

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MARCH 4, 2008
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 JANUARY 2, 2008 MEETING
APPROVAL OF THE MINUTES OF THE FEBRUARY 6, 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. **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,R11E, Ward 3, District 1
Council District: 1
(TABLED FROM 2/6/08 MEETING)
2. **ZC05-08-052**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 101.74 acres
Petitioner: Leroy Cooper
Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.
Representative: Paul Mayronne
Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2
Council District: 2
3. **ZC08-03-009**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 38,700 sq.ft.
Petitioner: Sam Ethridge
Owner: Sam & Iris Ethridge
Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4 of Block 10, Garland's Covington & Claiborne Addition , S42, T6S, R11E, Ward 3, District 3
Council District: 3

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4. **ZC08-03-010**
 Existing Zoning: LC (Light Commercial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 0.32 acre
 Petitioner: Jeffrey D. Schoen
 Owner: Rondal & Flo Ann Richmond
 Location: Parcel located on the north side of U.S. Highway 190 (Short Cut Road), east of Beth Drive, west of Nellie Drive, being lots 9 & 10, Square 4, Pine Shadows Subdivision, S11, T9S, R14E, Ward 8, District 14
 Council District: 14

5. **ZC08-03-011**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 28.36 acres
 Petitioner: Samuel Markovich
 Owner: Diamond Properties Holdings Incorporated
 Location: Parcel located on the south side of Joiner Wymer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, R10E, Ward 1, District 1
 Council District: 1

6. **ZC08-03-012**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 88.9 acres
 Petitioner: Mark Salvetti
 Owner: Maurmont Properties, L.L.C
 Location: Parcel located on the south side of Interstate 12, east of the Target Center, west of Tchefuncte River, S47, T7S, R11E, Ward 1, District 1
 Council District: 1

7. **ZC08-03-013**
 Existing Zoning: C-2 (Highway Commercial) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 3.61 acres
 Petitioner: Leroy J. Cooper
 Owner: Michael Haydel
 Location: Parcel located on the east side of LA Highway 59, south of Harry Lemons Road, north of Surgi Drive, S1, T8S, R11E, Ward 4, District 5
 Council District: 5

8. **ZC08-03-014**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 57.23 acres
 Petitioner: Wayne Buras
 Owner: All State Financial Company
 Location: Parcels located on the north side of Ocshner Blvd. extension, west of Normandy Oaks Subdivision, S12, T7S, R10E, Ward 1, District 1
 Council District: 1

9. **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

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. CP08-01-002 - Use: Addition to Office Warehouse**
Zoning: M-1 (Light Industrial) District
Use Size: 51,000 sq.ft.
Petitioner: Paul Richard, Jr.
Owner: RDG Properties, LLC
Location: Parcel located on the northwest corner of Doss Drive & Powell Drive, S34, T8S, R14E, Ward 9, District 14
Council District: 14
- 2. CP08-03-031 - Use: Pond with removal of more than 1000 cubic yard of dirt**
Zoning: A-1 (Suburban) District
Use Size: 18,700 sq.ft.
Petitioner: Alejandro Vargas
Owner: Alejandro & Rosalia Vargas
Location: Parcel located on the south side of Fairgrounds Blvd, west of Church Hill Downs Drive, S22, T5S, R12E, Ward 5, District 2
Council District: 2
- 3. CP08-03-032 - Use: Mobile Home**
Zoning: C-2 (Highway Commercial) District
Use Size: 960 sq.ft.
Petitioner: Joycelyn T. Ferrara
Owner: Joycelyn T. Ferrara
Location: Parcel located on the southwest corner of US Highway 190 & Tranquility Road, S34, T8S, R13E, Ward 9, District 7
Council District: 7
- 4. CP08-03-033 - Use: Mobile Home**
Zoning: A-3 (Suburban) District
Use Size: 2280 sq.ft.
Petitioner: Sandra Spalding
Owner: Sandra Spalding
Location: Parcel located on the east side of Lowerline Street, south of Canal Street, being lots 22 & 23, Square 3, Ozone Pines Subdivision, S31, T8S, R15E, Ward 8, District 9
Council District: 9
- 5. CP08-03-034 - Use: Outdoor Storage Yard**
Zoning: C-1 (Neighborhood Commercial) District
Use Size: 28,000 sq.ft.
Petitioner: Peter Chapman
Owner: Mandeville Metro, LLC
Location: Parcel located on the north side of LA Highway 22, west of 11th Street, S34, T7S, R11E, Ward 4, District 4
Council District: 4
- 6. CP08-03-035 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1200 sq.ft.
Petitioner: Debra Sue Brewer
Owner: Calvin Johns
Location: Parcel located on the north side of Tammany Street, west of Lakeview Drive, being lots 20, 21, 22, Square 12, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12
Council District: 12
- 7. CP08-03-036 - Use: Household Agriculture**
Zoning: A-3 (Suburban) District
Use Size: 14,000 sq.ft.
Petitioner: Clayton Panks
Owner: Clayton & Lori Panks
Location: Parcel located on the east side of Red Mill Drive, south of Indian Village Road, being lot 8, Square 2, Belle Acres Subdivision, S21, T9S, R15E, Ward 8, District 13
Council District: 13

8. CP08-03-037 - Use: Garage Apartment

Zoning: A-2 (Suburban) District
Use Size: 736 sq. ft.
Petitioner: Stacey Yanosky
Owner: James & Stacey Yanosky
Location: Parcel located on the northeast corner of Soutl Street & Labarre Street, S45,T8S,R12E, Ward 4, District 7
Council District: 7

9. CP08-03-038 - Use: Retail and Repair of heavy equipment

Zoning: M-1 (Light Industrial) District
Use Size: 20,272 sf
Petitioner: Louisiana Machinery Co.
Owner: Lab-More, Properties, LLC
Location: Parcel located on the west side of LA Highway 25, north of Regina Coeli Road, being 74257 Hwy 25, S20, T6S, R11E, Ward 3, District 3
Council District: 3

10. CP08-03-039 - Use: Swamp Tour and Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,216 sf
Petitioner: Russell Vandercook
Owner: Reginald P. Schneider
Location: Parcel located on the south side of US Highway 90, west of West Pearl River Canal, S27, T9S, R15E, Ward 8, District 13
Council District: 13

11. CP08-03-040 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1120 sq.ft.
Petitioner: J. W. Lewis
Owner: J. W. Lewis, Janice M. Lewis, Willie R. Lewis, Willene Crawford, Raquille Lewis, Wilbert Lewis
Location: Parcel located on the south side of US Highway 190, east of Peter Foster Road, west of F & M Fields Lane, S18, T9S, R15E, Ward 8, District 13
Council District: 13

12. CP08-03-041 - Use: Church

Zoning: A-4 (Single Family Residential) District
Use Size: 10,000 sq.ft.
Petitioner: Jennifer L. Dupuy
Owner: Lone Oak Park Phase 2, LLC
Location: Parcel located at the end of Lone Oak Drive, west of US Highway 11, S14, T8S, R14E, Ward 8, District 12 & 14
Council District: 12 & 14

13. CP08-03-042 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2800 sq.ft.
Petitioner: Ashanda Richardson
Owner: Ashanda Richardson
Location: Parcel located on the south side of Lowe Davis Road, east of United Church Road, S25, T6S, R11E, Ward 3, District 2
Council District: 2

14. CP08-03-043 - Use: Residential Board & Care Facility

Zoning: R (Rural) & ID (Institutional) Districts
Use Size: 46,000 sq.ft.
Petitioner: Beth Gage-Oalman/BBI Architectural Services
Owner: Alexander Milne Home for Women
Location: Parcel located on the east side of LA Highway 21, north of Cleland Road, S5, T6S, R12E, Ward 10, District 2
Council District: 2

15. CP08-03-044 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq.ft.
Petitioner: Don A. Dufrene
Owner: Don A. Dufrene
Location: Parcel located on the south side of Marilyn Drive, east of LA Highway 433, S23, T9S, R14E, Ward 8, District 13
Council District: 13

16. CP08-03-045PR - Use: Sunday School Building

Zoning: SA (Suburban Agricultural) District
Use Size: 25, 361 sq.ft.
Petitioner: Flint E. Shea
Owner: North Cross United Methodist
Location: Parcel located on the west side of LA Highway 21, north of the intersection of LA Highway 1077 & LA Highway 21, S41, T7S, R10E, Ward 1, District 1
Council District: 1

17. CP08-03-046 - Use: Commercial & Multi Family

Zoning: C-2 (Highway Commercial) District
Use Size: 4940 sq.ft.-Commercial, 14904 sq.ft. Apt.
Petitioner: C & C Classic Homes, Inc.
Owner: C & C Classic Homes, Inc.
Location: Parcel located at on the north side of LA Highway 36, west of Manor Street, being 20435 Highway 36, S35, T6S, R11E, Ward 3, District 3
Council District: 3

18. CP08-03-047 - Use: Expanding Existing Pond

Zoning: R (Rural) District
Use Size: 5.6 acres
Petitioner: Trinity Steinhauer
Owner: John Herman Steinhauer, Jr.
Location: Parcel located on the north side of LA Highway 40, east of Orleans Avenue, being 16471 Highway 40, S7 & 8, T5S, R11E, Ward 2, District 2
Council District: 2

19. CP08-03-048 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,800 sq.ft.
Petitioner: Sandra Wiley
Owner: Sandra Yvette Wiley
Location: Parcel located on the north side of Marilyn Drive, east of LA Highway 433, being Lot 1, Square 2, Crestmont Vista Subdivision, S23, T9S, R14E, Ward 8, District 13
Council District: 13

20. CP08-03-049 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,560 sq.ft.
Petitioner: Ben Causey
Owner: Thomas Morgan
Location: Parcel located on the northeast corner of Oak Drive & Poplar Drive, being Lots 11 & 12, Sq 5, River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
Council District: 9

21. CP08-03-050 - Use: Commercial Building over 20,000 sq.ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 112,000 sq.ft.
Petitioner: Kyle Associates, LLC
Owner: Joey LaMartina
Location: Parcel located at the end of Keystone Drive, east of US Highway 190 Service Road, S37, T7S, R11E, Ward 4, District 5
Council District: 5

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: 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 2/6/08 MEETING)
- 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 2/6/08 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 2/6/08 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 2/6/08 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 2/6/08 MEETING)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT