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

CALL TO ORDER

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 OCTOBER 2, 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. **ZC07-10-059**
   - 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
   - TABLED FROM 10/2/07 MEETING)

2. **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
   - TABLED FROM 10/2/07 MEETING)

3. **ZC94-05-038**
   - Major amendment to the PUD (Planned Unit Development) District
   - Acres: 250.4 acres
   - Petitioner: Joe Tufaro
   - Owner: Clipper Island, Inc.
   - Location: Parcel of land located east of US Hwy 11, south of Eden Isles Boulevard, west of I-10 and north of Lakeview Drive, S32&33, T9S, R14E, Ward 9, District 13
   - Council District: 13

4. **ZC06-10-090**
   - Major amendment to the PUD (Planned Unit Development) District
   - Acres: 43.31 acres
   - Petitioner: Mr. Leroy J. Cooper
   - Owner: The Marietta Trust/Warren Trust
   - Location: parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1, S8,T7S,R10E, Ward 1, District 1
   - Council District: 1
5. **ZC07-11-061**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.79 acres  
Petitioner: Donald Geier  
Owner: Donald & Carol Geier & Tom & Rebecca Hutchinson  
Location: Parcel located on the north side of US Highway 190, east of North Oaklawn Drive, west of North Mill Road, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

6. **ZC07-11-062**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 5.84 acres  
Petitioner: Richard Chabreck  
Owner: Richard and Janie Chabreck  
Location: Parcel located on the west side of Krentel Road, north of Interstate 12, S7, T8S, R13E, Ward 7, District 7  
Council District: 7

7. **ZC07-11-063**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.33 acres  
Petitioner: Joyce S. McManus  
Owner: Joyce S. McManus  
Location: Parcel located on the west side of LA Highway 41, north of Monroe Crawford Road, S21, T7S, R14E, Ward 6, District 6  
Council District: 6

8. **ZC07-11-064**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 3.134 acres  
Petitioner: Jeff Birnbaum  
Owner: Shirley H. Kastrop/Julius Helfitsh  
Location: Parcel located at the southeast corner of Lonesome Road and U.S. Highway 190, S40, T8S, R11E, Ward 4, District 10  
Council District: 10

9. **ZC07-11-065**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-6 (General Multiple Family Residential) District  
Acres: 21.28 acres  
Petitioner: Leroy Cooper, P.E./Cooper Engineering  
Owner: William Ball/Abita View, LLC  
Location: Parcel located at the end of North 12th Street, east of U.S. Highway 190, north of Harrison Avenue, S42, T7S, R11E, Ward 3, District 3  
Council District: 3

10. **ZC07-11-066**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 5.52 acres  
Petitioner: Ned R. Wilson  
Owner: J and J Builders  
Location: Parcel located on the south side of Hickory Street, west of Colonial Court, east of U.S. Highway 190, S27, T7S, R11E, Ward 4, District 5  
Council District: 5

11. **ZC07-11-067 - WITHDRAWN**

Existing Zoning: SA (Suburban Agricultural) District, A-1 (Suburban) District & A-2 (Suburban) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 342.057 acres  
Petitioner: John R. Arms  
Owner: The Roman Catholic Church of The Archdiocese of New Orleans  
Location: Parcel located on the south side of Dove Park Road, north of Sharp Road, east of Westwood Drive, S26, 27 & 39, T7S, R11E, Ward 4, District 5  
Council District: 5

October 29, 2007
12. **ZC07-11-068**
   
   Text Change: An ordinance to amend the St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.0303F, to provide for a change in the commercial signage regulations.

13. **ZC07-06-037**
   
   Existing Zoning: R (Rural) District
   
   Proposed Zoning: PUD (Planned Unit Development) District
   
   Acres: 123 acres
   
   Petitioner: Mr. Leroy J. Cooper
   
   Owner: Saun Sullivan
   
   Location: Parcel located at the end of Kathman Road, north of Adrienne Street, S7 & 18, T7S, 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. **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 10/2/07 MEETING**

2. **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

   **TABLED FROM 10/2/07 MEETING**

3. **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

   **TABLED FROM 10/2/07 MEETING**

4. **CP07-10-177 - Use: Pond**
   
   Zoning: R (Rural) District
   
   Use Size: 76 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 Celand Road, S34 & 35, T5S, R12E & S3, 4, 9, & 10, T6S, R12E, Ward 5, 6 & 10, District 6
   
   Council District: 6

   **TABLED FROM 10/2/07 MEETING**

5. **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

   **TABLED FROM 10/2/07 MEETING**
6. **CP07-11-181 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 2560 sq.ft.
   - Petitioner: Shirley M. Pickens
   - Owner: Robert E. & Shirley M. Pickens
   - Location: Parcel located on the east side of 5th Street and on the west side of 4th Street, north of 4th Avenue, being lots 6 & 13, Square 19, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
   - Council District: 14

7. **CP07-11-182 - Use: Office Warehouse**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 12,265 sq.ft.
   - Petitioner: Jack T. Hopper
   - Owner: Python Corp.
   - Location: Parcel located on the north side of US Highway 190, west of North Mill Road, S39, T8S, R13E, Ward 7, District 7
   - Council District: 7

8. **CP07-11-183 - Use: Day Care Home**
   - Zoning: A-2 (Suburban) District
   - Use Size: 1,350 sq. ft.
   - Petitioner: Craig Jones
   - Owner: Craig & Lauren Jones
   - Location: Parcel located on the west side of 5th Street, north of Monroe Avenue, being 70028 5th Street, S11, T7S, R11E, Ward 3, District 5
   - Council District: 5

9. **CP07-11-184 - Use: Public Library**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 2,400 sq. ft.
   - Petitioner: Donald Westmore
   - Owner: Daniel & Diane Hof
   - Location: Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16, T7S, R10E, Ward 1, District 1
   - Council District: 1

10. **CP07-11-185 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1,680 sq. ft.
    - Petitioner: Susan Abney
    - Owner: Susan Abney
    - Location: Parcel located on the south side of Nature's Way Lane, west of South Tranquility Road, being 31143 Nature's Way Lane, S34, T8S, R13E, Ward 9, District 7
    - Council District: 7

11. **CP07-11-186 - Use: Relocation of Billboard**
    - Zoning: C-2 (Highway Commercial) District
    - Use Size: 672 sq. ft.
    - Petitioner: Dan Adams for Lamar Advertising
    - Owner: Louisiana Fireworks Outlet, L.L.C./ John C. Collar
    - Location: Parcel located on the east side of I-10, south of Oak Harbor Blvd, north of Lake Pontchartrain, S33 & 34,T9S,R14E, Ward 9, District 13
    - Council District: 13

12. **CP07-11-187 - Use: Addition to Shopping Center**
    - Zoning: C-2 (Highway Commercial) District
    - Use Size: 111,997 sq. ft.
    - Petitioner: Jim Rehkopf
    - Owner: Stirling Mandeville, LLC
    - Location: Parcel located on the southeast corner of I-12 & LA Highway 21, S47, T7S, R11E, Ward 1, District 1
    - Council District: 1
13. **CP07-11-188 - Use: Mobile Home**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 2,280 sq. ft.  
   Petitioner: Lisha J. Casnave  
   Owner: Spencer, Rosheeda & Aquarius Casnave  
   Location: Parcel located on the west side of John's Road, south of US Highway 190, S48, T8S, R12E, Ward 4, District 7  
   Council District: 7

14. **CP07-11-189 - Use: Concrete Plant**  
   Zoning: M-2 (Intermediate Industrial) District  
   Use Size: 11,600 sq. ft.  
   Owner: L.G.D.G. Properties, LLC  
   Location: Parcel located on the north side of North Lane, west of LA Highway 59, S19, T7S, R12E, Ward 4, District 7  
   Council District: 7

15. **CP07-11-190 - Use: Hotel**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 50,600 sq. ft.  
   Petitioner: Roy Hendrick, AIA Architect  
   Owner: Thiumph Investment Group, L.L.C.  
   Location: Parcel located on the north side of Merchants Blvd. (Holiday Blvd), west of US Highway 190, S15, T7S, R11E, Ward 3, District 1  
   Council District: 1

16. **CP07-11-191 - Use: Church**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 10,000 sq. ft.  
   Petitioner: Rick C. Noote  
   Owner: KAM Enterprises, LLC  
   Location: Parcel located at the end of Elsie Drive, west of Grace Drive, south of US Highway 190, S11, T9S, R14E, Ward 8, District 14  
   Council District: 14

17. **CP07-11-192 - Use: Recovery Center and Auto Body Shop**  
   Zoning: M-1 (Light Commercial) District  
   Use Size: 10,000 sq. ft.  
   Petitioner: Brandon M. Dale  
   Owner: Brandon M. Dale  
   Location: Parcel located on the east side of Allen Road, south of US Highway 190, S13, T9S, R14E, Ward 8, District 13  
   Council District: 13

18. **CP07-11-193 - Use: Telecommunication Equipment**  
   Zoning: PUD (Planned Unit Development) District  
   Use Size: 900 sq. ft.  
   Petitioner: Konni Waltrip/AT&T  
   Owner: 285 L.L.C.  
   Location: Parcel located on the west side of LA Highway 1077, east of Beebalm Circle, within Coutryside Subdivision, S21, T6S, R10E, Ward 1, District 1  
   Council District: 1

19. **CP07-11-194 - Use: Telecommunication Equipment**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 900 sq. ft.  
   Petitioner: Konni Waltrip /AT&T  
   Owner: David W. Shelton & Gracey Ledford  
   Location: Parcel located on the south of Sunflower Road, west of South Fitzmorris Road, S9, T6S, R11E, Ward 3, District 2  
   Council District: 2

20. **CP07-11-195 - Use: Church**  
   Zoning: R (Rural) District  
   Use Size: 63,000 sq. ft.  
   Petitioner: Jeffrey D. Schoen  
   Owner: The Pentecostals of Lee Rd, Inc.  
   Location: Parcel located on the southwest corner of LA Highway 40 & New Zion Road, S17, T5S, R11E, Ward 2, District 2  
   Council District: 2
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1,000 sq. ft.
   - **Petitioner:** Team Pelle Classic Cars, LLC
   - **Owner:** Suzette S. Pelligrini
   - **Location:** Parcel located on the west side of LA Highway 437, north of Tice Road, south of Landmark Lane, S10, T6S, R11E, Ward 2, District 2
   - **Council District:** 2

22. **CP07-11-197 - Use: Telecommunication Equipment**
   - **Zoning:** PUD (Planned Unit Development) District
   - **Use Size:** 1,400 sq. ft.
   - **Petitioner:** AT&T/Linda Meiners
   - **Owner:** Tammany Holding Corp.
   - **Location:** Parcel located on the west side of Lakeshore Village South, east of Lakeshore Village East, S35, T9S, R14E, Ward 9, District 13
   - **Council District:** 13

23. **CP07-11-198 - Use: Telecommunication Equipment**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 750 sq. ft.
   - **Petitioner:** AT&T/Linda Meiners
   - **Owner:** Julian M. Thompson
   - **Location:** Parcel located on the east side of Sharp Road, south of LA Highway 1078, S2, T6S, R10E, Ward 3, District 3
   - **Council District:** 3

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

1. **PR07-11-004 - Use: Retail Center**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 19,999 sq.ft.
   - **Petitioner:** Jared Bowers
   - **Owner:** Flowers, Inc.
   - **Location:** Parcel located on the south side of LA Highway 21, west of Azalea Drive, S47, T7S, R11E, Ward 1, District 1
   - **Council District:** 1

2. **PR07-11-005 - Use: Office Building**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** LC (Light Commercial) District
   - **Use Size:** 6475 sq. ft.
   - **Petitioner:** Ricky Wendel
   - **Owner:** Madison Property Group, LLC
   - **Location:** Parcel located on the west side of LA Highway 21, north of the intersection of LA Highway 21 & LA Highway 1077, S41,T7S,R10E, Ward 1, District 1
   - **Council District:** 1

**OLD BUSINESS**

1. **CP06-10-177 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agricultural) District
   - **Use Size:** 1,280 sq ft
   - **Petitioner:** Evelyn Bircher
   - **Owner:** Evelyn Bircher
   - **Location:** Parcel located on the north side of Troy Drive, east of Peach Tree Drive, north of Bryan Drive , S29, T8S, R15E, Ward 8, District 9
   - **Council District:** 9

**NEW BUSINESS**

**ADJOURNMENT**

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