AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - WEDNESDAY, FEBRUARY 6, 2008
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 JANUARY 2, 2008 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. ZC07-12-074
   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
   (TABLED FROM 1/2/08 MEETING)

2. ZC08-01-007
   Existing Zoning:  A-4 (Single Family Residential), C-1 (Neighborhood Commercial)
           & C-2 (Highway Commercial) Districts
   Proposed Zoning:  PUD (Planned Unit Development) District
   Acres:  74.23 acres
   Petitioner:  Mark Johnson
   Owner:  Versaille LLC
   Location:  Parcel located on the north of I-12, west of Holiday Square Blvd.,
           south of Versaille Subdivision, S15 & 16,T7S,R14E, Ward 3,
           District 1
   Council District:  1
   (TABLED FROM 1/2/08 MEETING)

3. ZC00-03-020
   Major amendment to PUD (Planned Unit Development) District
   Acres:  157.667 acres
   Petitioner:  New Town Concept
   Owner:  Joyce Hale Burns et Al c/o August J. Hand, Sellers Agent
   Location:  Parcel located on the west side of LA Highway 21, north of I-12,
           S45 & 46, T7S, R10E, Ward 1, District 1
   Council District:  1
4. **ZC07-10-056**

   **Existing Zoning:** A-3 (Suburban District)
   **Proposed Zoning:** C-1 (Neighborhood Commercial) District
   **Acres:** 26,350 sq. ft.
   **Petitioner:** Gary & Kathy Smith
   **Owner:** Gary & Kathy Smith
   **Representative:** Patricia A. Bradford
   **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

5. **ZC08-02-008**

   **Existing Zoning:** A-3 (Suburban District)
   **Proposed Zoning:** PUD (Planned Unit Development) District
   **Acres:** 119.56 acres
   **Petitioner:** Kelly McHugh
   **Owner:** Forest Lake Estates, LLC
   **Location:** Parcel located on the South side of LA Highway 22, west of Koepp Road, S37,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. **CP08-02-020 - Use: Daiquiri Shop**

   **Zoning:** C-2 (Highway Commercial) District
   **Use Size:** 1,100 sq. ft.
   **Petitioner:** Pamela D. Russell
   **Owner:** James H. & Pamela D. Russell
   **Location:** Parcel located at the northeast intersection of US Highway 190, 8th Street & Main Street, S40, T8S, R12E, Ward 7, District 7
   **Council District:** 7

2. **CP08-02-021 - Use: Mobile Home**

   **Zoning:** SA (Suburban Agricultural) District
   **Use Size:** 1280 sq. ft.
   **Petitioner:** Helen Williams
   **Owner:** Helen & Curtis Williams
   **Location:** Parcel located on the south side of Dogwood Street, west of Rose Street, being 21262 Dogwood Street, Š36, T6S, R11E, Ward 3, District 3
   **Council District:** 3

3. **CP08-02-022 - Use: Mobile Home**

   **Zoning:** A-4 (Single Family Residential) District
   **Use Size:** 1680 sq. ft.
   **Petitioner:** Bruce Sylvas
   **Owner:** Bernice Sylvas
   **Location:** Parcel located on the east side of Mineola Street, north of Salmen Street , S9, T9S, R14E, Ward 9, District 14
   **Council District:** 14

4. **CP08-02-023 - Use: Mobile Home**

   **Zoning:** C-2 (Highway Commercial) District
   **Use Size:** 840 sq. ft.
   **Petitioner:** Anna M. Bonomo
   **Owner:** Anna M. Bonomo
   **Location:** Parcel located on the east side of LA Highway 437, south of Narrow Drive, being 77450 Hwy 437, S2, T6S, R11E, Ward 3, District 2
   **Council District:** 2

5. **CP08-02-024 - Use: Guest Home**

   **Zoning:** A-2 (Suburban District)
   **Use Size:** 768 sq. ft.
   **Petitioner:** Sylvia T. Zeringue
   **Owner:** Sylvia T. Zeringue
   **Location:** Parcel located on the southeast corner of McNamara Street & Marigny Avenue, S38,T8S,R11E, Ward 4, District 10
   **Council District:** 10
6. **CP08-02-025 - Use: Addition to existing nursery**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 2500 sq. ft.  
   Petitioner: Anna Kern  
   Owner: Peggy A. Childs  
   Location: Parcel located on the south side of US Highway 190, east of South Mill Road, S32, T8S, R13E, Ward 7, District 7  
   Council District: 7

7. **CP08-02-026 - Use: Mobile Home**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1203 sq. ft.  
   Petitioner: Darlene Newell Crawford  
   Owner: Darlene Newell Crawford  
   Location: Parcel located on the north side of Bryan Road, south of Powell Road, S34, T8S, R14E, Ward 9, District 14  
   Council District: 14

8. **CP08-02-027 - Use: Mobile Home**  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1600 sq. ft.  
   Petitioner: Lorraine D. Kersh  
   Owner: Lorraine D. Kersh  
   Location: Parcel located on the northwest corner of Oak Street & Lakeview Drive, S44, T9S, R14E, Ward 9, District 12  
   Council District: 12

9. **CP08-02-028 - Use: Mobile Home**  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 2560 sq. ft.  
   Petitioner: Harry & Debra Kappes  
   Owner: Harry & Debra Kappes  
   Location: Parcel located on the southwest corner of US Highway 90 & Apple Pie Ridge Road, S33, T9S, R15E, Ward 8, District 13  
   Council District: 13

10. **CP08-02-029 - Use: Bar/Lounge**  
    Zoning: C-2 (Highway Commercial) District  
    Use Size: 2964 sq. ft.  
    Petitioner: Edward L. Boesch, III  
    Owner: Edward L. Boesch, III  
    Location: Parcel located on the east side of Pontchartrain Drive, south of Eden Isles Drive, being 4808 Pontchartrain Drive, S32, 29 & 44, T9S, R14E, Ward 9, District 13  
    Council District: 13

11. **CP08-02-030 - Use: Auto Body Shop - WITHDRAWN**  
    Zoning: C-2 (Highway Commercial) District  
    Use Size: 3400 sq. ft.  
    Petitioner: Lenny Strain  
    Owner: Leonard J. Strain  
    Location: Parcel located on the east side of LA Highway 59, north of Crain Street, S7, T7S, R12E, Ward 4, 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. **PR08-01-001 - Use: Shopping Center**  
   Corridor: Highway 21 Planned Corridor  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 19,956 sq. ft.  
   Petitioner: Samuel Markovich  
   Owner: Acadia 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 1/2/08 MEETING)

DRAFT - January 30, 2008
2. **PR08-01-002 - Use: Shopping Center**
   Corridor: Highway 21 Planned Corridor
   Zoning: C-2 (Highway Commercial) District
   Use Size: 19,915 sq.ft.
   Petitioner: Sam Markovich
   Owner: Acadian Properties, 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 1/2/08 MEETING)

3. **PR08-01-003 - Use: Service Station, car wash and repair shop**
   Corridor: Highway 21 Planned Corridor
   Zoning: C-2 (Highway Commercial) District
   Use Size: 8350 sq.ft.
   Petitioner: Sam Markovich
   Owner: Acadian Properties, LLC
   Location: Parcel located on the southwest corner of LA Highway 21 & Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
   Council District: 1
   (TABLED FROM 1/2/08 MEETING)

4. **PR08-01-004 - Use: Shopping Center**
   Corridor: Highway 21 Planned Corridor
   Zoning: C-2 (Highway Commercial) District
   Use Size: 19,956 sq.ft.
   Petitioner: Samuel Markovich
   Owner: Acadian Properties Northshore
   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 1/2/08 MEETING)

5. **PR08-01-005 - Use: Shopping Center**
   Corridor: Highway 21 Planned Corridor
   Zoning: C-2 (Highway Commercial) District
   Use Size: 19,956 sq. ft.
   Petitioner: Samuel Markovich
   Owner: 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 1/2/08 MEETING)

**OLD BUSINESS**

1. **CP05-09-091 - Use: Retail Shopping Center W I T H D R A W N**
   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

2. **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
3. **CP06-11-199 - Use: Pick-Up Station**

   Zoning: M-2 (Intermediate Industrial) District  
   Use Size: 32,000 sq. ft.  
   Petitioner: So. East Investments, LLC  
   Owner: So. East Investments, LLC  
   Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Drive, S20, T6S, R11E, Ward 3, District 2  
   Council District: 2

**NEW BUSINESS**

**ADJOURNMENT**