AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, SEPTEMBER 6, 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 to 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 your 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 AUGUST 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 ORDNANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. ZC05-04-022 - WITHDRAWN
   Existing Zoning: ID (Institutional) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 77.21 acres
   Petitioner: Leroy Cooper
   Owner: St. Christopher Development, L.L.C.
   Location: Parcel located on the east side of Stafford Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2
   Council District: 2
   (Tabbed from 7/12/05 Meeting)

2. ZC05-07-046
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 105.18 acres
   Petitioner: Leroy Cooper
   Owner: Alexandros F. & Jacqueline M. Goodson
   Location: Parcel located on the west of LA Highway 434, east of Barringer Road, south US Highway 190, S41 & 37, T8 & 9, R12E, Ward 7, District 7
   Council District: 7
   (Tabbed from 7/12/05 Meeting)

3. ZC05-04-024
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: A-4 (Single Family Residential) District
   Acres: 32.6 acres
   Petitioner: Fontcuberta Surveys, Inc.
   Owner: Team Management, L.L.C.
   Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3
   Council District: 3
   (Tabbed from 8/3/05 Meeting)
<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Case Number</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Acres</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>ZC05-07-049</td>
<td>SA (Suburban Agricultural) District</td>
<td>A-2 (Suburban) District</td>
<td>21.27 acres</td>
<td>Brad Noble</td>
<td>Bel Oaks Builders Assoc.</td>
<td>Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3</td>
<td>3</td>
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<tr>
<td>5.</td>
<td>ZC05-08-052</td>
<td>SA (Suburban Agricultural) District</td>
<td>PU D (Planned Unit Development) District</td>
<td>101.74 acres</td>
<td>Leroy Cooper</td>
<td>Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.</td>
<td>Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2</td>
<td>2</td>
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<tr>
<td>6.</td>
<td>ZC05-09-055</td>
<td>C-1 (Neighborhood Commercial) District</td>
<td>C-2 (Highway Commercial) District</td>
<td>0.9867 acre</td>
<td>Larry Turgeon</td>
<td>Georgia G. Turgeon L.L.C.</td>
<td>Parcel located on the north side of Brownswwitch Road, east of LA Highway 11, S36, T8S, R14E, Ward 8, District 9</td>
<td>9</td>
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<td>7.</td>
<td>ZC05-09-056</td>
<td>LC (Light Commercial) District</td>
<td>C-2 (Highway Commercial) District</td>
<td>5.24 acres</td>
<td>Leroy Cooper</td>
<td>Callan, Cayman &amp; Daniel Sinclair</td>
<td>Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3</td>
<td>3</td>
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<td>8.</td>
<td>ZC05-09-057</td>
<td>R (Rural) District</td>
<td>A-3 (Suburban) District</td>
<td>16.33 acres</td>
<td>Jeffrey D. Schoen</td>
<td>Raymond I. &amp; Marcia B. Smith</td>
<td>Parcel located on the south side of Koepp Road &amp; LA Highway 22, west of Black River, S37, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
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<td>10.</td>
<td>ZC05-09-059</td>
<td>A-3 (Suburban), A-4 (Single Family Residential) &amp; LC (Light Commercial) Districts</td>
<td>C-2 (Highway Commercial) District</td>
<td>76.18 acres</td>
<td>Colonial Properties Trust</td>
<td>Wainer Brothers &amp; Affiliated Co.</td>
<td>Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>13.</td>
<td>ZC05-09-062</td>
<td>Existing Zoning: R (Rural) District</td>
<td>Proposed Zoning: A-4 (Single Family Residential) District</td>
<td>Acres: 111.29 acres</td>
<td>Petitioner: Pete Palisi</td>
<td>Owner: Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein</td>
<td>Location: Parcel located on the east side of Trepagnier Road, west of Koepp Road, south of LA Highway 22, S37, T7S, R10E, Ward 1, District 1</td>
<td>Council District: 1</td>
</tr>
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<td>15.</td>
<td>ZC05-09-064</td>
<td>Existing Zoning: R (Rural) District</td>
<td>Proposed Zoning: PUD (Planned Unit Development) District</td>
<td>Acres: 19.01 acres</td>
<td>Petitioner: Brad Nobles</td>
<td>Owner: John Barry</td>
<td>Location: Parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road, S25, T6S, R11E, Ward 10, District 2</td>
<td>Council District: 2</td>
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</tbody>
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18. **ZC05-09-067**

**TEXT CHANGE:** Ordinance to provide that the site should use flood hazard areas, if present for recreational areas.

**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. **CP05-09-082** - **Use:** Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1023 sq. ft.
   - **Petitioner:** Donald W. & Sandra S. Graham
   - **Owner:** Donald W. & Sandra S. Graham
   - **Location:** Parcel located on the west side of Green Valley Road, south of LA Highway 1078, north of Raehyo Lane, S10, T6S, R10E, Ward 3, District 3
   - **Council District:** 3

2. **CP05-09-083** - **Use:** 2nd Residence Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 2016 sq. ft.
   - **Petitioner:** Vicky Norwood
   - **Owner:** Magdeline Norwood
   - **Location:** Parcel located on the west side of W. Powerline Extension, north of W. Powerline Road, S9, T8S, R14E, Ward 9, District 6
   - **Council District:** 6

3. **CP05-09-084** - **Use:** Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1792 sq. ft.
   - **Petitioner:** James Moore
   - **Owner:** James and Pamela Moore
   - **Location:** Parcel located on the northwest corner of Addis Street & Sailor Street, being lot 1, Square R, North End Addition Subdivision, S3, T9S, R14E, Ward 9, District 14
   - **Council District:** 14

4. **CP05-09-085** - **Use:** Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1344 sq. ft.
   - **Petitioner:** James Moore
   - **Owner:** J.P. Realty, L.L.C.
   - **Location:** Parcel located on the west side of 4th Street, north of Aviator Street, being lot 9A, Square G, North End Subdivision, S3, T9S, R14E, Ward 9, District 14
   - **Council District:** 14

5. **CP05-09-086** - **Use:** 2nd Residence Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1120 sq. ft.
   - **Petitioner:** Lena Willie
   - **Owner:** Patsy & Robert F. Balsamo, Sr.
   - **Location:** Parcel located at the end of Raehyo Lane, east of Green Valley Road, S10, T6S, R10E, Ward 3, District 3
   - **Council District:** 3

6. **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 Runnymead Circle, being lot 24, Square 16, Phase 3, Kingspoint Subdivision, S13, T9S, R14E, Ward 8, District 14
   - **Council District:** 14

7. **CP05-09-088** - **Use:** Mobile Home

   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 2400 sq.ft.
   - **Petitioner:** Kirby & Tina Sonnier
   - **Owner:** Kirby & Tina Sonnier
   - **Location:** Parcel located on the west side of Ordogne Rupper Road, across from Barousse Road, north of N. Pontchartrain Drive, being lot 2 of Lacombe Forest Subdivision, S14, T8S, R12E, Ward 7, District 7
   - **Council District:** 7
8. **CP05-09-089 - Use: Telecommunication Equipment**
   - **Zoning:** PUD (Planned Unit Development) District
   - **Use Size:** 600 sq.ft.
   - **Petitioner:** Bellsouth Telecom./ Linda Meiners
   - **Owner:** Clipper Est. Master HOA, LLC
   - **Location:** Parcel located on the southwest corner of Cutter Cove & Royal Palm, being lot 1-J of The Palms of Clipper Estates Ph1, S32, T9S, R14E, Ward 9, District 13
   - **Council District:** 13

9. **CP05-09-090 - Use: Church**
   - **Zoning:** R (Rural) District
   - **Use Size:** 8250 sq.ft.
   - **Petitioner:** Michael Patterson
   - **Owner:** Grace Harbor Family Church
   - **Location:** Parcel located at the northwest corner of LA Highway 1077 & Wells Road, S33 & 34, T6S, R10E, Ward 1, District 1
   - **Council District:** 1

10. **CP05-09-091 - Use: Retail Shopping Center**
    - **Zoning:** C-2 (Highway Commercial), LC (Light Commercial), A-4 (Single Family), A-3 (Suburban) Districts
    - **Use Size:** 1,092,690 sq ft
    - **Petitioner:** Richard Yeilding
    - **Owner:** Wainer Brothers & Affiliated Companies
    - **Location:** Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
    - **Council District:** 1

11. **CP05-09-092 - Use: Mobile Home**
    - **Zoning:** A-4 (Single Family Residential) District
    - **Use Size:** 350 sq ft
    - **Petitioner:** Zoila & Ramon Cano
    - **Owner:** Zoila & Ramon Cano
    - **Location:** Parcel located on the west side of Donya Street, north of Camelot Drive, south of Eric Street, S33, T8S, R14E, Ward 9, District 6
    - **Council District:** 6

12. **CP05-09-093 - Use: Pond with removal of dirt**
    - **Zoning:** A-2 (Suburban) District
    - **Use Size:** 32,670 sq.ft.
    - **Petitioner:** John Eblen
    - **Owner:** Anne B. Gautier
    - **Location:** Parcel located on the south side of Copal Street, east of Holly Street, being lots 32E-1 & a portion of 32F-1, Lewisburg Subdivision, S44, T8S, R11E, Ward 4, District 4
    - **Council District:** 4

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

**OLD BUSINESS**

1. **PR05-05-002 - Use: Drug Store**
   - **Corridor:** Hwy 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 14,333 sq. ft.
   - **Petitioner:** Peter D. Aamodt
   - **Owner:** Edward J. Murphy/ Milly S. Barranger/ Garic K. Barranger
   - **Location:** Parcel located at the northeast intersection of LA Highway 21, Bricker Road & LA Highway 1085, S46, T7S, R11E, Ward 1, District 1
   - **Council District:** 1

**NEW BUSINESS**

**ADJOURNMENT**

**DRAFT - August 19, 2005**