AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, NOVEMBER 1, 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 ORDINANCE 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 ZC05-04-022 - WITHDRAWN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: PU D (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 ZC05-07-046 - WITHDRAWN
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PU D (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)
4. ZC05-07-049
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-2 (Suburban) District
Acres: 21.27 acres
Petitioner: Brad Noble
Owner: Bel Oaks Builders Assoc.
Location: Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3
Council District: 3
(Tabled from 8/3/05 Meeting)

5. ZC05-08-052
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 101.74 acres
Petitioner: Leroy Cooper
Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
Representative: Paul Mayronne
Location: 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
Council District: 2
(Tabled from 8/3/05 Meeting)

6. ZC05-09-055
Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.9867 acre
Petitioner: Larry Turgeau
Owner: Georgia G. Turgeau L.L.C.
Location: Parcel located on the north side of Brownswich Road, east of LA Highway 11, S36, T8S, R14E, Ward 8, District 9
Council District: 9

7. ZC05-09-056
Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.24 acres
Petitioner: Leroy Cooper
Owner: Callan, Cayman & Daniel Sinclair
Location: Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3
Council District: 3

8. ZC05-09-057
Existing Zoning: R (Rural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 16.33 acres
Petitioner: Jeffrey D. Schoen
Owner: Raymond I. & Marcia B. Smith
Location: Parcel located on the south side of Koepp Road & LA Highway 22, west of Black River, S37, T7S, R10E, Ward 1, District 1
Council District: 1

9. ZC05-09-058
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 22,800 sq.ft.
Petitioner: Lee Denny
Owner: Michael W. & Kathryn G. Wittich
Location: Parcel located on northeast corner of Wilkinson & Orleans Streets, being a portion of Square 149, S39 & 48, T8S, R11E, Ward 4, District 10
Council District: 10

10. ZC05-09-059
Existing Zoning: A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 76.18 acres
Petitioner: Colonial Properties Trust
Owner: Wainer Brothers & Affiliated Co.
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.  **ZC05-09-060**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** C-2 (Highway Commercial) District
- **Acres:** 1.653 acres
- **Petitioner:** John Barry
- **Owner:** TRD Properties, L.L.C.
- **Location:** Parcel located on the east side of Penn Mill Road, north of US Highway 190, S30, T6S, R11E, Ward 3, District 3
- **Council District:** 3

12.  **ZC05-09-061**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** PU D (Planned Unit Development) District
- **Acres:** 15.500 acres
- **Petitioner:** Paul Mayronne, Atty
- **Owner:** Montulf Properties, L.L.C.
- **Location:** Parcel located on the northwest corner of LA Highway 21 & LaLanne Road, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1

13.  **ZC05-09-062**

- **Existing Zoning:** R (Rural) District
- **Proposed Zoning:** A-4 (Single Family Residential) District
- **Acres:** 111.29 acres
- **Petitioner:** Pete Palisi
- **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
- **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
- **Council District:** 1

14.  **ZC05-09-063**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** A-2 (Suburban) District
- **Acres:** 176.81 acres
- **Petitioner:** Franklin Kyle
- **Owner:** CERP Development
- **Location:** Parcel located on the east side of LA Highway 1077 & Tantella Ranch Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E, Ward 1, District 1
- **Council District:** 1

15.  **ZC05-09-064**

- **Existing Zoning:** R (Rural) District
- **Proposed Zoning:** PU D (Planned Unit Development) District
- **Acres:** 19.01 acres
- **Petitioner:** Brad Nobles
- **Owner:** John Barry
- **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
- **Council District:** 2

16.  **ZC05-09-065**

- **Existing Zoning:** R (Rural) District
- **Proposed Zoning:** A-4 (Single Family Residential) District
- **Acres:** 33.223 acres
- **Petitioner:** Buddy Coate
- **Owner:** Marina Developers
- **Location:** Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive, S17, T7S, R10E, Ward 1, District 1
- **Council District:** 1

17.  **ZC05-09-066**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** A-3 (Suburban) District & A-4 (Single Family Residential) District
- **Acres:** 196.4 acres
- **Petitioner:** Steve Duvernay
- **Owner:** William B. Rudolf
- **Location:** Parcel located on the south side of Hass Road, east of LA Highway 11, west of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9
- **Council District:** 9
18. **ZC05-09-067**
   TEXT CHANGE: Ordinance to provide that the site should use flood hazard areas, if present for recreational areas.

19. **ZC04-10-083**
   Existing Zoning: SA (Suburban Agriculture) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 375 acres
   Petitioner: Cheryl and Mark Malkemus
   Location: Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1
   Council District: 1

20. **ZC05-10-068**
   Existing Zoning: A-2 (Suburban) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 30,000 sq. ft.
   Petitioner: Lacombe Memorial Post #8290 VFW
   Owner: Lacombe Memorial Post #8290 VFW
   Location: Parcel located on the southeast corner of Main Street and LA Highway 434, being lots 5, 6, 7 & 8, Square 89, Lacombe Park, S37, T8S, R13E, Ward 7, District 7
   Council District: 7

21. **ZC05-10-069**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 3.42 acres
   Petitioner: Fennon Rogers & Earl Clairain
   Owner: Fennon Rogers & Earl Clairain
   Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition, S42, T6S, R11E, Ward 3, District 3
   Council District: 3

22. **ZC05-10-070**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-2 (Highway Commercial) District
   Acres: 0.498 acres
   Petitioner: Teddy Preis
   Owner: Lyle A. Toomer Jr & Kristem Ratledge Toomer
   Location: Parcel located on the north side of Soel Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
   Council District: 3

23. **ZC05-10-071**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 14.5 acres
   Petitioner: Michael H. Fitzpatrick
   Owner: Maxulus Properties, LLC
   Location: Parcel located on the west side of Rapatel Street, north of US Highway 190, S45 & 46, T8S, R12E, Ward 4, District 7
   Council District: 7

24. **ZC05-10-072**
   Existing Zoning: A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 39.2158 acres
   Petitioner: Steve Duvernay
   Owner: Butera Investments Inc.
   Representative: J.V. Burkes & Associates, Inc.
   Location: Parcel located on the west side of Thompson Road, north of Timber Ridge Drive, south of Sylve Road, S40, T8S, R13E, S37, T9S, R13E, S39, T9S, R14E, Ward 9, District 11
   Council District: 11
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25. ZC05-11-073
   Existing Zoning: A-2 (Suburban) & R (Rural) Districts
   Proposed Zoning: A-4 (Single Family Residential) District
   Acres: 92.4 acres
   Petitioner: A. Wayne Buras
   Owner: Pine Creek Acres, L.L.C.
   Location: Parcels located on the north side of LA Highway 22 & on the east side of
             Perrilloux Road, S42, T5S, 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. 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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT