AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, DECEMBER 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
APPROVAL OF THE MINUTES OF THE NOVEMBER 1, 2005 MEETING
APPROVAL OF THE MINUTES OF THE NOVEMBER 2, 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. **ZC05-09-056**
   - 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
   - (TABLED FROM 11/1/05 MEETING)

2. **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: 31
   - (TABLED FROM 11/1/05 MEETING)

3. **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
   - (TABLED FROM 11/1/05 MEETING)
4. ZC05-09-064
   Existing Zoning: R (Rural) District
   Proposed Zoning: PUD (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
   (TABLED FROM 11/1/05 MEETING)

5. 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
   (TABLED FROM 11/1/05 MEETING)

6. ZC05-09-067
   TEXT CHANGE: Ordinance to provide that the site should use flood hazard areas, if
   present for recreational areas.
   (TABLED FROM 11/1/05 MEETING)

7. 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
   (TABLED FROM 11/1/05 MEETING)

8. ZC05-10-072
   Existing Zoning: A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 39,215 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
   (TABLED FROM 11/1/05 MEETING)

9. ZC04-11-092
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 49.3 acres
   Petitioner: David Weber
   Owner: Graber, L.L.C. & Valiga L.L.C.
   Location: Parcel located on the south side of LA Highway 1085, west of LA
   Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E,
   Ward 1, District 1
   Council District: 1
   (TABLED FROM 11/1/05 MEETING)

10. ZC05-12-074
    Existing Zoning: SA (Suburban Agricultural) District
    Proposed Zoning: LC (Light Commercial) District
    Acres: 0.48 acres
    Petitioner: AVI Construction, Inc.
    Owner: AVI Construction, Inc.
    Location: Parcel located on the east side of LA Highway 1077, south of New
    Camelia Blvd., S11, T7S, R10E, Ward 1, District 1
    Council District: 1
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Zoning Status</th>
<th>Acres</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC05-12-075</td>
<td>New Zoning</td>
<td>C-2 (Highway Commercial)</td>
<td>3.027</td>
<td>Frank B. Moore</td>
<td>Barbara Ann Millet &amp; Frank B. Moore</td>
<td>Parcel located on the southwest corner of US Highway 190 &amp; Sylve Road, S40, T8S, R13E, Ward 9, District 11</td>
<td>11</td>
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<tr>
<td>ZC05-12-076</td>
<td>New Zoning</td>
<td>A-4 (Single Family Residential)</td>
<td>50.71</td>
<td>Steve Duvernay</td>
<td>Larry Abney</td>
<td>Parcel located on the north and east sides of Robert Road, south of Combe Henry Road, north of Red Rooster Road, S24, T8S, R14E, Ward 8, District 9</td>
<td>9</td>
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<tr>
<td>ZC05-12-077</td>
<td>New Zoning</td>
<td>PUD (Planned Unit Development)</td>
<td>13.17</td>
<td>Leroy Cooper</td>
<td>Orchard Drives L.L.C.</td>
<td>Parcel located at the end of Caroline Court, east of US Highway 190, south of Park Place Drive, S15, T7S, R11E, Ward 3, District 5</td>
<td>5</td>
</tr>
<tr>
<td>ZC05-12-078</td>
<td>New Zoning</td>
<td>A-4 (Single Family Residential)</td>
<td>173.45</td>
<td>Paul Mayronne</td>
<td>Mary Forest McEnery Broussaard</td>
<td>Parcel located on the east side of Fish Hatchery Road, south of LA Highway 1088, S31, T7S, R13E, Ward 6, District 7</td>
<td>7</td>
</tr>
<tr>
<td>ZC05-12-079</td>
<td>New Zoning</td>
<td>C-2 (Highway Commercial)</td>
<td>80,000</td>
<td>Champagne Construction &amp; Land Development c/o Paul Mayronne</td>
<td>Grant John &amp; Gary Noel Ross</td>
<td>Parcel located on the south side of LA Highway 21, north of Zinnia Drive, west of Marigold Drive, being lots 291 &amp; 292, Flower Estates Subdivision, S47, T7S, R11E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>ZC05-12-080</td>
<td>New Zoning</td>
<td>C-2 (Highway Commercial)</td>
<td>5</td>
<td>Marilyn Ward</td>
<td>Nick's Enterprises, Inc.</td>
<td>Parcel located on the west side of LA Highway 11, south of Eden Isles Drive, S44, T9S, R14E, Ward 9, District 11</td>
<td>11</td>
</tr>
</tbody>
</table>
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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
   - *(TABLED FROM 11/1/05 MEETING)*

2. **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
   - *(TABLED FROM 11/2/05 MEETING)*

3. **CP05-12-108** - **Use:** Church
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 15,205 sq. ft.
   - **Petitioner:** Jeffrey D. Schoen
   - **Owner:** Archdiocese of New Orleans
   - **Location:** Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5
   - **Council District:** 5

4. **CP05-12-109** - **Use:** Mobile Home
   - **Zoning:** A-3 (Suburban) District
   - **Use Size:** 2240 sq.ft.
   - **Petitioner:** Pauline Nelson
   - **Owner:** Luther Nelson
   - **Location:** Parcel located on the east side of Carroll Road, north of East West Drive, S4, T9S, R14E, Ward 9, District 14
   - **Council District:** 14

5. **CP05-12-110** - **Use:** Mobile Home
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1120 sq. ft.
   - **Petitioner:** Charles & Beverly A. Whitmor
   - **Owner:** Glendale Properties
   - **Location:** Parcel located on the southwest corner of Richard Avenue & 2nd Street, being lot 27-A, Square 39, West Addition to Morgan Subdivision , S28, T8S, R14E, Ward 9, District 6
   - **Council District:** 6

6. **CP05-12-111** - **Use:** Auto Repair & Body Shop
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 3840 sq. ft.
   - **Petitioner:** Oliver J. Kerwin & Jennifer Kerwin
   - **Owner:** Oliver J. & Jennifer Kerwin
   - **Location:** Parcel located on the south side of US Highway 190, west of 24th Street, across from Henderson Road, S40 & 48, T8S, R12E, Ward 7, District 7
   - **Council District:** 7
7. **CP05-12-112 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1664 sq. ft.  
   Petitioner: John C. Wiltberger, Jr.  
   Owner: John C. Wiltberger, Jr.  
   Location: Parcel located on the north side of Delery Street, east of Robert Road, being lot 16, Square 1, Litoiff Subdivision, S18, T7S, R12E, Ward 4, District 7  
   Council District: 7

8. **CP05-12-113 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1140 sq. ft.  
   Petitioner: Kathern Carroll  
   Owner: Kathern Cousin Carroll, Forrest J. Cousin, Paul Cousin, Sr., Kevin Narcisse, John E. Cousin, Jr., Eunice Cousin Shands, Kristi Carter  
   Location: Parcel located at the end of Laurent Road, south of Pontchartrain Drive, S38, T8S, R12E, Ward 7, District 7  
   Council District: 7

9. **CP05-12-114 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 2400 sq. ft.  
   Petitioner: Thomas T. Gaddis, Jr.  
   Owner: Glynda Troyo Gaddis  
   Location: Parcel located on the northwest corner of Soell Street & 13th Street, west of 6th Avenue, S12, T7S, R11E, Ward 3, District 3  
   Council District: 3

10. **CP05-12-115 - Use: Mobile Home**
    Zoning: A-3 (Suburban) District  
    Use Size: 3060 sq. ft.  
    Petitioner: Donald Brown  
    Owner: Donald Brown  
    Location: Parcel located on the west side of Lilac Lane, north of Sherwood Drive, being lots 21 & 22, Square 3, Cypress Park Subdivision, S32 & 33, T8S, R13E, Ward 7, District 7  
    Council District: 7

11. **CP05-12-116 - Use: Mobile Home**
    Zoning: SA (Suburban Agricultural) District  
    Use Size: 1250 sq. ft.  
    Petitioner: Gary M. Artigue  
    Owner: Glendale Properties L.L.C  
    Location: Parcel located on the east side of Thompson Street, south of 4th Street, north of Paquet Road, being lots 23,24 & 25, Square 1, Orleans Subdivision, S45, T9S, R13E, Ward 7, District 7  
    Council District: 7

12. **CP05-12-117 - Use: Billboard Replacement**
    Zoning: C-2 (Highway Commercial) District  
    Use Size: 840 sq. ft.  
    Petitioner: Adolph Ringen  
    Owner: Louisiana Landscape Specialty, INC.  
    Location: Parcel located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision, S38, T8S, R11E, Ward 4, District 10  
    Council District: 10

13. **CP05-12-118 - Use: Office Complex**
    Zoning: C-2 (Highway Commercial) District  
    Use Size: 44,000 sq. ft.  
    Petitioner: Kyle Associates, L.L.C.  
    Owner: McLindon Development Group  
    Location: Parcel located on the south side of River Highlands Blvd., west of US Highway 190, S3 & 48, T7S, R11E, Ward 3, District 1  
    Council District: 1

DRAFT - November 28, 2005
14. **CP05-12-119 - Use: Addition to Mini Warehouse**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 28,325 sq. ft.  
   Petitioner: Kirk A. Sieber  
   Owner: Acadiana Stor-N-Lock of Slidell, L.L.C.  
   Location: Parcel located on the north side of US Highway 190 (Gause West), west of Harrison Road, east of Edgewood Drive, S4, T9S, R14E, Ward 9, District 11  
   Council District: 11

15. **CP05-12-120 - Use: Mini Warehouse**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 56,780 sq. ft.  
   Petitioner: Ron Duhe  
   Owner: Dwight Paulsen  
   Location: Parcel located on the west side of East I-10 Service Road, north of Orion Street, south of Lawes Street, S12, T9S, R14E, Ward 8, District 13  
   Council District: 13

16. **CP05-12-121 - Use: Land Reclamation**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 60,000 sq. ft.  
   Petitioner: Norman Ducre, III  
   Owner: Norman and Jami Ducre  
   Location: Parcel located on the south side of US Highway 190, west of Thompson Road, S40, T8S, R13E, Ward 9, District 11  
   Council District: 11

17. **CP05-12-122 - Use: Mobile Home**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1984 sq. ft.  
   Petitioner: Glenn D. & Natalie Trahan  
   Owner: Glenn D. & Natalie Trahan  
   Location: Parcel located on the east side of Downey Road, south of US Highway 190, S28, T9S, R15E, Ward 8, District 13  
   Council District: 13

18. **CP05-12-123 - Use: Body Shop**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 12,500 sq. ft.  
   Petitioner: Cindy Schenck  
   Owner: Falcon's Crest L.L.C.  
   Location: Parcel located on the east side of LA Highway 25, south of Wylie Jenkins Road, S20, T6S, R11E, Ward 3, District 2  
   Council District: 2

19. **CP05-12-124 - Use: Mobile Home**  
   Zoning: A-2 (Suburban) District  
   Use Size: 1920 sq. ft.  
   Petitioner: JoAnn Reed  
   Owner: JoAnn and Milton Reed  
   Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3  
   Council District: 3

OLD BUSINESS

1. **CP04-03-033 - Use: Mobile Home**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 1,120 sq. ft.  
   Petitioner: Jeanette Lewis  
   Owner: Jeanette Lewis  
   Location: Parcel located on the south side of LA Highway 435, east of Lake Street, S38, T6S, R12E, Ward 10, District 6  
   Council District: 6

NEW BUSINESS
AGENDA
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ADJOURNMENT