

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - WEDNESDAY, NOVEMBER 8, 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 OCTOBER 3, 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. ZC06-10-090

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 43.31 acres
Petitioner: Mr. Leroy J. Cooper
Owner: The Marietta Trust/Warren Trust
Location: Parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 10/3/06 MEETING)

2. ZC06-10-093

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 8.06 acres
Petitioner: Rick Perez
Owner: Mildred & Ricardo Perez
Location: Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline, S44, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 10/3/06 MEETING)

3. ZC06-10-096

Existing Zoning: R(Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 440.78 acres
Petitioner: Mr. Leroy Cooper
Owner: Aphelion Holdings, L.L.C./ John Yemelos
Location: Parcel located on the east side of LA Highway 1082, north of Elderberry Lane, S19 & 20, T5S, R12E, Ward 5, District 2
Council District: 2

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4. ZC06-10-098

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 346 acres
Petitioner: Kyle Associates, L.L.C.
Owner: McEnery Group, Inc.
Location: Parcel located on east side of Fish Hatchery Road, S31, T7S, R13E, Ward 6, District 7
Council District: 7

(TABLED FROM 10/3/06 MEETING)

5. ZC83-07-076

Existing Zoning: Major Amendment to the PUD (Planned Unit Development) District
Acres: 188.54 Acres
Petitioner: Fred Sigur
Owner: Estate of Mr. Frederick J. Sigur
Location: Parcel located on the south side of LA Highway 433, west of S37, T6S, R14E, Ward 8, District 13
Council District: 13

(TABLED FROM 10/3/06 MEETING)

6. ZC06-11-104

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 32,300 sq. ft.
Petitioner: Ann Percy Moores
Owner: Ann Percy Moores/ Mary Percy Lobdell
Location: Parcel located on the north side of LA Highway 36, west of Plantation Street, S35, T6S, R11E, Ward 3, District 3
Council District: 3

7. ZC06-11-105

Existing Zoning: Special District #14
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 21,875 sq. ft.
Petitioner: Wilfred E. Lewis
Owner: Wilfred E. Lewis
Location: Parcel is located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22 - 28 of square 6, 38109 Coast Boulevard, S23, T9S, R14E, Ward 8, District 12
Council District: 12

8. ZC06-11-106

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 7.66 acres
Petitioner: Steven Duvernay
Owner: Joseph Andrew Schiro Jr.
Location: Parcel located at the end of Abney Farm Road, north of Robert Road, and west of Interstate 59, S24, T8S, R14E, Ward 8, District 9
Council District: 9

9. ZC06-11-107

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 24.9 acres
Petitioner: M Properties, LLC
Owner: M Properties, LLC
Location: Parcel located on the south side of Penn Mill Road, west of Pruden Road, S23, T6S, R10E, Ward 3, District 3
Council District: 3

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- 10. ZC06-11-108**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.93 acres
Petitioner: David Scalfano
Owner: Richard Blossman
Location: Parcel located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive, S12, T7S, R11E, Ward 3, District 5
Council District: 5
- 11. ZC06-11-109**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 17.17 acres
Petitioner: Jack Ussely
Owner: John Barry
Location: Parcel located on the north side of Penn Mill Road, east of Quave Road , S30, TS6, R11E, Ward 3, District 3
Council District: 3
- 12. ZC06-11-110**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 81.69 acres
Petitioner: MMD, LLC
Owner: Marigny Trace Development
Location: Parcel located at the end of Indian Trace, south of LA Highway 22, S20, T7S, R10E, Ward 1, District 1
Council District: 1
- 13. ZC06-11-111**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.147 acres
Petitioner: Colon Whitfield
Owner: Freddie Jordan, Colon Whitfield, and Paul Lombard
Location: Parcel located on the east side of LA Highway 434, south of Phillip Street, S43, T8S, R13E, Ward 7, District 7
Council District: 7
- 14. ZC06-11-112**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2 acres
Petitioner: Axonic LLC / Marty Houser
Owner: Wildwood Trust/ Reims, Inc./ Mt. Auburn Corp./ Uptown Retail Development Corp.
Location: Parcel located on the west side of LA Highway 434, north of Interstate 12, S8, T8S, R13E, Ward 7, District 7
Council District: 7
- 15. ZC06-11-113**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 6 acres
Petitioner: Daniel Lombardo
Owner: Jill Huye
Location: Parcel located on the south side of Galatas Road, west of C. Owens Road, north of Dummyline Road , S14, 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:

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1. CP06-10-173 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56423 Howze Beach Boulevard (Lots 9 & 10), S44, T9S, R14E, Ward 9, District 12
Council District: 12

(TABLED FROM 10/3/06 MEETING)

2. CP06-10-174 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the east side of Howze Beach Boulevard, south of Lopez Street, west of LA Highway 433, being 56418 Howze Beach Boulevard (Lots 13 & 14), S44, T9S, R14E, Ward 9, District 12
Council District: 12

(TABLED FROM 10/3/06 MEETING)

3. CP06-10-175 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56427 Howze Beach Boulevard (Lots 7 & 8), S44, T9S, R14E, Ward 9, District 12
Council District: 12

(TABLED FROM 10/3/06 MEETING)

4. CP06-10-176 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 980 sq. ft.
Petitioner: Wayne Jenevein
Owner: Wayne Jenevein
Location: Parcel located on the west side of Howze Beach Boulevard, south of Lopez Street, east of Almonaster Street, being 56431 Howze Beach Boulevard (Lots 5 & 6), S44, T9S, R14E, Ward 9, District 12
Council District: 12

(TABLED FROM 10/3/06 MEETING)

5. CP06-10-183 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1500 sq. ft.
Petitioner: Joseph P. McClendon
Owner: Henry E. Burley, Jr.
Location: Parcel located on the east side of Charleston Drive, south of Manassas Drive, S35, T8S, R13E, Ward 9, District 11
Council District: 11

(TABLED FROM 10/3/06 MEETING)

6. CP06-10-190 - Use: Temporary Office Trailer for Covington Country Club

Zoning: SA (Suburban Agricultural) District
Use Size: 624 sq. ft.
Petitioner: Richard Blossman
Owner: Richard & Lynn Blossman
Location: Parcel located on the north side of Country Club Drive, west of US Highway 190 Service Road, S37, T7S, R11E, Ward 4, District 4
Council District: 4

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7. CP06-11-191 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2100 sq. ft.
Petitioner: Darren Deroche
Owner: Louann Deroche
Location: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road, S13, T8S, R12E, Ward 7, District 7
Council District: 7

8. CP06-11-193 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Bruce Epperley
Owner: Bruce Epperley
Location: Parcel located on the north side of Smokey Hollow Drive, east of Seaspray Drive, west of Avery Drive, being 214 Seaspray Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

9. CP06-11-194 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Cheryl M. Johnson
Owner: Cheryl M. Johnson
Location: Parcel located on the south side of Lincoln Street, west of 11th Street, northeast of Soell Drive, S12, T7S, R11E, Ward 3, District 5
Council District: 5

10. CP06-11-195 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Crystal Baragona
Owner: Stephen A. Engelken
Location: Parcel located on the north side of Tammany Street, west of Lakeview Street, east of Beach Street, being Lots 23 and 24 of Square 12, S44, T9S, R14E, Ward 9, District 12
Council District: 12

11. CP06-11-196 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq. ft.
Petitioner: Thomas Smith
Owner: Thomas Smith
Location: Parcel located at the end of 9th Street, south of Amos Road, S26, T8S, R14E, Ward 8, District 14
Council District: 14

12. CP06-11-197 - Use: Auto Repair Shop

Zoning: R (Rural) District
Use Size: 2000 sq. ft.
Petitioner: Ricky A. and Rhonda A. Hansen
Owner: Ricky A. and Rhonda A. Hansen
Location: Parcel located on the north side of McLain Road, east of Section Road, S16, T5S, R11E, Ward 2, District 2
Council District: 2

13. CP06-11-198 - Use: Adult Day Care

Zoning: A-4 (Single Family Residential) District
Use Size: 2400 sq. ft.
Petitioner: Brenda Y. Jackson
Owner: Brenda Y. Jackson
Location: Parcel located on the north side of Chancer Lane, west of Shakespere Court, south of Barrymore Street, S24, T9S, R14E, Ward 8, District 13
Council District: 13

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14. CP06-11-199 - Use: Pick-Up Station

Zoning: M-2 (Intermediate Industrial) District
Use Size: 32,000 sq. ft.
Petitioner: So. East Investments, LLC
Owner: So. East Investments, LLC
Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Drive, S20, T6S, R11E, Ward 3, District 2
Council District: 2

15. CP06-11-200 - Use: Church

Zoning: A-2 (Suburban) District
Use Size: 6000 sq. ft.
Petitioner: Ralph Boutte
Owner: Richard S. Blossman
Location: Parcel located on the south side of Parker Drive, north of Casril Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 5
Council District: 5

16. CP06-11-201 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Gwendolyn M. Batiste
Owner: Euradel B. Galatas
Location: Parcel located on the southwest corner of 23rd Street and Jefferson Street, being Lot 1A, Square 157, Lacombe Park Subdivision, S48, 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. PR06-09-005 - 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

(TABLED FROM 10/3/06 MEETING)

2. PR06-11-007 - Use: Variance Request for Monument Sign

Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 60 sq. ft.
Petitioner: Jerry Coogan
Owner: Peter Link (Parish National Bank)
Location: Parcel located on the west side of LA Highway 21, south of Brewster Road, S46, T7S, R10E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT