AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JUNE 7, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS

- Please mute all cellular phones and pagers
- You have the right to appeal the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a “speaker card” which are located along the railing behind and to the left of the staff where the agendas are situated. Please return you card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE MAY 3, 2005 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. ZC05-03-013
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 80.83 acres
   Petitioner: Leroy Cooper
   Owner: Aymond Development, L.L.C.
   Location: Parcel located on the southeast side of Tantella Ranch Road, north of LA Highway 1077, S5 & 8, T6S, R10E, Ward 1, District 1
   Council District: 1
   (Tabled from 5/3/05 Meeting)

2. ZC05-06-037
   Existing Zoning: R (Rural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 1.588 acres
   Petitioner: John Ray Bufkin, Jr.
   Owner: John Ray Bufkin, Jr.
   Location: Parcel located on the southeast corner of LA Highway 435 & Hillcrest Blvd., west of Par Street, being lots 1 & 2, Square 9, Hillcrest Country Club, S22 & 23, T6S, R12E, Ward 6, District 6
   Council District: 6

DRAFT May 25, 2005
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, June 7, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

3. **ZC05-06-038**
   - Existing Zoning: A-2 (Suburban) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 1.32 acres
   - Petitioner: David J. & Jill Terese
   - Owner: David J. & Jill Terese
   - Location: Parcel located on the north side of 14th Street, south of 13th Street, Squares 134 & 135, Town of Alexiusville, S10 & 48, T7S, R11E, Ward 3, District 5
   - Council District: 5

4. **ZC05-06-039**
   - Existing Zoning: SA (Suburban Agricultural) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 4.63 acres
   - Petitioner: Jack E. Henry, Jr.
   - Owner: Greensburg Properties, L.L.C.
   - Representative: Raymond Brinson
   - Location: Parcels located on the east side of La Highway 434, south of I-12, S18, T8S, R13E, Ward 7, District 7
   - Council District: 7

5. **ZC05-06-041**
   - Existing Zoning: C-2 (Highway Commercial), M-1 (Light Industrial) & M-2 (Intermediate Industrial) Districts
   - Proposed Zoning: PUD (Planned Unit Development) District
   - Acres: 270.651 acres
   - Petitioner: Robert L. Torres, Sr.
   - Owner: Tammany Holding, Corp.
   - Location: Parcel located on the east side of I-10 Service Road, S26, T9S, R14E, Ward 9, District 13
   - Council District: 13

6. **ZC05-06-042**
   - Existing Zoning: M-2 (Intermediate Industrial) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 2.735 acres
   - Petitioner: Franklin Kyle/ Kyle and Associates
   - Owner: I-12/Hwy 59 Properties, L.L.C.
   - Location: Parcel located on the northwest corner of LA Highway 59 & Dove Park Road, S25, T7S, R11E, Ward 4, District 5
   - Council District: 5

7. **ZC05-06-043**
   - Existing Zoning: A-3 (Suburban) District
   - Proposed Zoning: C-1 (Neighborhood Commercial) District
   - Acres: 20,000 sq. ft.
   - Petitioner: Bruce D. Cox
   - Owner: Right Choice Investments, L.L.C.
   - Location: Parcel located at the southeast corner of LA Highway 59 & Bulldog Drive, being lot 8, De Val Estates, S25, T7S, R11E, Ward 4, District 5
   - Council District: 5

**CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE**

DRAFT May 25, 2005
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, June 7, 2005
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

AS FOLLOWS:

1. **CP05-05-047 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1120 sq. ft.
   - Petitioner: Terry and Margarettte Haney
   - Owner: Terry and Margarettte Haney
   - Location: Parcel located on the east side of Velma Street, south of Pichon Road, being a portion of Farm 569, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7
   - Council District: 7
   (Tabled from 5/3/05 Meeting)

2. **CP05-06-058 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Charles Bella
   - Owner: Magee Team
   - Location: Parcel located on the east side of S. Strain Road, north of Max Jude Lane, being lot 6, block 1, Kings Row Subdivision, S30, T7S, R12E, Ward 4, District 7
   - Council District: 7

3. **CP05-06-059 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 900 sq. ft.
   - Petitioner: Gloria Bowles
   - Owner: Buddy & Linda L. Robertson
   - Location: Parcel located on the west side of Almonaster Street, south of Lemos Street, north of Rio Street, being lots 12 & 13, Square 24, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
   - Council District: 12

4. **CP05-06-060 - Use: Cat Hospital**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 2400 sq. ft.
   - Petitioner: Karen Miller Beanel
   - Owner: Mary Pepe Drouant
   - Location: Parcel located on the northeast corner of LA Highway 59 & East Street, S36, T7S, R11E, Ward 4, District 10
   - Council District: 10

5. **CP05-06-062 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 960 sq. ft.
   - Petitioner: Ethel Puckett
   - Owner: Lance Toups
   - Location: Parcel located on the northwest corner of Lee Road & H. Cox Road, S15, T6S, R11E, Ward 3, District 2
   - Council District: 2

6. **CP05-06-063 - Use: Swamp Tours**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 6500 sq. ft.
   - Petitioner: Robert J. Charbonnet
   - Owner: Robert J. Charbonnet
   - Location: Parcel located on the southwest corner of US Highway 90 & Middle River, S25, T9S, R15E, Ward 8, District 13
   - Council District: 13

7. **CP05-06-064 - Use: Day Care Center**
   - Zoning: A-2 (Suburban) District

DRAFT May 25, 2005
<table>
<thead>
<tr>
<th>Use Size:</th>
<th>588 sq. ft.</th>
<th>Petitioner:</th>
<th>Libby Jenkins</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Mary Griffin</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on east side of B Street, south of Harrison Avenue, S11, T7S, R11E, Ward 3, District 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District:</td>
<td>5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8. **CP05-06-065 - Use: Mobile Home**

<table>
<thead>
<tr>
<th>Use Size:</th>
<th>1050 sq. ft.</th>
<th>Petitioner:</th>
<th>Robert Heustess</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Eric M. Bulot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the south side of Tulip Drive, east of Maple Drive, west of Peach Tree Drive, being lot 50, Square 7, River Gardens Subdivision, S29 &amp; 32, T8S, R15E, Ward 8, District 9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District:</td>
<td>9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9. **CP05-06-066 - Use: Mobile Home**

<table>
<thead>
<tr>
<th>Use Size:</th>
<th>1280 sq. ft</th>
<th>Petitioner:</th>
<th>Robert Heustess</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Eric M. Bulot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the south side of Tulip Drive, east of Maple Drive, west of Peach Tree Drive, being lot 50, Square 7, River Gardens Subdivision, S29 &amp; 32, T8S, R15E, Ward 8, District 9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District:</td>
<td>9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10. **CP05-06-067 - Use: Mobile Home**

<table>
<thead>
<tr>
<th>Use Size:</th>
<th>1690 sq. ft</th>
<th>Petitioner:</th>
<th>Johnny Thomas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>John Frank Thomas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Parcel located on the southeast corner of Sunset Street &amp; Bayou Paquet Street, being lot 61, Block 4, Bayou Paquet Estates, S40, T9S, R13E, Ward 9, District 11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District:</td>
<td>11</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**