AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, SEPTEMBER 5, 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 AUGUST 1, 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. **ZC06-04-047**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 254.74 acres
   - Petitioner: Kyle Associates, L.L.C.
   - Owner: CERP Development
   - Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S21, T6S, R10E, Ward 1, District 1
   - Council District: 1
   -(TABLED FROM 8/1/06 MEETING)-

2. **ZC06-04-048**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 6.2 acres
   - Petitioner: Kyle Associates LLC
   - Owner: Stonebrook Holdings & Jules Walder Jr.
   - Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10
   - Council District: 10
   -(TABLED FROM 8/1/06 MEETING)-

3. **ZC06-08-068**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: M-2 (Intermediate Industrial) District
   - Acres: 71.452 acres
   - Petitioner: Robert G. Tufts
   - Owner: David M. Moore
   - Location: Parcel located at the end of Marion Lane, west of LA Highway 59, S2, T7S, R11E, Ward 4, District 7
   - Council District: 7
   -(TABLED FROM 8/1/06 MEETING)-
4. ZC06-08-070
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: ID (Institutional) District
Acres: 2.088 acres
Petitioner: Clave Gill & Deborah Hopkins
Owner: RBF, L.L.C.
Council District: 5
(TABLED FROM 8/1/06 MEETING)

5. ZC06-08-073
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 14.267 acres
Petitioner: Steve Duvernay
Owner: Toby Lowe
Location: Parcel located at the end of Crawford Landing Road, north of I-10 , S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9
Council District: 9
(TABLED FROM 8/1/06 MEETING)

6. ZC06-08-076
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 9.13 acres
Petitioner: Leroy Cooper
Owner: Tom Johnston & Gordon Philibert
Location: Parcel located on the north side of 10th Street, east of Jefferson Street, S42, T6S, R11E, Ward 3, District 3
Council District: 3

7. ZC06-09-082
Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 30,100 sq. ft.
Petitioner: Kevin M. Barnes, Sr.
Owner: Jeanne L. Emmons
Location: Parcel located on the north side of LA Highway 22, west of Kathman Drive, being of Lot 25 Square 13 of Live Oak Hills Subdivision, S18,T7S,R10E, Ward 1, District 1
Council District: 1

8. ZC06-09-083
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 37.62 acres
Petitioner: Montgomery Trace Development Corp.
Owner: Mr. Steve Chatellier
Location: Parcel located on the north side of LA Highway 22, west of Perilloux Road, east of LA Highway 1085, S17, T7S, R10E, Ward 1, District 1
Council District: 1

9. ZC06-09-084
Existing Zoning: SA (Suburban Agricultural) District and M-1 (Light Industrial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.5 acres
Petitioner: Robert Maier
Owner: Robert Maier
Location: Parcel located on the southeast corner of LA Highway 36 & Josephine Street, S36, T6S, R11E, Ward 3, District 3
Council District: 3
10. **ZC06-09-085**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 8.77 acres  
Petitioner: Matt J. Bennett  
Owner: Gerald Robert  
Location: Parcel located on the north side of LA Highway 22, west of Perrioloux Road, east of Oak Park Drive, S16, T7S, R10E, Ward 1, District 1  
Council District: 1

11. **ZC06-09-086**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: LC (Light Commercial) District  
Acres: 26,011.44 sq. ft.  
Petitioner: Heidi Roth & Annie Lefeure  
Owner: Heidi Roth & Annie Lefeure  
Location: Parcel located at the southwest corner of LA Highway 59 and Dupard Street, S38, T8S, R11E, Ward 4, District 4  
Council District: 4

12. **ZC06-09-087**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-1 (Light Industrial) District  
Acres: 37.11 acres  
Petitioner: Jeff Schoen, Atty.  
Owner: Livaudais Company, LLC c/o Chris Jean Authorized Agent  
Location: Parcel located on the north side of North Parkline Boulevard, north of Brownsville Road, S27, T8S, R14E, Ward 9, District 6 and 14  
Council District: 6 and 14

13. **ZC06-09-088**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 0.70 acre  
Petitioner: Kyle Associates, LLC /Franklin Kyle  
Owner: Carole Mitchell Marshall  
Location: Parcel located on the west side of LA Highway 21, north of Dummy Line Road, south of Lalanne Road, S38, T7S, R10E, Ward 1, District 1  
Council District: 1

14. **ZC06-09-089**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 76.89 acres  
Petitioner: Jeff Schoen, Atty.  
Owner: Livaudais Company, LLC c/o Chris Jean Authorized Agent  
Location: Parcel located on the east side of Salmen Avenue, north of Sixth Street and Brownsville Road, S27, T8S, R14E, Ward 9, District 6  
Council District: 6

15. **ZC05-01-001**

Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 4.9 acres  
Petitioner: Leroy Cooper  
Owner: A. David Aymond, Aymond Contractors, Inc.  
Location: Parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A & 3B of Fox Branch Subdivision, S9, T7S, R10E, Ward 1, District 1  
Council District: 1
### AGENDA

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6:00 P.M. - TUESDAY, SEPTEMBER 5, 2006  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

16. **ZC05-07-044**

- **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

(Referred back from Council)

### 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. **CP06-08-150 - Use: Funeral Home**
   - **Zoning:** A-3 (Suburban) District
   - **Use Size:** 18,000 sq.ft.
   - **Petitioner:** Clave Gill & Deborah Hopkins
   - **Owner:** RBF, L.L.C.
   - **Location:** Parcel located on the east side of LA Highway 59, north of Grande Maison Boulevard, south of Hurricane Alley, Lots 20, 21, & 22 , S25, T7S, R12E, Ward 4, District 5

   Council District: 5

   (TABLED FROM 8/1/06 MEETING)

2. **CP06-09-153 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 2432 sq. ft.
   - **Petitioner:** Dulce Cabrera Ventura
   - **Owner:** Dulce Cabrera Ventura
   - **Location:** Parcel located on the east side of Clabon Drive, south of Lewis Drive, west of Dixie Ranch Road, being lot 31, Phase 1, Oak Ranch Estates, S25, T8S, R12E, Ward 4, District 5

   Council District: 11

3. **CP06-09-154 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1280 sq. ft.
   - **Petitioner:** Rudoll Marion Sissac
   - **Owner:** Rudoll Marion Sissac
   - **Location:** Parcel located on the east side of Ordogne Ruppert Road, north of North Pontchartrain Drive, being Lot 7, Greensburg District, S14, T8S, R12E, Ward 7, District 7

   Council District: 7

4. **CP06-09-155 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1440 sq.ft.
   - **Petitioner:** Donna Sissac
   - **Owner:** Henry Sissac
   - **Location:** Parcel located on the north side of Barousse Road, east of Cordogne-Ruppert Road, being lot 11, Lacombe Forest Subdivision, S14, T8S, R12E, Ward 7, District 7

   Council District: 7

5. **CP06-09-156 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1280 sq.ft.
   - **Petitioner:** William J. Lopez
   - **Owner:** William J. Lopez
   - **Location:** Parcel located on the northeast corner of Huey Street & Transmitter Road, south of US Highway 190, being lot 96A, Square 3, East Oaklawn Town, S33, T8S, R13E, Ward 7, District 11

   Council District: 11
6. **CP06-09-157 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 2331 sq. ft.  
Petitioner: David P. and Susan W. Muller  
Owner: David P. and Susan W. Muller  
Location: Parcel located at the end of Donnie Road, south of LA Highway 1078, S5, T6S, R10E, Ward 3, District 3  
Council District: 3

7. **CP06-09-158 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 2048 sq. ft.  
Petitioner: Robert Stallings  
Owner: Robert E. & Gail Rita Stallings  
Location: Parcel located on the southeast corner of Beaver Ball Road & Fish Hatchery Road, S6, T8S, R13E, Ward 7, District 6  
Council District: 6

8. **CP06-09-159 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Mary Williams  
Owner: Howard Williams  
Location: Parcel located on the east side of Shelby Drive, south of Pichon Road, being part of Farm 558, Forest Glen Addition to Lacombe Park Subdivision, S48, T8S, R12E, Ward 7, District 7  
Council District: 7

9. **CP06-09-161 - Use: Mini Storage**
Zoning: C-2 (Highway Commercial) District  
Use Size: 15,000 sq.ft.  
Petitioner: James G. Fortier  
Owner: James G. Fortier  
Location: Parcel located on the north side of U.S. Highway 190, east of Bremerman Road, across from Bremerman Road, S48, T8S, R12E, Ward 4, District 7  
Council District: 7

10. **CP06-09-162 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 2208 sq. ft.  
Petitioner: Patricia Hunter  
Owner: Jerome Hunter  
Location: Parcel located on the west side of Richard Avenue, north of Brownswitch Road, being lot 29A, Square 47, West Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

11. **CP06-09-163 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 1200 sq. ft.  
Petitioner: Sonya Miller  
Owner: Brenda Miller Carter  
Location: Parcel located on the east side of Dixie Road, south of Pinehill Drive, north of West Timberline Drive, being Lot 20, Square 19, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 6  
Council District: 6

12. **CP06-09-164 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District  
Use Size: 1,280 sq. ft.  
Petitioner: Amelia Stapler  
Owner: Jesse A. Stapler  
Location: Parcel located on the northeast corner of Tantella Ranch Road & Jones Road, being lot 13A-1, River's Bend Estates, S38,T6S, R10 E, Ward 1, District 1  
Council District: 1
13. **CP06-09-165 - Use: Mobile Home**

   **Zoning:** SA (Suburban Agricultural) District  
   **Use Size:** 2720 sq. ft.  
   **Petitioner:** Roy D. & Rosemary McManus  
   **Owner:** Roy D. & Rosemary McManus  
   **Location:** Parcel located on the east side of McManus Road, north of Huckleberry Lane, S20, T9S, R15E, Ward 8, District 13  
   **Council District:** 13

14. **CP06-09-166 - Use: Used Car Lot**

   **Zoning:** M-1 (Light Industrial) District  
   **Use Size:** 840 sq. ft.  
   **Petitioner:** Perry Guy  
   **Owner:** Perry & Susan Guy  
   **Location:** Parcel located on the west side of LA Highway 59, north of Bayou Court, S12, T7S, R11E, Ward 3, District 3  
   **Council District:** 3

15. **CP06-09-167 - Use: Industrial Warehouse**

   **Zoning:** M-1 (Light Industrial) District  
   **Use Size:** 40,000 sq.ft.  
   **Petitioner:** Vick Corso & Chris Jean  
   **Owner:** Industrial Drive L.L.C.  
   **Location:** Parcel located on the north side of J.F. Smith Avenue, east of Mechanical Blvd & US Highway 11, S26 & 27, T8S, R14E, Ward 9, District 6  
   **Council District:** 6

16. **CP06-09-168 - Use: Mobile Home**

   **Zoning:** SA (Suburban Agricultural) District  
   **Use Size:** 784 sq.ft.  
   **Petitioner:** Steve Maxwell  
   **Owner:** Rachel Maxwell  
   **Location:** Parcel located on the north side of Raccoon Road, east of Stallion Run, being lot 101, Phase II, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6  
   **Council District:** 6

17. **CP05-09-087 - Use: Adult Day Care**

   **Zoning:** A-4 (Single Family Residential) District  
   **Use Size:** 1400 sq. ft.  
   **Petitioner:** Vickie Metayer  
   **Owner:** Vikki Lynn Prevost  
   **Location:** Parcel located on the south side of Nottingham Lane, west of Runnymede Circle, being lot 24, Square 16, Phase 3, Kingspoint Subdivision, S13, T9S, R14E, Ward 8, District 14  
   **Council District:** 14

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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. **PR06-09-005 - Use: Restaurant**

   **Corridor:** Highway 21 Planned Corridor  
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 11,500 sq.ft.  
   **Petitioner:** James Deshotel, DDK Design Group, LLC  
   **Owner:** C & O Enterprises, LLC  
   **Location:** Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1  
   **Council District:** 1

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**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT - August 23, 2006