AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, MARCH 7, 2006
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 FEBRUARY 7, 2006 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. **ZC05-12-076**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 50.71 acres
   - Petitioner: Steve Duvernay
   - Owner: Larry Abney
   - Location: Parcel located on the north and east sides of Robert Road, south of Combe Henry Road, north of Red Rooster Road, S24, T8S, R14E, Ward 8, District 9
   - Council District: 9
   - (TABLED FROM 2/7/06 MEETING)

2. **ZC06-01-002**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: C-2 (Highway Commercial) & A-5 (Two Family Residential) Districts
   - Acres: 7.2 acres
   - Petitioner: Renegade Properties, L.L.C.
   - Owner: Blaine Nolan & Gary Grillot
   - Location: Parcel located on the northeast corner of Lynwood Drive & US Highway 190, S48, T8S, R12E, Ward 4, District 7
   - Council District: 7

3. **ZC06-03-014**
   - Existing Zoning: C-1 (Neighborhood Commercial) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 4800 sq. ft.
   - Petitioner: Thomas Meredith
   - Owner: Thomas & Patricia Meredith
   - Location: Parcel located on the west side of LA Highway 11, south of Spartan Drive, S44, T9S, R14E, Ward 9, District 11
   - Council District: 11

4. **ZC06-03-015**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 2.5 acres
   - Petitioner: Keith Baker
   - Owner: Michael, Anthony & Eddie Dema & Maryann Moreland
   - Location: Parcel located on the north side of US Highway 190, west of I-10 being lots 7 & 8, S11, T9S, R14E, Ward 8, District 14
   - Council District: 14
5. **ZC06-03-016**

   Existing Zoning: SA (Suburban Agricultural) District  
   Proposed Zoning: C-1 (Neighborhood Commercial) District  
   Acres: 14,400 sq. ft.  
   Petitioner: Cory Walsh  
   Owner: Cory Walsh  
   Location: Parcel located on the west side of 7th Street, north of Iberville Street, being lots 7, 8, 13 & 14, Square 8, Chinchuba Subdivision, S34, T7S, R11E, Ward 4, District 4  
   Council District: 4

6. **ZC06-03-017**

   Existing Zoning: R (Rural) District  
   Proposed Zoning: A-6 (General Multi-Family Residential) District  
   Acres: 1.677 acres  
   Petitioner: Brenda Coleman  
   Owner: Robert & Brenda K. Coleman  
   Location: Parcel located on the northeast corner of LA Highway 22 & Kathman Drive, being lot 23, Square 5, Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1  
   Council District: 1

7. **ZC06-03-018**

   Existing Zoning: A-4 (Single Family Residential) District  
   Proposed Zoning: C-1 (Neighborhood Commercial) District  
   Acres: 5.04 acres  
   Petitioner: Robert C. Maier  
   Owner: DuFour Maier Murray Partnership  
   Location: Parcel located on the south side of LA Highway 1088, east of Sweet Bay Drive, west of Sout Street, S6, T8S, R12E, Ward 4, District 5  
   Council District: 5

8. **ZC06-03-019**

   Existing Zoning: R (Rural) District  
   Proposed Zoning: M-3 (Heavy-Industrial) District  
   Acres: 120 acres  
   Petitioner: Steve Duvernay  
   Owner: Hickory Oaks, L.L.C.  
   Location: Parcel located on the east and west sides of Teal Road, north of LA Industry Pit Road, S9 & 10, T7S, R14E, Ward 6, District 6  
   Council District: 6

**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. **CP05-12-108** - **Use:** Church  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 15,205 sq. ft.  
   Petitioner: Jeffrey D. Schoen  
   Owner: Archdiocese of New Orleans  
   Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5  
   Council District: 5  
   (Tabled from 2/7/06 meeting)

2. **CP06-01-005** - **Use:** Blanket Conditional Use to waive public hearing process for the placement of mobile home in Hillcrest Country Club Estates Additional # 2  
   Zoning: A-3 (Suburban) District  
   Location: Parcels located on the west side of Hollycrest Blvd, south of LA Highway 435, Hillcrest Country Club Estates Addition #2, S26, 27 & 34, T6S, R12E, Ward 10, District 6  
   Council District: 6  
   (Tabled from 2/7/06 meeting)
3. **CP06-02-030** - **Use:** Addition to existing Multi-Family Residential Development  
**Zoning:** C-2 (Highway Commercial) District  
**Use Size:** 348,480 sq. ft.  
**Petitioner:** Leroy Cooper  
**Owner:** The Forest, L.L.C & Salvador Modica  
**Location:** Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. , S14 & 15, T7S, R11E, Ward 3, District 5  
**Council District:** 5  
(TABLED FROM 2/7/06 MEETING)

4. **CP06-02-034** - **Use:** Mobile Home- 2nd Residence  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 1280 sq. ft.  
**Petitioner:** Jeffrey Elliott Sr.  
**Owner:** Jeffrey & Lydia Elliott  
**Location:** Parcel located on the south side of Penn Mill Road, east of Pruden Road S24, T6S, R10E, Ward 3, District 3  
**Council District:** 3  
(TABLED FROM 2/7/06 MEETING)

5. **CP06-02-038** - **Use:** Retail Plant Nursery  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 2000 sq. ft.  
**Petitioner:** Lance Fothe  
**Owner:** George W. Jackson  
**Location:** Parcel located on the north side of LA Highway 1085, west of LA Highway 1077, S1, T7S, R10E, Ward 1, District 1  
**Council District:** 1  
(TABLED FROM 2/7/06 MEETING)

6. **CP06-03-042** - **Use:** Mobile Home  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 720 sq.ft.  
**Petitioner:** Shonta Fay Harris  
**Owner:** Shonta Fay Harris  
**Location:** Parcel located on the west side of 10th Street, south of 2nd Ave. being lot 5, Square 54, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14  
**Council District:** 14

7. **CP06-03-043** - **Use:** Mobile Home  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 960 sq. ft.  
**Petitioner:** Cheryl J. Thorne  
**Owner:** Cheryl J. Thorne  
**Location:** Parcel located on the south side of Wymer Road, west of LA Highway 437, S15, T6S, R11E, Ward 3, District 2  
**Council District:** 2

8. **CP06-03-044** - **Use:** Mobile Home  
**Zoning:** SA (Suburban Agricultural) District  
**Use Size:** 859 sq. ft.  
**Petitioner:** Donald G. Tudury  
**Owner:** Donald G. Tudury  
**Location:** Parcel located on the east side of Apple Pie Ridge Road, south of Margene Court, west of US Highway 90, S33, T9S, R15E, Ward 8, District 13  
**Council District:** 13

9. **CP06-03-045** - **Use:** Increase of capacity of Sewer Treatment Plant to 1,000,000 g.p.d.  
**Zoning:** M-2 (Intermediate Industrial) District  
**Use Size:** 1.07 acres  
**Petitioner:** Paul J. Mayronne  
**Owner:** Southeastern Louisiana Water & Sewer Co. L.L.C.  
**Location:** Parcel located on the north side of LA Highway 1085, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1  
**Council District:** 1

ROUGH DRAFT - February 22, 2006
10. **CP06-03-046 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2400 sq. ft.
   Petitioner: Wilbert & Janice Rollins
   Owner: Wilbert & Janice Rollins
   Location: Parcel located on the north side of W. Timberline Drive, west of Ferndale Street, east of Dixie Road, being lot 34, Hyde Park Subdivision, S34, T8S, R14E, Ward 9, District 14
   Council District: 14

11. **CP06-03-047 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 2300 sq. ft.
    Petitioner: Ronald Faciane, Jr. & Erica Casnave
    Owner: Ronald Faciane, Jr. & Erica Casnave
    Location: Parcel located on the south side of Pichon Road, east of 24th Street, S39, T8S, R12E, Ward 7, District 7
    Council District: 7

12. **CP06-03-048 - Use: Retail Shopping Center**
    Zoning: C-2 (Highway Commercial) District
    Use Size: 22,608 sq. ft.
    Petitioner: Carl Wood
    Owner: Carl Wood
    Location: Parcel located on the west side of US Highway 190, south of Three Rivers Road, being half of Square 114 & half of Square 115, S48, T7S, R11E, Ward 3, District 1
    Council District: 1

13. **CP06-03-049 - Use: Mobile Home**
    Zoning: A-3 (Suburban) District
    Use Size: 2560 sq.ft.
    Petitioner: Ronald & Leah Lighttell
    Owner: Ronald & Leah Lighttell
    Location: Parcel located on the east side of Churchill Road, north of Bayou Liberty Road, S38, T9S, R14E, Ward 9, District 11
    Council District: 11

14. **CP06-03-051 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 2,000 sq. ft.
    Petitioner: Pam Berger
    Owner: Bren C. & Mary A. Bishop
    Location: Parcel located on the south side of Possum Hollow, south of Short Cut Road , S11, T9S, R14E, Ward 8, District 14
    Council District: 14

15. **CP06-03-052 - Use: Light Manufacturing & Millwork**
    Zoning: M-2 (Intermediate Industrial) District
    Use Size: 80,000 sq. ft.
    Petitioner: Desmond F. Perschall
    Owner: The Mandeville Partnership
    Location: Parcel located on the north side of US Highway 190, east of LA Highway 1077, S28, T6S, R10E, Ward 1, District 1
    Council District: 1

16. **CP06-03-053 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District
    Use Size: 700 sq. ft.
    Petitioner: Daphne Jackson
    Owner: Morgan Carlton Van Nurden
    Location: Parcel located on the northeast corner of 4th Street & August Avenue, being lot 7 & 8, Square 22, West Addition to Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6
    Council District: 6
17. CP06-03-054 - Use: Land Reclamation  
Zoning: R (Rural) District  
Use Size: 86,000 sq. ft.  
Petitioner: Eva Cheramie  
Owner: Elvira & Henry Gaines  
Location: Parcel located on the east side of LA Highway 41, south of Howard O'Berry Road, S22, T7S, R14E, Ward 6, District 6  
Council District: 6

17. CP06-03-055 - Use: Mobile Home  
Zoning: A-3 (Suburban) District  
Use Size: 1800 sq. ft.  
Petitioner: Alvin Daubert  
Owner: Alvin F. Daubert  
Location: Parcel located on the west side of St. Genevieve Lane, east of Thompson Road, S42, T9S, R13E, Ward 9, District 11  
Council District: 11

18. CP06-03-056 - Use: Church  
Zoning: A-2 (Suburban) District  
Use Size: 7000 sq. ft.  
Petitioner: Randy Boyett  
Owner: Calvary Baptist Church  
Location: Parcel located on the west side of Thompson Road, south of Swan Street, S39, T9S, R13E, Ward 9, District 11  
Council District: 11

19. CP06-03-057 - Use: Lumber Distribution Center  
Zoning: M-2 (Intermediate Industrial) District  
Use Size: 110,000 sq. ft.  
Petitioner: Sean M. Burkes  
Owner: St Joe Brick Works, Inc.  
Location: Parcel located on the west side of LA Highway 11, north of Robert Road, S13 & 14, T8S, R14E, Ward 8, District 9  
Council District: 9

20. CP06-03-058 - Use: Mobile Home -WITHDRAWN  
Zoning: A-3 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Philip & Brenda Hano  
Owner: Philip & Brenda Hano  
Location: Parcel located on the east side of Pace Street, south of US Highway 190, S18, T9S, R15E, Ward 8, District 14  
Council District: 14

21. CP06-03-059 - Use: Mini Storage  
Zoning: C-2 (Highway Commercial) District  
Use Size: 130,680 sq. ft.  
Petitioner: Leroy Cooper  
Owner: Aphelion Holdings, L.L.C.  
Location: Parcel located on the north side of US Highway 190, east Buckingham Drive, S40, T8S, R13E, Ward 9, District 11  
Council District: 11

22. CP06-03-060 - Use: Land Excavation & Land Reclamation  
Zoning: A-2 (Suburban) District  
Use Size: 1000 sq. ft.  
Petitioner: James Russell  
Owner: James Russell  
Location: Parcel located on the west side of Bayou Paquet Road, south of Chene Drive, S5, T9S, R13E, Ward 7, District 7  
Council District: 7

23. CP06-03-061 - Use: Mobile Home  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Jeana Anderson  
Owner: Chris L. Anderson  
Location: Parcel located on the west side of Rowell Street, south of Kilgore Street, being lot 6, Square 8, Litolff Subdivision, S17, T7S, R12E, Ward 4, District 7  
Council District: 7
24. **CP06-03-062 - Use: 2nd Residence Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1008 sq. ft.  
Petitioner: Vanessa M. Harry  
Owner: Vanessa M. Harry  
Location: Parcel located on the north side of Pontchartrain Drive, west of Turken Road, east of Ruppert Road, S23, T8S, R12E, Ward 7, 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. **PR06-03-001 - Use: Bank**  
   Corridor: Highway 21 Planned Corridor  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 3810 sq.ft.  
   Petitioner: Paul Mayronne  
   Owner: Iberia Bank  
   Location: Parcel located on the east side of LA Highway 21, south of Zinnia Drive, S47, T7S, R11E, Ward 1, District 1  
   Council District: 1

2. **PR06-03-002 - Use: Auto Part Store**  
   Corridor: East Gause Planned Corridor  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 7381 sq. ft.  
   Petitioner: Jim Barnett/ Land Capital Group  
   Owner: Shoreline Holding, INC  
   Location: Parcel located on the north side of East Gause Blvd., west of Military Road, S38, T9S, R15E, Ward 8, District 8  
   Council District: 8

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**