

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, DECEMBER 4, 2007
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

D R A F T

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 NOVEMBER 6, 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. 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

TABLED FROM 11/6/07 MEETING)

2. ZC07-11-065

Existing Zoning: SA (Suburban Agricultural) District

Proposed Zoning: PUD (Planned Unit Development) 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

TABLED FROM 11/6/07 MEETING)

3. ZC06-07-053

Major amendment to PUD (Planned Unit Development) District

Acres: 161.2 acres

Petitioner: Brian Pellissier

Owner: Charles Barnette c/o Tchefunte Club Estates

Location: Parcel located at the end of Briar Hollow Road, east of LA Highway 21, S49, T7S, R11E, Ward 1, District 1

Council District: 1

4. ZC07-12-069

Existing Zoning: A-2 (Suburban) District

Proposed Zoning: LC (Light Commercial) District

Acres: 10,320 sq. ft.

Petitioner: Carlos Millan

Owner: Carlos Millan

Location: Parcel located on the northwest corner of LA Highway 59 & McNamara Street, being lot 70A, Square 197A, Town of Mandeville Subdivision, S38,T8S,R11E, Ward 4, District 10

Council District: 10

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5. **ZC07-12-070**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.997 acre
Petitioner: Scott Ducre
Owner: Leroy Clements
Location: Parcel located on the north side of LA Highway 190, west of North Tranquility Road , S34, T8S, R13E, Ward 9, District 7
Council District: 7

6. **ZC07-12-071**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 18 acres
Petitioner: Paul J. Mayronne
Owner: RHD, Inc.
Location: Parcel located on the south side of Regina Coeli Road, west of LA Highway 25, S45,T6S,R11E, Ward 3, District 3
Council District: 3

7. **ZC07-12-072**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.811 acre
Petitioner: Jeffrey D. Schoen
Owner: J. Ernest Prieto
Location: Parcel located on the south side of Viola Street, east of LA Highway 59, S1, T8S, R11E, Ward 4, District 5
Council District: 5

8. **ZC07-12-073**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.57 acre
Petitioner: Jeffrey D. Schoen
Owner: Louisiana Notarial Services, INC.
Location: Parcel located on the northwest corner LA Highway 59 & America Street, S38,T8S,R11E, Ward 4, District 10
Council District: 10

9. **ZC07-12-074**
Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 0.5 acre
Petitioner: Jeffrey Crossland
Owner: Jeffery Crossland
Location: Parcel located on the southeast corner of Dolph Gaines Road & LA Highway 41, S27, T7S, R14E, Ward 6, District 6
Council District: 6

10. **ZC07-12-075**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 1.5 acres
Petitioner: JoAnn Reed
Owner: JoAnn Reed
Location: Parcel located on the east side of LA Highway 59, north of Meiners Road, S36, T7S, R11E, Ward 4, District 5
Council District: 5

11. **ZC07-12-076**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2.223 acres
Petitioner: Patrick Hodgins or Paul Hodgins
Owner: Maurmont Properties, LLC
Location: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12, S47, T7S, R11E, Ward 1, District 1
Council District: 1

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12. ZC07-12-077
 Existing Zoning: MH (Mobile Home) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 51.458
 Petitioner: Gary W. Fordham
 Owner: Northshore Mobile Park, Inc.
 Location: Parcel located on the west side of LA Highway 190, north of Avery Estates, S20 & 21, T9S, R15E, Ward 8, District 13
 Council District: 13
13. ZC07-12-078
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: ID (Institutional) District
 Acres: 4.61 acres
 Petitioner: Paul J. Mayronne
 Owner: Healthcare Rentals II, LLC
 Location: Parcel located on the west side of LA Highway 1085, north of LA Highway 21, S46,T7S,R11E, Ward 1, District 1
 Council District: 1
14. ZC07-12-079
 Existing Zoning: R (Rural) District
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 4.70 acres
 Petitioner: Leroy Cooper
 Owner: Aphelion Holdings, L.L.C./John Yemelos
 Location: Parcel located on the west side of LA Highway 1077, south of the intersection of LA Highway 21 & LA Highway 1077 , S38,T7S,R10E, Ward 1, District 1
 Council District: 1
15. ZC07-12-080
 Existing Zoning: A-2 (Suburban) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 3.898 acres
 Petitioner: Jeff Schoen
 Owner: First Apostolic Church of Covington, Inc.
 Location: Parcel located on the southeast corner of LA Highway 25 & River Road, S17, T6S, R11E, Ward 3, District 3
 Council District: 3
16. ZC07-12-081
 Existing Zoning: R (Rural) District
 Proposed Zoning: ID (Institutional) District
 Acres: 1.59 acres
 Petitioner: Jeff Schoen
 Owner: St. Tammany Parish School Board
 Location: Parcel located on the north side of C.S. Owens Road, west of La Highway 1077, S14,T7S,R10E, Ward 1, District 1
 Council District: 1
17. ZC07-12-082
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-6 (General Multi Family Residential) District
 Acres: 14.66 acres
 Petitioner: PPQ Devel/Jeff Schoen
 Owner: All State Financial Co.
 Location: Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd. , S12, 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. CP07-11-182 - 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

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2. CP07-11-190 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 50,600 sq. ft.
Petitioner: Roy Hendrick, AIA Architect
Owner: Thiump 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

(TABLED FROM 11/6/07 MEETING)

3. CP02-04-029PR - Use: Retail/ Mini Storage

Zoning: C-2 (Highway Commercial) District
Use Size: 56,000 sq. ft.
Petitioner: Joey Champagne
Owner: Safestore, L.L.C.
Location: Parcel located on the south side of LA Highway 22, east of Woodridge Boulevard, & west of Ridgewood Drive, S54, T7S, R11E, Ward 4, District 4
Council District: 4

4. CP07-12-199 - Use: Ambulatory Surgical Center

Zoning: SA (Suburban Agricultural) District
Use Size: 25,000 sf
Petitioner: Paul Mayronne
Owner: Healthcare Rentals II, LLC
Location: Parcel located on the west side of LA Highway 1085, north of LA Highway 21, S46,T7S,R11E, Ward 1, District 1
Council District: 1

5. CP07-12-200 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sf
Petitioner: Mary Russo
Owner: Kelly Russo, Jr. & Mary Russo
Location: Parcel located on the north side of Sconza Road, east of Transmitter Road, south of US Highway 190, S4,T9S,R13E, Ward 7, District 11
Council District: 11

6. CP07-12-201 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2280 sq.ft.
Petitioner: Brenda Batiste
Owner: Brenda Batiste Pierre & Shirley Pierre
Location: Parcel located on the southwest corner of Shady Pine & Lohman Road, S43,T8S,R13E, Ward 7, District 7
Council District: 7

7. CP07-12-202 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2600 sq.ft.
Petitioner: Mona Easley
Owner: Steven & Mona Easley
Location: Parcel located on the northwest corner of 4th Street & Thompson, being lot 31A, Square 2, Orleans Subdivision of Oaklawn, S45, T8S, R13E, Ward 7, District 7
Council District: 7

8. CP07-12-203 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,092 sq.ft.
Petitioner: Anthona Johnson
Owner: Anthona Johnson
Location: Parcel located on the north side of Batiste Road., east of Pugh Road, S48,T8S,R12E, Ward 4, District 7
Council District: 7

9. CP07-12-204 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1600 sq.ft.
Petitioner: Eunice C. Lymuel
Owner: Walter C. Lymuel, Sr.
Location: Parcel located on the east side of Lilian Drive, south of US Highway 190, being lots 18 & 19, Square B, Gardens Subdivision, S18 ,T9S, R15E, Ward 8, District 14
Council District: 14

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10. CP07-12-205 - Use: Expansion of School Board Administrative Office

Zoning: M-1 (Light Industrial) District
Use Size: 15,500 sq.ft.
Petitioner: St. Tammany Parish School Board c/o Jeff Schoen
Owner: GSMJM Properties, Inc.
Location: Parcel located at the end of James Street, south of Marion Lane, west of LA Highway 59, Alamosa Park, S24, T7S, R11E, Ward 4, District 7
Council District: 7

11. CP07-12-206 - Use: School Facilities

Zoning: R (Rural) District
Use Size: 9,216 sf
Petitioner: Jeff Schoen
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of C.S. Owens, west of LA Highway 1077, S14, T7S, R10E, Ward 1, District 1
Council District: 1

12. CP07-12-207 - Use: Telecommunication Equipment

Zoning: R (Rural) District
Use Size: 1350 sq.ft.
Petitioner: Konni Waltrip-AT&T
Owner: Deborah Gitz Loyd
Location: Parcel located on the southwest corner of Riverland Drive & Dummyline Road, S15, T7S, R10E, Ward 1, District 1
Council District: 1

13. CP07-12-208 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1280 sq.ft.
Petitioner: Danny Hamilton
Owner: John Hamilton
Location: Parcel located on the west side of Lilian Drive, south of LA Highway 190, S18 T9S, R15E, Ward 8, District 14
Council District: 14

14. CP07-12-209 - Use: Mini Storage

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 83,750 sq.ft.
Petitioner: Leroy J. Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel located on the west side of LA Highway 1077, just south of the LA Highway 1077 & LA Highway 21 Junction, S38, T7S, R10E, Ward 1, District 1
Council District: 1

15. CP07-12-210 - Use: Horse Farm

Zoning: A-2 (Suburban) District
Use Size: 2.46 acres
Petitioner: J. Michelle Miller
Owner: Frederick H. Culver
Location: Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive, S42, T7S, R11E, Ward 3, District 1
Council District: 1

16. CP07-12-211 - Use: Addition to Existing Church

Zoning: SA (Suburban Agricultural) District
Use Size: 17,500 sq.ft.
Petitioner: Loyd Galloway
Owner: New Zion Baptist Church
Location: Parcel located on the west side of LA Highway 40, north of New Zion Baptist Church Road, S17, T5S, R11E, Ward 2, District 2
Council District: 2

17. CP07-12-212 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq.ft.
Petitioner: Charles Williams
Owner: Charles Williams
Location: Parcel located on the north side of Azalea Street, east of Nursery Road, S36, T6S, R11E, Ward 3, District 3
Council District: 3

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18. CP07-12-213 - Use: Telecommunications Equipment

Zoning: A-4 (Single Family Residential) District
Use Size: 610 sq.ft.
Petitioner: AT&T/Linda Meiners
Owner: Century Chateau of Slidell, LLC
Location: Parcel located on the east side of Military Road, south of East Gause Blvd. , S38, T9S, R15E, Ward 8, District 9
Council District: 9

19. CP07-12-214 - Use: Habitat Volunteer Dorm

Zoning: M-2 (Intermediate Industrial) District
Use Size: 4,500 sq.ft.
Petitioner: Habitat for Humanity St. Tammany
Owner: Habitat for Humanity St. Tammany West/Maureen Clay, President CEO
Location: Parcel located on the south side of North Street, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 7
Council District: 7

20. CP07-12-215 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1216 sq.ft.
Petitioner: Eveland Augustin
Owner: Sandy Ducre
Location: Parcel located on the north side of Sandy Road, east of Fish Hatchery Road, S18, T8S, R13E, Ward 7, District 7
Council District: 7

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

1. PR07-12-006 - Use: Office Building

Corridor: LA Highway 21 Planned Corridor District
Zoning: C-2 (Highway Commercial) District
Use Size: 18,830 sq.ft.
Petitioner: Paul Hodgins
Owner: Madison at Timber Branch, LLC
Location: Parcel located on the west side of LA Highway 21, east of Starbrush Circle, north of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT