

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, OCTOBER 2, 2007**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**DRAFT**

**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 AUGUST 7, 2007 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. **ZC07-09-054**  
\_\_\_\_\_Text Change                      Ordinance to Amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 2.1002 and Section 10, to provide for a change in the permitted uses in the LC (Light Commercial) District.

**TABLED FROM 9/4/07 MEETING)**

2. **ZC07-10-056**  
Existing Zoning:                      A-3 (Suburban) District  
Proposed Zoning:                      LC (Light Commercial) District  
Acres:                                      26,350 sq. ft.  
Petitioner:                                Gary & Kathy Smith  
Owner:                                      Gary & Kathy Smith  
Location:                                  Parcel located on the east side of LA Highway 59, north of Grand Maison Boulevard, S25, T7S, R11E & S30, T7S, R12E, Ward 4, District 5  
Council District:                        5

3. **ZC07-10-057**  
Existing Zoning:                      SA (Suburban Agricultural) District  
Proposed Zoning:                      C-2 (Highway Commercial) District  
Acres:                                      1 acre  
Petitioner:                                Timothy J. Danos  
Owner:                                      Timothy J. Danos  
Location:                                  Parcel located on the west side of US Highway 11, north of Amos Street, south of 2nd Street, S23, T8S, R14E, Ward 8, District 14  
Council District:                        14

4. **ZC07-10-058**  
Existing Zoning:                      SA (Suburban Agricultural) District  
Proposed Zoning:                      C-2 (Highway Commercial) District  
Acres:                                      2.07 acres  
Petitioner:                                Leroy Cooper  
Owner:                                      William A. Ball / Abita View, LLC  
Location:                                  Parcel located on the south side of North 12th Street, east of US Highway 190, S42, T7S, R11E, Ward 3, District 3  
Council District:                        3

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**5. ZC07-10-059**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 90.62 acres  
Petitioner: Ned Wilson  
Owner: Favret Investments, LLC  
Location: Parcel located south side of LA Highway 22, west of Penns Chapel Road, S40, T7S, R10E & S54, T7S, R11E, Ward 4, District 4  
Council District: 4

**6. ZC07-10-060**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 1.07 acres  
Petitioner: Edith Burel  
Owner: Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.  
Location: Parcel located on the north side of West 21st Avenue, east of Pine Air Drive, S32, T6S, R11E, Ward 3, District 3  
Council District: 3

**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. CP07-07-118 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 980 sq. ft.  
Petitioner: Alfred N. Young, Sr.  
Owner: Alfred & Genetta Young, Sr.  
Location: Parcel located on the north side of Amos Road, west of North 8th Street, S26, T8S, R14E, Ward 8, District 14  
Council District: 14

**TABLED FROM 9/4/07 MEETING)**

**2. CP07-09-140 - Use: Land Reclamation**

Zoning: R (Rural) District  
Use Size: 2 acres  
Petitioner: Darroll S. Oalman  
Owner: Edwina Melanie Accardo-Oalman  
Location: Parcel located on the west side of LA Highway 1083, south of LA Highway 21, north of Cleland Road, S5, T6S, R12E, Ward 10, District 2  
Council District: 2

**TABLED FROM 9/4/07 MEETING)**

**3. CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.**

Zoning: C-2 (Highway Commercial) District  
Use Size: 78,000 sq. ft.  
Petitioner: Leroy Cooper  
Owner: Samuel Markovich/Acadian Properties Northshore, LLC  
Location: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1  
Council District: 1

**TABLED FROM 9/4/07 MEETING)**

**4. CP07-09-158PR - Use: Retail Facility over 20,000 sq. ft.**

Zoning: C-2 (Highway Commercial) District  
Use Size: 30,100 sq. ft.  
Petitioner: Paul A. Lea, Jr.  
Owner: Fred R. Kolb, Kristina K. Johnson  
Location: Parcel located on the west side of LA Highway 21, north of Brewster Road, south of Interstate 12, S46, T7S, R10E, Ward 1, District 1  
Council District: 1

**TABLED FROM 9/4/07 MEETING)**

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**5. CP07-10-162 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1,120 sq. ft.  
Petitioner: Mary Margaret Parker Payne  
Owner: Mary Margaret Parker Payne  
Location: Parcel located on the west side of Lowerline Street, south of Canal Street, north of Brownswood Road, S31, T8S, R15E, Ward 8, District 9  
Council District: 9

**6. CP07-10-163 - Use: Addition to Day Care & Health Club**

Zoning: C-1 (Neighborhood Commercial) District  
Use Size: 4,392 sq. ft.  
Petitioner: Wayne Buras  
Owner: Pelican Athletic Club, LLC  
Location: Parcel located on the south side of Meadowbrook Boulevard, east of LA Highway 190, S39, T7S, R11E & S41, T8S, R11E, Ward 4, District 5  
Council District: 5

**7. CP07-10-164 - Use: Mobile Home as Second Residence**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,344 sq. ft.  
Petitioner: Ryan Core  
Owner: Harvey & Cindy Core  
Location: Parcel located at the end of Sharp Road, south of LA Highway 1078, S2 & 11, T6S, R10E, Ward 3, District 3  
Council District: 3

**8. CP07-10-165 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2,176 sq. ft.  
Petitioner: Sandra Severin  
Owner: Gerald Severin, Sr.  
Location: Parcel located on the south side of Washington Street, east of North 22nd Street, north of U.S. Highway 190, S40, T8S, R12E, Ward 7, District 7  
Council District: 7

**9. CP07-10-166 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,080 sq. ft.  
Petitioner: Gloria Balancier  
Owner: Clara M. Batiste  
Location: Parcel located on the north side of Snider Drive, west of LA Highway 434, S41, T8S, R12E, Ward 7, District 7  
Council District: 7

**10. CP07-10-167 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1,531 sq. ft.  
Petitioner: Erin Esteves  
Owner: Mary Fields  
Location: Parcel located at the end of F and M Fields Lane, south of U.S. Highway 190, west of McManus Road, S17, T9S, R15E, Ward 8, District 13  
Council District: 13

**11. CP07-10-168 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,600 sq. ft.  
Petitioner: Reuben L. Vergara, Jr.  
Owner: Reuben L. Vergara, Jr.  
Location: Parcel located on the west side of Pine Ridge Drive, south of Parker Lane, east of Carolyn Lane, S3, T9S, R13E, Ward 9, District 11  
Council District: 11

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- 12. CP07-10-169 - Use: Restaurant & Lounge**  
Zoning: C-1 (Neighborhood Commercial) District  
Use Size: 814 sq. ft.  
Petitioner: Brenda H. MacAulay  
Owner: Brenda H. MacAulay  
Location: Parcel located on the south side of Brown's Village Road, west of Palm Drive, east of Lakewood Street, S34, T8S, R14E, Ward 9, District 14  
Council District: 14
- 13. CP07-10-170 - Use: Childcare Center**  
Zoning: M-2 (Intermediate Industrial) District  
Use Size: 3,200 sq. ft.  
Petitioner: T.F. (Teddy) Barkerding, Jr.  
Owner: Deercross 2D, LLC  
Location: Parcel located on the north side of Deer Cross Court East, east of Deer Cross Drive, south of LA Highway 1085, S3 & 4, T7S, R10E, Ward 1, District 1  
Council District: 1
- 14. CP07-10-171 - Use: Blanket conditional use permit to waive the public hearing process for the placement of mobile homes in the portion of Ponderosa Ranches that is zoned SA (Suburban Agricultural) District.**  
Zoning: SA (Suburban Agricultural) District  
Location: All that property commonly known as Ponderosa Ranches, comprising any and all squares and lots in the portion zoned SA (Suburban Agricultural) District, S15, T8S, R14E, Ward 9, District 6  
Council District: 6
- 15. CP07-10-172 - Use: Commercial Building Over 20,000 sq. ft.**  
Zoning: M-1(Light Industrial) District  
Use Size: 21,451 sq. ft.  
Petitioner: C. Martin Sharpe  
Owner: Woolf-Harris, Inc.  
Location: Parcel located on the southwest corner of General Patton Avenue, south of Marshall Road, S18, T7S, R13E, Ward 4, District 7  
Council District: 7
- 16. CP07-10-173 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1,280 sq. ft.  
Petitioner: Dorothy & Ronald Jefferson, Jr.  
Owner: Ronald J. Jefferson, Jr.  
Location: Parcel located on the south side of West Powerline Road, east of West Powerline Road Extension, S9, T8S, R14E, Ward 9, District 6  
Council District: 6
- 17. CP07-10-174 - Use: Commercial Building Over 20,000 sq. ft.-W I T H D R A W N**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 30,000 sq. ft.  
Petitioner: Franklin Kyle  
Owner: Brett Oubre  
Location: Parcel located on the west side of U.S. Highway 190, north of Three Rivers Road, south of 5th Avenue, S48, T7S, R11E, Ward 3, District 1  
Council District: 1
- 18. CP07-10-175 - Use: Mobile Home as Guest House**  
Zoning: A-1 (Suburban) District  
Use Size: 999 sq. ft.  
Petitioner: Tracy Rivera  
Owner: David & Tracy Rivera  
Location: Parcel located on the east side of LA Highway 1081, north of Smith Road, S11 T6S R11E, Ward 3, District 2  
Council District: 2

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**19. CP07-10-176 - Use: Cellular Tower**

Zoning: C-2 (Highway Commercial) District  
Use Size: 4,500 sq. ft.  
Petitioner: Aurius, LLC  
Owner: Cheryl Saucier & Timothy Doskey  
Location: Parcel located on the south side of East Street, east of LA Highway 59, S36, T7S, R11E, Ward 4, District 5  
Council District: 5

**20. CP07-10-177 - Use: Pond**

Zoning: R (Rural) District  
Use Size: 5 acres  
Petitioner: Robert Lambert  
Owner: Marcus Pittman, III and Michael Pittman  
Location: Parcel located on the south side of LA Highway 21, east of LA Highway 1083, north of Cleland Road, S34 & 35, T5S, R12E & S3, 4, 9, & 10, T6S, R12E, Ward 5, 6 & 10, District 6  
Council District: 6

**21. CP07-10-178PR - Use: Bar**

Zoning: C-2 (Highway Commercial) District  
Use Size: 6,500 sq. ft.  
Petitioner: CDF, LLC/Wayne Maher  
Owner: JSB Highway 21, LLC, c/o John Bowers  
Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**22. CP07-10-179 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,400 sq. ft.  
Petitioner: Tim Turner  
Owner: Tim Turner  
Location: Parcel located at the end of Elm Street, south of Interstate 12, S32, T7S, R12E, Ward 4, District 5  
Council District: 5

**23. CP07-10-180 - Use: Telecommunications Equipment**

Zoning: SA (Suburban Agricultural) District  
Use Size: 500 sq. ft.  
Petitioner: Konni Waltrip/AT&T  
Owner: Nolan J. McCann  
Location: Parcel located on the north side of Deloaks Road, east of Deloaks Drive, west of Roger Storme Road, S54, T7S, R11E, Ward 4, District 4  
Council District: 4

**24. CP05-09-093 - Use: Pond with removal of dirt**

Zoning: A-2 (Suburban) District  
Use Size: 32,670 sq.ft.  
Petitioner: Stan Guidry  
Owner: Anne B. Gauthier  
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**

**NEW BUSINESS**

**ADJOURNMENT**