AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MARCH 6, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

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 FEBRUARY 6, 2007 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. 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
   TABLED FROM 2/6/07 MEETING

2. 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
   TABLED FROM 2/6/07 MEETING

3. ZC07-03-011
   Existing Zoning: A-2 (Suburban) District/A-3 (Suburban) District
   Proposed Zoning: M-2 (Intermediate Industrial) District
   Acres: 4.35 acres
   Petitioner: John R. Butkin, Jr.
   Owner: John R. Butkin, Jr.
   Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Road, S20, T6S, R11E, Ward 3, District 2
   Council District: 2
# AGENDA

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**KOOP DRIVE OFF OF HIGHWAY 59**

**MANDEVILLE, LOUISIANA**

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**4. ZC07-03-012**

| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres:           | 21.211 acres |
| Petitioner:      | Jeffrey D. Schoen |
| Owner:           | Church of the King |
| Location:        | Parcel located on the north side of Little Creek Road, east of LA Highway 59, S30, T7S, R12E, Ward 4, District 7 |
| Council District:| 7 |

**5. ZC07-03-013**

| Existing Zoning: | A-3 (Suburban) District |
| Proposed Zoning: | C-1 (Neighborhood Commercial) District |
| Acres:           | 22,530 sq. ft. |
| Petitioner:      | Greg Silessi |
| Owner:           | Greg Silessi |
| Location:        | Parcel located on the northeast corner of Brownswitch Road and St. Louis Street, S31, T8S, R15E, Ward 8, District 9 |
| Council District:| 9 |

**6. ZC07-03-014**

| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres:           | 0.391 acres |
| Petitioner:      | Larry & Shirley Rodriguez |
| Owner:           | Larry & Shirley Rodriguez |
| Location:        | Parcel located on the south side of Brownswitch Road, west of Military Road, east of Jacob Road, S31, T8S, R15E, Ward 8, District 9 |
| Council District:| 9 |

**7. ZC07-03-015**

| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-1 (Neighborhood Commercial) District |
| Acres:           | 1 acre |
| Petitioner:      | Bea Kaiser |
| Owner:           | Bea Kaiser |
| Location:        | Parcel located on the south side of U.S. Highway 190, east of Bremerman Road, west of Johns Road, S48, T8S, R12E, Ward 4, District 7 |
| Council District:| 7 |

**8. ZC07-03-016**

| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres:           | 33,365 sq. ft. |
| Petitioner:      | Allen & Margaret Vest, Jr. |
| Owner:           | Allen & Margaret Vest, Jr. |
| Location:        | Parcel located on the south side of U.S. Highway 190, west of South Pontchartrain Drive, S48, T8S, R12E, Ward 7, District 7 |
| Council District:| 7 |

**9. ZC07-03-017**

| Existing Zoning: | R (Rural) District |
| Proposed Zoning: | A-2 (Suburban) District |
| Acres:           | 52.0767 acres |
| Petitioner:      | Ned Wilson |
| Owner:           | Barry Family Acquisitions, LLC |
| Location:        | Parcel located on the east side of Bob Baxter Road, north of Hemphill Road, S16, T5S, R12E, Ward 5, District 2 |
| Council District:| 2 |
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10.  ZC07-03-018
    Text Change- Ordinance to Amend The Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.03, Sign Regulations

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.  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 Brownswitch Road, S31, T8S, R15E, Ward 8, District 9
    Council District: 9
    TABLED FROM 2/6/07 MEETING)

2.  CP07-03-028 - Use: Church
    Zoning: ID (Institutional) District
    Use Size: 24,000 sq. ft.
    Petitioner: Jeffrey Schoen
    Owner: Lakeshore Christian Center Church
    Location: Parcel located on the north side of Brewster Road, west of LA Highway 21, east of Amelia Lane, S12, T7S, R10E, Ward 1, District 1
    Council District: 1

3.  CP07-03-029 - Use: Mobile Home
    Zoning: A-4 (Single Family Residential) District
    Use Size: 1,762 sq. ft.
    Petitioner: John Pichon
    Owner: Wilber Navarre, Jr.
    Location: Parcel located on the west side of Patrick Street, north of Salmen Road, S9, T9S, R14E, Ward 9, District 14
    Council District: 14

4.  CP07-03-030 - Use: Addition to Church
    Zoning: A-2 (Suburban) District
    Use Size: 4,368 sq. ft.
    Petitioner: Chad Lockfield
    Owner: St. Michael's Episcopal Church
    Location: Parcel located on the north side of Sharp Road, east of Westwood Drive, west of Victorian Lane, S39, T7S, R11E, Ward 4, District 5
    Council District: 5

5.  CP07-03-031 - Use: Mini Storage
    Zoning: R (Rural) District
    Use Size: 109,000 sq. ft.
    Petitioner: Matt Bennett
    Owner: BB Facilities
    Location: Parcel located on the north side of LA Highway 22, east of Helen Drive, west of Perilloux Road, S16, T7S, R10E, Ward 1, District 1
    Council District: 1

6.  CP07-03-032 - Use: Mobile Home as Second Residence
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1,088 sq. ft.
    Petitioner: Andrea Madere
    Owner: Dennis and Andrea Madere
    Location: Parcel located on the north side of Tice Road, west of Lee Road, S15, T6S, R11E, Ward 3, District 2
    Council District: 2

Draft - February 16, 2007
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Use Description</th>
<th>Zoning District</th>
<th>Use Size</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP07-03-033</td>
<td>Bar and Poolroom</td>
<td>C-2 (Highway Commercial)</td>
<td>3,000 sq. ft.</td>
<td>Laura Valencia</td>
<td>Yee Properties, LLC</td>
<td>Parcel located on the north side of U.S. Highway 190, west of Sunset Drive, being 1714 Highway 190, S4, T9S, R14E, Ward 9, District 11</td>
<td>11</td>
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<tr>
<td>CP07-03-034</td>
<td>Day Care</td>
<td>SA (Suburban Agricultural)</td>
<td>21,150 sq. ft.</td>
<td>Leroy Cooper</td>
<td>One-Nine Enterprises, LLC</td>
<td>Parcel located on the east side of LA Highway 1077, south of Interstate 12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP07-03-035</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural)</td>
<td>14,100 sq. ft.</td>
<td>Edna Williams</td>
<td>Edna Williams</td>
<td>Parcel on the north side of Lazy K Drive, west of Transmitter Road, south of West Main Street, S4, T9S, R13E, Ward 7, District 7</td>
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<tr>
<td>CP07-03-036</td>
<td>Mobile Home</td>
<td>A-4 (Single Family Residential)</td>
<td>840 sq. ft.</td>
<td>Eva Delaune</td>
<td>Eva Delaune</td>
<td>Parcel located on the west side of Bel-Air Drive, south of U.S. Highway 190, S18, T9S, R15E, Ward 8, District 14</td>
<td>14</td>
</tr>
<tr>
<td>CP07-03-037</td>
<td>Electronic Billboard</td>
<td>PUD (Planned Unit Development)</td>
<td>672 sq. ft. per side</td>
<td>McCord Carrico</td>
<td>The Azby Fund</td>
<td>Parcel located on the north side of Interstate 12, west of LA Highway 1088, S33, T8S, R12E, Ward 4, District 7</td>
<td>7</td>
</tr>
<tr>
<td>CP07-03-038</td>
<td>Outdoor Storage Yard</td>
<td>C-2 (Highway Commercial)</td>
<td>9,500 sq. ft.</td>
<td>Robert Keyes</td>
<td>Ranson Lanier</td>
<td>Parcel located on the east side of LA Highway 59, north of Harry Lemons Road, S1, T8S, R11E, Ward 4, District 5</td>
<td>5</td>
</tr>
<tr>
<td>CP07-03-039</td>
<td>Office</td>
<td>R (Rural)</td>
<td>2,880 sq. ft.</td>
<td>John Bonneau</td>
<td>Philip R. Peter</td>
<td>Parcel located on the north side of LA Highway 1085, west of Hano Road, S5, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
</tbody>
</table>
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PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. PR07-03-001 - Use: Dayroom & Bunk Rooms Addition for Fire District No. 2 - Weldon Poole Station
   Corridor: LA Highway 21
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,680 sq. ft.
   Petitioner: John Beyl
   Owner: Fire District No. 2
   Location: Parcel located on the east side of LA Highway 21, south of Interstate 12, north of Christwood Boulevard, S41, T7S, R10E, Ward 1, District 1
   Council District: 1

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 2/6/07 MEETING)

NEW BUSINESS

ADJOURNMENT