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)
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. Salbador
   - **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
   - **Council District:** 6
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 McMahon  
   Owner: Tina McMahon  
   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

DRAFT - December 21, 2006
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
   Council District: 1
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KOOP DRIVE OFF OF HIGHWAY 99
MANDEVILLE, LOUISIANA

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**