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

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
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
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

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

DRAFT - February 20, 2008
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 Soult 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
    - 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  
   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: Trinidad Steinhauser  
   Owner: John Herman Steinhauser, 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