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

DRAFT

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
TABLED 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
## 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
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, S17, T6S, R11E, Ward 3, District 3  
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

**TABLED FROM 11/6/07 MEETING**

DRAFT - November 21, 2007
2. **CP07-11-190 - Use: Hotel**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 50,600 sq. ft.
   - Petitioner: Roy Hendrick, AIA Architect
   - Owner: Triumph 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

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,T19S, R15E, Ward 8, District 14
   - Council District: 14

Draft - November 21, 2007
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Use Description</th>
<th>Zoning District</th>
<th>Use Size</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP07-12-205</td>
<td>Expansion of School Board Administrative Office</td>
<td>M-1 (Light Industrial)</td>
<td>15,500 sq.ft</td>
<td>St. Tammany Parish School Board c/o Jeff Schoen</td>
<td>GSMJM Properties, Inc.</td>
<td>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</td>
<td>7</td>
</tr>
<tr>
<td>CP07-12-206</td>
<td>School Facilities</td>
<td>R (Rural) District</td>
<td>9,216 sf</td>
<td>Jeff Schoen</td>
<td>St. Tammany Parish School Board</td>
<td>Parcel located on the north side of C.S. Owens, west of LA Highway 1077, S14, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP07-12-207</td>
<td>Telecommunication Equipment</td>
<td>R (Rural) District</td>
<td>1350 sq.ft.</td>
<td>Konni Waltrip-AT&amp;T</td>
<td>Deborah Gitz Loyd</td>
<td>Parcel located on the southwest corner of Riverland Drive &amp; Dummypine Road, S15, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP07-12-208</td>
<td>Mobile Home</td>
<td>A-4 (Single Family Residential)</td>
<td>1280 sq.ft.</td>
<td>Danny Hamilton</td>
<td>John Hamilton</td>
<td>Parcel located on the west side of Lilian Drive, south of LA Highway 190, S18 T9S, R15E, Ward 8, District 14</td>
<td>14</td>
</tr>
<tr>
<td>CP07-12-209</td>
<td>Mini Storage</td>
<td>C-1 (Neighborhood Commercial)</td>
<td>83,750 sq.ft.</td>
<td>Leroy J. Cooper</td>
<td>Aphelion Holdings, LLC/John Yemelos</td>
<td>Parcel located on the west side of LA Highway 1077, just south of the LA Highway 1077 &amp; LA Highway 21 Junction, S38, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP07-12-210</td>
<td>Horse Farm</td>
<td>A-2 (Suburban) District</td>
<td>2.46 acres</td>
<td>J. Michelle Miller</td>
<td>Frederick H. Culver</td>
<td>Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive, S42, T7S, R11E, Ward 3, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP07-12-211</td>
<td>Addition to Existing Church</td>
<td>SA (Suburban Agricultural)</td>
<td>17,500 sq.ft</td>
<td>Loyd Galloway</td>
<td>New Zion Baptist Church</td>
<td>Parcel located on the west side of LA Highway 40, north of New Zion Baptist Church Road, S17, T5S, R11E, Ward 2, District 2</td>
<td>2</td>
</tr>
<tr>
<td>CP07-12-212</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural)</td>
<td>1,280 sq.ft.</td>
<td>Charles Williams</td>
<td>Charles Williams</td>
<td>Parcel located on the north side of Azalea Street, east of Nursery Road, S36, T6S, R11E, Ward 3, District 3</td>
<td>3</td>
</tr>
</tbody>
</table>
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

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**