AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JUNE 6, 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 MAY 2, 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. ZC05-03-012
   Existing Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 181.2 acres
   Petitioner: Jim Rehkopf
   Owner: Maurmont Properties, LLC/ James E. Maurin
   Location: Parcel located on the south side of I-12, east of LA Highway 21, behind the Target Shopping Center, S47, T7S, R11E, Ward 1, District 1
   Council District: 1
   (TABLED FROM 5/2/06 MEETING)

2. ZC06-04-027
   Existing Zoning: R (Rural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 56.13 acres
   Petitioner: Leroy Cooper
   Owner: Peter M. McEnery & Mary F. McEnery Broussard
   Location: Parcel located on the east and west sides of Fish Hatchery Road, north I-12, S31, T7S, R13E, Ward 6, District 7
   Council District: 7
   (TABLED FROM 5/2/06 MEETING)

3. ZC06-05-033
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 2.23 acres
   Petitioner: William M. Magee
   Owner: Samuel R. & Louise Woods
   Location: Parcel located on the southeast corner of US Highway 190 & Oaklawn Drive, being Part of lot 349, North Oaklawn Subdivision, S39, T6S, R13E, Ward 7, District 7
   Council District: 7
   (TABLED FROM 5/2/06 MEETING)

4. ZC05-07-044
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JUNE 6, 2006
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.214 acres
Petitioner: Michael Saucier
Owner: BCS, L.L.C.
Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 5/2/06 MEETING)

5. ZC06-06-036
Existing Zoning: C-3 (Planned Commercial Center) District
Proposed Zoning: A-6 (General Multi-Family Residential) District
Acres: 10 acres
Petitioner: Rich Mauti
Owner: Francisco & Rebecca D. Cando
Representative: Paul C. Knowlton
Location: Parcel located on the east side of I-10 Service Road, north of Oak Harbor Blvd., S34, T9S, R14E, Ward 9, District 13
Council District: 13

6. ZC06-06-037
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.982 acres
Petitioner: Weldon Crawford
Owner: NC Investments, L.L.C.
Location: Parcel located on the northeast corner of Tranquility Road & US Highway 190, S34, T8S, R13E, Ward 7, District 7
Council District: 7

7. ZC06-06-038
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 10 acres
Petitioner: Jeffrey D. Schoen
Owner: Perriloux Properties, L.L.C.
Location: Parcel located on the east side of Perrilloux Road, south of Brewster Road, S16, T7S, R10E, Ward 1, District 1
Council District: 1

8. ZC06-06-039
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 20 acres
Petitioner: Robert J. Bodet, Jr.
Owner: St. Tammany Modern Development LLC
Location: Parcel located at the end of Little Creek Road, north of I-12, S29, T7S, R12E, Ward 4, District 7
Council District: 7

9. ZC06-06-040
Existing Zoning: C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 11.07 acres
Petitioner: Richard Lambert
Owner: Frederick Heisler & Xavier J. Grilletta Sr.
Location: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4
Council District: 4

10. ZC06-06-041
Existing Zoning: LC (Light Commercial) District

DRAFT - May 19, 2006
11. **ZC06-06-042**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28.84 acres
Petitioner: Leroy Cooper
Owner: James Coate/ Autumn Creek II L.L.C.
Location: Parcel located on the north side of LA Highway 22, east of Perrilloux Road & Autumn Creek Subdivision, S42, T7S, R10E, Ward 1, District 1
Council District: 1

12. **ZC06-06-043**
Existing Zoning: A-4 (Single Family Residential) & LC (Light Commercial) Districts
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 11.6 acres
Petitioner: Jeff Schoen
Owner: RHP2, L.L.C.
Location: Parcel located at the end of River Highlands Blvd., west of Echo Street, S48, T7S, R11E, Ward 3, District 1
Council District: 1

13. **ZC06-06-044**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 4.5 acres
Petitioner: Leroy Cooper
Owner: Colonnade Homes Corporation
Location: Parcel located on the west side of Ruelle Du Chene Drive, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
Council District: 1

14. **ZC06-06-045**
Existing Zoning: M-2 (Intermediate Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 46,345 sq. ft.
Petitioner: Vincent P. Saia
Owner: Telesmar, L.L.C.
Location: Parcel located on the south side of Hard Hat Drive, east of LA Highway 25, being lot 2A, Covington Industrial Park, S20, T6S, R11E, Ward 3, District 2
Council District: 2

15. **ZC06-06-046**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 5.052 acres
Petitioner: William Colley, Jr.
Owner: Colley Construction Company, LLC
Location: Parcel located on the north side of LA Highway 1088, east of Garlin Drive, S6, T8S, R12E, Ward 4, District 5
Council District: 5

16. **ZC06-05-049**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residence) District
Acres: 65.435 acres
Petitioner: Marina Developers, L.L.C.
Owner: Marina Developers, L.L.C.
Location: Parcel located on the north side of LA Highway 22, south of Brewster Road, S17, T7S, R10E, Ward 1, District 1
Council District: 1

17. ZC06-06-050
Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.343 acres
Petitioner: Marina Developers, L.L.C.
Owner: Marina Developers, L.L.C.
Location: Parcel located on the north side of LA Highway 22, between LA Highway 1085 & Oak Park Drive, S17, T7S, R10E, Ward 1, District 1
Council District: 1

CONDIONAL 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. CP06-05-086 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Steve Stewart
Owner: Van J. Perrin Jr.
Location: Parcel located on the northwest corner of Cyprian Drive & Pierre Street, east of Paquet Road, being lot 9, Bayou Cyprian Estates, S5, T9S, R13E, Ward 7, District 7
Council District: 7
(TABLED FROM 5/2/06 MEETING)

2. CP06-06-097 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq. ft.
Petitioner: Melanie Alyce Pichon
Owner: Shirley P. Pichon
Location: Parcel located on the east side of Corner Road, north of US Highway 190, S32 & 37, T8S, R14E, Ward 9, District 11
Council District: 11

3. CP06-06-098 - Use: Outdoor Storage Yard
Zoning: C-2 (Highway Commercial) District
Use Size: 2000 sq. ft.
Petitioner: Leon Pitts
Owner: Alexville, L.L.C.
Location: Parcel located on the northeast corner of US Highway 190 & 11th Avenue, being a portion of Square 112, Alexiusville, S10, T7S, R11E, Ward 3, District 5
Council District: 5

4. CP06-06-099 - Use: Mobile Home as 2nd Residence
Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Felicia Andrews
Owner: Felicia Andrews
Location: Parcel located on the west side of Jeron Drive, north of Grand Avenue, being lot 8, Paquet Estates, S45, T9S, R13E, Ward 7, District 7
Council District: 7

5. CP06-06-100 - Use: Mobile Home as 2nd Residence
Zoning: SA (Suburban Agricultural) District
Use Size: 840 sq. ft.
Petitioner: Felicia Andrews
Owner: Felicia Andrews
<table>
<thead>
<tr>
<th>6. CP06-06-101 - Use: Mobile Home</th>
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</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>A-2 (Suburban) District</td>
</tr>
<tr>
<td>Use Size:</td>
<td>1280 sq.ft.</td>
</tr>
<tr>
<td>Petitioner:</td>
<td>Christopher P. Calandro</td>
</tr>
<tr>
<td>Owner:</td>
<td>Christopher P. Calandro</td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the west side of Armadillo Run, north of Bull Run, being lot 52, Ponderosa Ranches, Phase 4, S15, T8S, R14E, Ward 9, District 6</td>
</tr>
<tr>
<td>Council District:</td>
<td>6</td>
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<thead>
<tr>
<th>7. CP06-06-102 - Use: Mobile Home</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>SA (Suburban Agricultural) District</td>
</tr>
<tr>
<td>Use Size:</td>
<td>2000 sq.ft.</td>
</tr>
<tr>
<td>Petitioner:</td>
<td>Brenda Eike</td>
</tr>
<tr>
<td>Owner:</td>
<td>Brendylin B. Eike</td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the north side of North Street, east of Lincoln Street, being Lot 6, Block 5, Red Gap Acres, S12, T7S, R11E, Ward 3, District 3</td>
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<tr>
<td>Council District:</td>
<td>3</td>
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<thead>
<tr>
<th>8. CP06-06-103 - Use: Guest Home</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>A-2 (Suburban) District</td>
</tr>
<tr>
<td>Use Size:</td>
<td>1000 sq.ft.</td>
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<tr>
<td>Petitioner:</td>
<td>William C. Allen, III</td>
</tr>
<tr>
<td>Owner:</td>
<td>William C. Allen, III</td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the south side of Pelican Ridge Drive, east of Black River Drive, being lot 52, Black River Estates, Phase 8, S42, T7S R10E, Ward 1, District 1</td>
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<tr>
<td>Council District:</td>
<td>1</td>
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<tr>
<th>9. CP06-06-104 - Use: Mobile Home</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>SA (Suburban Agricultural) District</td>
</tr>
<tr>
<td>Use Size:</td>
<td>1280 sq.ft.</td>
</tr>
<tr>
<td>Petitioner:</td>
<td>Barbara C. Broom</td>
</tr>
<tr>
<td>Owner:</td>
<td>William B. Broom</td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the east side of Broom Road, north of 3rd Street, S22, T8S, R14E, Ward 9, District 6</td>
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<td>Council District:</td>
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<tr>
<th>10. CP06-06-105 - Use: Religious Center</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>SA (Suburban Agricultural) District</td>
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<tr>
<td>Use Size:</td>
<td>7056 sq.ft.</td>
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<td>Petitioner:</td>
<td>Walter &amp; Dorothy Pennington</td>
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<tr>
<td>Owner:</td>
<td>Walter &amp; Dorothy Pennington</td>
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<td>Location:</td>
<td>Parcel located on the southeast corner of Josephine Street &amp; Riverhill Court, south of LA Highway 36, S1 T7S R11E, Ward 3, District 3</td>
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<td>Council District:</td>
<td>3</td>
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<tr>
<th>11. CP06-06-106 - Use: Guest House</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>A-2 (Suburban) District</td>
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<tr>
<td>Use Size:</td>
<td>864 sq.ft.</td>
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<tr>
<td>Petitioner:</td>
<td>Cheryl Schoenberger</td>
</tr>
<tr>
<td>Owner:</td>
<td>Cheryl &amp; Alan Schoenberger</td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the east side of Honeysuckle Drive, north of Camellia Drive, S2, T7S, R11E, Ward 3, District 3</td>
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<tr>
<td>Council District:</td>
<td>3</td>
</tr>
</tbody>
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<tr>
<th>12. CP06-06-107 - Use: Office Space</th>
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<tbody>
<tr>
<td>Zoning:</td>
<td>A-4 (Single Family Residential) &amp; LC (Light Commercial) Districts</td>
</tr>
<tr>
<td>Use Size:</td>
<td>135,000 sq.ft.</td>
</tr>
<tr>
<td>Petitioner:</td>
<td>Jeff Schoen</td>
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<tr>
<td>Owner:</td>
<td>RHP2, LLC</td>
</tr>
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DRAFT - May 19, 2006
13. **CP06-06-108 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 840 sq. ft.
   - Petitioner: David or Evealen B. Horton
   - Owner: Succ. of William C. Garrett
   - Location: Parcel located on the south side of 4th Street, east of August Avenue, being lots 38 & 39, West Addition to Morgans Subdivision, S28, T8S, R14E, Ward 9, District 6
   - Council District: 6

14. **CP06-06-109 - Use: Automobile Dealership**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 27450 sq. ft.
   - Petitioner: Jeffrey D. Schoen
   - Owner: Durham Properties, L.L.C.
   - Location: Parcel located at the northeast corner of Holiday Square Blvd., west of US Highway 190, north of I-12, S15, T7S, R11E, Ward 3, District 1
   - Council District: 1

15. **CP06-06-110 - Use: Retail Building over 20,000 sq. ft.**
   - Zoning: R (Rural) District
   - Use Size: 24,473 sq. ft.
   - Petitioner: Mike Saucier
   - Owner: BCS, L.L.C. c/o Robert Bruno
   - Location: Parcel located on the southwest corner of LA Highway 1077 & Belington Avenue, south of I-12, S11, T7S, R10E, Ward 1, District 1
   - Council District: 1

16. **CP06-06-111 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 2400 sq.ft.
   - Petitioner: James M. Mobley
   - Owner: Grace Plescia
   - Location: Parcel located on the east side of LA Highway 1077, north of Dummyline Road, S44, T7S, R10E, Ward 1, District 1
   - Council District: 1

17. **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

18. **CP06-06-113 - Use: Outdoor Storage Yard**
   - Zoning: C-1 (Neighborhood Commercial) District
   - Use Size: 2000 sq.ft.
   - Petitioner: Ben Watters-Regency Homes, Inc.
   - Owner: Ben Watters-Regency Homes, Inc.
   - Location: Parcel located on the south side of LA Highway 22, west of Penn’s Chapel Road, S54, T7S, R11E, Ward 4, District 4
   - Council District: 4

19. **CP06-06-114 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 2300 sq.ft.
   - Petitioner: Sheryl Singley
   - Owner: Jerry Brodigan
   - Location: Parcel located on the south side of Cypress Street, west of...
20. **CP06-06-115 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1280 sq.ft.
   - **Petitioner:** Michele Tillman
   - **Owner:** Michele Tillman
   - **Location:** Parcel located on the north side of Shady Pine Road, east of LA Highway 434, S20, T8S, R13E, Ward 7, District 7
   - **Council District:** 7

21. **CP06-06-116 - Use: Car Dealership**
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 28,000 sq.ft
   - **Petitioner:** Lee Eikel
   - **Owner:** Rainbow Chrysler Dodge Jeep LLC
   - **Location:** Parcel located on the southeast corner of US Highway 190 & River Highland Blvd., S48, T7S, R11E, Ward 3, District 1
   - **Council District:** 1

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

1. **PR06-06-003 - Use: Tire and Automotive Service**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** LC (Light Commercial) District
   - **Use Size:** 12,586 sq. ft.
   - **Petitioner:** David Hardin
   - **Owner:** Greg Luken
   - **Location:** Parcel located on the north side of LA Highway 21, east of LA Highway 1085, S46, T7S, R11E, Ward 1, District 1
   - **Council District:** 1

2. **PR06-06-004 - Use: Strip Commercial Center**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 13,300 sq.ft.
   - **Petitioner:** Tim Richardson
   - **Owner:** 21 East L.L.C.
   - **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

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**