AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, APRIL 3, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 5
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 MARCH 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. **ZC07-03-017**
   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

   **TABLED FROM 3/6/07 MEETING**

2. **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

   **TABLED FROM 3/6/07 MEETING**

3. **ZC00-05-036**
   Major Amendment to PUD (Planned Unit Development) District
   Acres: 332.26 acres
   Petitioner: Leroy J. Cooper
   Owner: Apaglion LTD
   Location: Parcel located on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane, S19/20/29, & 30, T6S, R12E, Ward 10, District 5

   Council District: 5

4. **ZC07-01-006**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-1 (Neighborhood Commercial) District
   Acres: 11.56 acres
   Petitioner: Leroy 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
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5. __ ZC07-04-019

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 40 acres
Petitioner: Jeffrey D. Schoen
Owner: Preston T. Prieto, Jr., James Kent Jackson, Janet Ruth Jackson
Location: Parcel located on the south side of Marshall Road, east of LA Highway 59, north of North Drive, S18, T7S, R12E, Ward 4, District 7

Council District: 7

6. __ ZC07-04-020

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.75 acres
Petitioner: Jeffrey D. Schoen
Owner: Jimmy D. Gill, Jr.
Location: Parcel located on the west side of LA Highway 59, south of Caroline Street, north of America Street, S38, T8S, R11E, Ward 4, District 10

Council District: 10

7. __ ZC04-01-003

Major Amendment to PUD (Planned Unit Development) District
Acres: 359.147 acres
Petitioner: Kelly J. McHugh
Owner: Roy F. Guste, et al.
Location: Parcel located west of Trapagnier Road, on the south side of LA Highway 22, S17 & 20, T7S, R10E, 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. __ 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 Brownsridge Road, S31, T8S, R15E, Ward 8, District 9

Council District: 9

TABLED FROM 3/6/07 MEETING)

2. __ CP07-03-034 - Use: Day Care

Zoning: SA (Suburban Agricultural) District
Use Size: 21,150 sq. ft.
Petitioner: Leroy Cooper
Owner: One-Nine Enterprises, LLC
Location: 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

Council District: 1

TABLED FROM 3/6/07 MEETING)

3. __ 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

DRAFT - March 16, 2007
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, APRIL 3, 2007
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4. CP07-04-041 - Use: Mobile Home
   Zoning: A-4 (Single Family Residential) District
   Use Size: 1,216 sq. ft.
   Petitioner: Ronald Wheat
   Owner: Ronald Wheat
   Location: Parcel located on the south side of Ranch Road, west of Taylor Street, east of Gum Street, being lot 34, S37, T9S, R15E, Ward 8, District 9
   Council District: 9

5. CP07-04-042 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,280 sq. ft.
   Petitioner: Willie Rogers
   Owner: Willie Rogers
   Location: Parcel located on the north side of Red Rooster Road, east of Robert Road (LA Highway 1091), S24, T8S, R14E, Ward 8, District 9
   Council District: 9

6. CP07-04-043 - Use: Basketball Training Center
   Zoning: M-1 (Light Industrial) District
   Use Size: 4,500 sq. ft.
   Petitioner: Charles Tracey
   Owner: Corie M. Herberger
   Location: Parcel located on the west side of MCH Road, north of Marshall Road, S18, T7S, R12E, Ward 4, District 7
   Council District: 7

7. CP07-04-044 - Use: Outdoor Storage Yard
   Zoning: C-2 (Highway Commercial) District
   Use Size: 3 acres
   Petitioner: Jerry McCain
   Owner: Lacox, Inc.
   Location: Parcel located on the south side of U.S. Highway 190 Bypass, west of Philip Drive, east of West 21st Avenue, S29 & 38, T6S, T11E, Ward 3, District 3
   Council District: 3

8. CP07-04-045 - Use: Mobile Home
   Zoning: A-3 (Suburban) District
   Use Size: 1,138 sq. ft.
   Petitioner: Frederick L. Fields
   Owner: Frederick L. Fields
   Location: Parcel located on the south side of U.S. Highway 190, west of McManus Road, S17, T9S, R15E, Ward 8, District 13
   Council District: 13

9. CP07-04-046 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,680 sq. ft.
   Petitioner: Carl and Patricia Yencho
   Owner: Carl and Patricia Yencho
   Location: Parcel located on the north side of Desoto Street, east of Escondido Street, west of Almonaster Street, S44, T9S, R14E, Ward 9, District 12
   Council District: 12

10. CP07-04-047 - Use: Expansion to Existing Hospital-WITHDRAWN
    Zoning: ID (Institutional) District
    Use Size: 118,500 sq. ft.
    Petitioner: Kyle Associates, LLC
    Owner: MedCath, Inc.
    Location: Parcel located on the east side of LA Highway 434, north of Interstate 12, S8 & 17, T8S, R13E, Ward 7, District 7
    Council District: 7
11. **CP07-04-048 - Use: Mobile Home**
   
   Zoning: SA (Suburban Agricultural) District
   
   Use Size: 960 sq. ft.
   
   Petitioner: Milton Thomas
   
   Owner: Milton Thomas
   
   Location: Parcel located on the east side of North 16th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
   
   Council District: 14

12. **CP07-04-049 - Use: Bar**
   
   Zoning: R-C (Recreational/Conservation) District
   
   Use Size: 1,560 sq. ft.
   
   Petitioner: Danny Willingham
   
   Owner: Danny Willingham
   
   Location: Parcel located on the north side of U.S. Highway 90, south of Poitevent Canal, west of the Pearl River, S29, T9S, R16E, Ward 8, District 13
   
   Council District: 13

13. **CP07-04-050 - Use: Telecommunications Cabinet**
   
   Zoning: A-2 (Suburban) District
   
   Use Size: 1,000 sq. ft.
   
   Petitioner: Bellsouth Telecommunications/Linda Meiners
   
   Owner: Donna F. and Donald J. Nunez
   
   Location: Parcel located on the west side of B Street, north of Quincy Avenue, east of C Street, south of Henry Clay Avenue, S11, T7, R11E, Ward 3, District 5
   
   Council District: 5

14. **CP07-04-051 - Use: Telecommunications Cabinet**
   
   Zoning: PUD (Planned Unit Development) District
   
   Use Size: 1,000 sq. ft.
   
   Petitioner: Bellsouth Telecommunications/Linda Meiners
   
   Owner: RPDE Development, Inc.
   
   Location: Parcel located on the south side of Little Creek Road, west of Beau Pre Drive, north of Interstate 12, S30, T7S, R12E, Ward 4, District 7
   
   Council District: 7

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR07-04-001 - Use: Retail Facility**
   
   Corridor: Highway 21 Planned Corridor
   
   Zoning: C-2 (Highway Commercial) District
   
   Use Size: 279,219 sq. ft.
   
   Petitioner: Leroy Cooper
   
   Owner: Fred R. Kolb, Kristina K. Johnson
   
   Location: Parcel located at the intersection of LA Highway 21 and Brewster Road, west of LA Highway 21, north of Brewster Road, S46, T7S, R10E, Ward 1, District 1
   
   Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**