Cousin Carroll, Forrest J. Cousin, Paul Cousin, Sr., Kevin Narcisse, John E. Cousin, Jr., Eunice Cousin Shands, Kristi Carter
   Location: Parcel located at the end of Laurent Road, south of Pontchartrain Drive, S38, T8S, R12E, Ward 7, District 7
   Council District: 7

NEW BUSINESS

ADJOURNMENT