

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - WEDNESDAY, JANUARY 3, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
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 NOVEMBER 8, 2006 MEETING

APPROVAL OF THE MINUTES OF THE DECEMBER 5, 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. ZC06-11-111

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

(TABLED FROM 11/8/06 MEETING)

2. 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 12/5/06 MEETING)

3. ZC06-11-113

Existing Zoning: A-4 (Single Family Residential) & R (Rural) Districts
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

(TABLED FROM 12/5/06 MEETING)

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4. ZC06-12-118

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 19.4 acres
Petitioner: Leroy Cooper
Owner: Patricia A. Salvador
Location: Parcel located on the south side of Murray Road, west of LA Highway 41, S3, T8S, R14E, Ward 8, District 6
Council District: 6

(TABLED FROM 12/5/06 MEETING)

5. ZC02-02-010

Major Amendment to the PUD (Planned Unit Development) District
Acres: 50.105 acres
Petitioner: Leroy Cooper
Owner: Aymond Development, Inc.
Location: Parcel located on the west side of Perrilloux Road, on the north side of Stelly Road, S9, T7S, R10E, Ward 1, District 1
Council District: 1

6. ZC07-01-001

Existing Zoning: SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28 acres
Petitioner: James E. Shields, Sr.
Owner: James E. Shields, Sr.
Location: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E, Ward 4, District 5 & 7
Council District: 5 & 7

7. ZC07-01-002

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 9.49 acres
Petitioner: Pam McNeely
Owner: 434 Properties, LLC
Location: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434, S43, T8S, R13E, Ward 7, District 7
Council District: 7

8. ZC07-01-003

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 27,000 sq. ft.
Petitioner: Mr. & Mrs. Rodney Nunez
Owner: Mr. & Mrs. Rodney Nunez
Location: Parcel located on the southeast corner of Nunez Road and LA Highway 433, north of Mayfair Road, S25, T9S, R14E, Ward 8, District 13
Council District: 13

9. ZC07-01-004

Existing Zoning: R (Rural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 7.05 acres
Petitioner: Mary Russell
Owner: Mary Russell
Location: Parcel located on the south side of LA Highway 41, east of Chris Kennedy Road, S27, T7S, R14E, Ward 6, District 6
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10. ZC07-01-005

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.306 acres
Petitioner: Energy Star Homes
Owner: Cline 2001 Revocable Trust
Location: Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane, S15, T7S, R11E, Ward 3, District 1
Council District: 1

11. ZC07-01-006

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 5.68 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

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. CP06-12-209 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 2026 sq. ft.
Petitioner: Tina McMahan
Owner: Tina McMahan
Location: Parcel is located on the east side of Sierra Road, south of U.S. Highway 190, S27, T6S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 12/5/06 MEETING)

2. 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

3. CP06-12-216 - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 25,540 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: R4 Holdings, LLC
Location: Parcel is located on the east side of U.S. Highway 190 Service Road, north of Helenbirg Road, south of Slemmer Road, S10, T7S, R11E, Ward 3, District 5
Council District: 5

4. 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

5. CP07-01-001 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,920 sq. ft.
Petitioner: John P. Wallace
Owner: John P. Wallace
Location: Parcel located on the east side of Apple Pie Ridge Road, south of Ann Street, being 54480 Apple Pie Ridge Road, S33, T9S, R15E, Ward 8, District 13
Council District: 13

6. CP07-01-002 - Use: Residential Condominiums

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 144,000 sq. ft.
Petitioner: Energy Star Homes
Owner: Cline 2001 Revocable Trust
Location: Parcel located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal, S15, T7S, R11E, Ward 3, District 1
Council District: 1

7. CP07-01-003 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,120 sq. ft.
Petitioner: Albert Masangya
Owner: Albert Masangya
Location: Parcel located on the north side of Polk Avenue, east of 11th Street, being Lot 15 of Square 9 of Red Gap Acres, S12, T7S, R11E, Ward 3, District 5
Council District: 5

8. CP07-01-004 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,052 sq. ft.
Petitioner: Troy M. & Catina L. Cousin
Owner: Troy M. & Catina L. Cousin
Location: Parcel located on the north side of Jones Road, east of Hale Lane, S34, T8S, R14E, Ward 9, District 14
Council District: 14

9. CP07-01-005 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,200 sq. ft.
Petitioner: David Joyner
Owner: David Joyner
Location: Parcel located on the south side of Lincoln Street, east of 11th Street, west of Soell Drive, being 21100 Lincoln Street, S12, T7S, R11E, Ward 3, District 5
Council District: 5

10. CP07-01-006 - Use: Mobile Home as Guest House

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Lori L. Simpson-Winborn
Owner: Lori L. Simpson-Winborn
Location: Parcel located at the northeast corner of Henry Clay Avenue and Ravine Street, west of Western Sands Street, S12, T7S, R11E, Ward 3, District 3
Council District: 3

11. CP07-01-008 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1,280 sq. ft.
Petitioner: Angela Unbehagen
Owner: Emmett and Angela Unbehagen
Location: Property is located on the south side of Azalea Lane, east of LA Highway 434, S33, T7S, R13E, Ward 6, District 6
Council District: 6

- 12. CP07-01-009 - Use: Mobile Home**
Zoning: A-2 (Suburban) District
Use Size: 1,200 sq. ft.
Petitioner: Karen Gravois
Owner: John Ducre
Location: Parcel located on the west side of Wood Street, north of Phillip Street, east of Berry Todd Road, S19 T8S R13E, Ward 7, District 7
Council District: 7
- 13. CP07-01-010 - Use: Commercial Office**
Zoning: M-1 (Light Industrial) District
Use Size: 44,000 sq. ft.
Petitioner: Gary Bourgeois
Owner: North Point Business Park, LLC
Location: Parcel located on the west side of LA Highway 1077, north of North Pointe Court, south of Stanga Road , S3, T7S, R10E, Ward 1, District 1
Council District: 1
- 14. CP07-01-011 - Use: Church**
Zoning: SA (Suburban Agricultural) District
Use Size: 6,000 sq.ft.
Petitioner: Tommy Qualls
Owner: Good Shepard Lutheran Church
Location: Parcel located on the south side of Home Estate Drive, east of Camp Villere Road, S32, T8S, R14E, Ward 9, District 11
Council District: 11
- 15. CP07-01-012 - Use: Mobile Home as Second Residence**
Zoning: SA (Suburban Agricultural) District
Use Size: 2,000 sq. ft.
Petitioner: Bridgett Sheppard
Owner: Maurice Clyde Ezell Sr.
Location: Parcel located on the north side of Ezell Road, west of LA Highway 434, S9, T8S, R13E, Ward 7, District 7
Council District: 7
- 16. CP07-01-013 - Use: Church**
Zoning: A-3 (Suburban) District
Use Size: 10,000 sq. ft.
Petitioner: Pastor Keith Boyer
Owner: Faith Bible Church
Location: Parcel located on the west side of Allen Road, south of U.S. Highway 190, S13, T9S, R14E, Ward 8, District 14
Council District: 14
- 17. CP07-01-014 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 2,560 sq. ft.
Petitioner: Rosemary Williams
Owner: Rosemary Williams
Location: Parcel located on the north side of 8th Street, west of Slidell Avenue, being lot 21A, S27, T8S, R14E, Ward 9, District 6
Council District: 6
- 18. CP07-01-015 - Use: Addition to Office Warehouse/Cabinet Shop**
Zoning: M-1 (Light Industrial) District
Use Size: 25,000 sq. ft.
Petitioner: Jason Delancy
Owner: Woodward Northshore, LLC
Location: Parcel located on the north side of U.S. Highway 190, east of Gottschalk Road, S19, T6S, R10E, Ward 1, District 1
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19. CP07-01-016 - Use: Single Family Residence

Zoning: A-6 (General Multiple Family Residential) District
Use Size: 1,700 sq.ft.
Petitioner: John B. Canty III
Owner: John B. Canty III
Location: Parcel located on the east side of John Court, south of Harold Court,
S38, T6S, R12E, Ward 10, District 6
Council District: 6

OLD BUSINESS

1. CP05-11-104 - Use: Automobile Dealership

Zoning: C-2 (Highway Commercial) District
Use Size: 42,000 sq. ft
Petitioner: Frank Huffman
Owner: Hood Northlakes, L.L.C.
Location: Parcel located on the northeast corner of US Highway 190 Service
Road & Helenbirg Road, S15, T7S, R11E, Ward 3, District 5
Council District: 5

2. 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

NEW BUSINESS

ADJOURNMENT