AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, APRIL 1, 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 MARCH 4, 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 3/4/08 MEETING)

2. **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
   - (TABLED FROM 3/4/08 MEETING)

3. **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
   - (TABLED FROM 3/4/08 MEETING)
4. **ZC08-03-013**

   **Existing Zoning:** C-2 (Highway Commercial) District  
   **Proposed Zoning:** PUD (Planned Unit Development) District  
   **Acres:** 3.61 acres  
   **Petitioner:** Leron 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

   *(Tabled from 3/4/08 meeting)*

5. **ZC08-04-015**

   **Existing Zoning:** C-1 (Neighborhood Commercial) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 1.24 acres  
   **Petitioner:** Steve Duvernay  
   **Owner:** Succession of Harvey E. Gaines Sr. / Daisy Virginia Gaines  
   **Location:** Parcel located on the north side of Fremaux Avenue, west of Joan Drive, S11, T9S, R14E, Ward 8, District 12  
   **Council District:** 12

6. **ZC08-04-016**

   **Existing Zoning:** A-3 (Suburban) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 32,333 sq.ft.  
   **Petitioner:** Dustin Gerchow  
   **Owner:** Marion Gerchow  
   **Location:** Parcel located on the south side of US Highway 190, east of Learning Oak Drive, S18, T9S, R15E, Ward 8, District 13 & 14  
   **Council District:** 13 & 14

7. **ZC08-04-017**

   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 26.15 acres  
   **Petitioner:** Kelly McHugh  
   **Owner:** David Acquistapace  
   **Location:** Parcel located on the northeast corner of LA Highway 434 & Folgers Drive, S8, T8S, R13E, Ward 7, District 7  
   **Council District:** 7

8. **ZC08-04-018**

   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** M-2 (Intermediate Industrial) District  
   **Acres:** 1.53 acres  
   **Petitioner:** Julian J. Rodrigue, Jr.  
   **Owner:** Anne & John Brandt, III  
   **Location:** Parcel located on the southeast corner of Pruden Road & Penn Mill Road, S24, T6S, R10E, Ward 3, District 3  
   **Council District:** 3

9. **ZC08-04-019**

   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** M-2 (Intermediate Industrial) District  
   **Acres:** 15 acres  
   **Petitioner:** Charles & Lucille Ruffino  
   **Owner:** Charles & Lucille Ruffino  
   **Location:** Parcel located on the east side of Cabiran Road, south of Fleetwood Drive, S32, T8S, R14E, Ward 9, District 11  
   **Council District:** 11

10. **ZC08-04-020**

    **Ordinance to amend the St. Tammany Parish Land Use Ordinance No. 523, Ward 4 Comprehensive Rezoning and The Official Zoning Map of St. Tammany Parish to classify certain land within Heritage Heights Subdivision, Ward 4, District 5**  
    **Council District:** 5

**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. **CP08-03-035 - 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  
   (Tabled from 3/4/08 Meeting)

2. **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  
   (Tabled from 3/4/08 Meeting)

3. **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  
   (Tabled from 3/4/08 Meeting)

4. **CP08-04-051 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1216 sq.ft.  
   Petitioner: Gary F. Wadge  
   Owner: Gary F. Wadge  
   Location: Parcel located at the end of Patterson Drive, west of Bayou Drive, being 28496 Patterson Drive, S39, T8S, R13E, Ward 7, District 7  
   Council District: 7

5. **CP08-04-052 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 840 sq.ft.  
   Petitioner: William T. Colliver  
   Owner: William T. Colliver  
   Location: Parcel located on the east side of 6th Street, north of Sailor Street, being lot 23A, Square R, North End Addition Subdivision, S3, T9S, R14E, Ward 9, District 14  
   Council District: 14

6. **CP08-04-053 - Use: Mobile Home**
   Zoning: A-3 (Suburban) District  
   Use Size: 2040 sq.ft.  
   Petitioner: Norma Balancier  
   Owner: Hillary & Norma Balancier  
   Location: Parcel located on the south side of Mainegra Road, east of Florien Road, S38, T9S, R14E, Ward 9, District 14  
   Council District: 14

7. **CP08-04-054 - Use: Mobile Home**
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1173 sq.ft.  
   Petitioner: Richard Estain  
   Owner: Richard Estain  
   Location: Parcel located on the west side of US Highway 11, south of Carr Drive, being lot 34A, Camp Site Subdivision, S34, T8S R13E, Ward 9, District 13  
   Council District: 13

DRAFT - March 18, 2008
<table>
<thead>
<tr>
<th></th>
<th>Item Number</th>
<th>Use</th>
<th>Zoning</th>
<th>Use Size</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>CP08-04-055</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural) District</td>
<td>1750 sq.ft.</td>
<td>Karen Morehouse</td>
<td>Sandy Morehouse</td>
<td>Parcel located on the north side of Lank Street, east of LA Highway 433, being Parcel I, Pine Villa Subdivision, S25, T9S, R14E, Ward 8, District 13</td>
<td>13</td>
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<td>9</td>
<td>CP08-04-056</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural) District</td>
<td>2240 sq.ft.</td>
<td>Salvatrice P. &amp; Gary M. Billiot</td>
<td>Salvatrice P. &amp; Gary M. Billiot</td>
<td>Parcel located on the south side of Beleyhi Road, east of South Oaklawn Drive, being lot 92, West Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7</td>
<td>7</td>
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<tr>
<td>10</td>
<td>CP08-04-057</td>
<td>Guest Home</td>
<td>A-2 (Suburban) District</td>
<td>1000 sq.ft.</td>
<td>M. Joost Klaare</td>
<td>Maarten Joost &amp; Shannon Gordon Klaare</td>
<td>Parcel located at the southeast intersection of Robinson Road &amp; River Ridge Road, being 76110 Robinson Road, S9, T6S, R10E, Ward 3, District 3</td>
<td>3</td>
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<tr>
<td>11</td>
<td>CP08-04-058</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural) District</td>
<td>1624 sq.ft.</td>
<td>Keith &amp; Velma Bordelon</td>
<td>Keith &amp; Velma Bordelon</td>
<td>Parcel located on the west side of Avery Drive, north of Smokey Hollow Drive, being 213 Avery Drive, S29, T9S, R15E, Ward 8, District 13</td>
<td>13</td>
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<tr>
<td>12</td>
<td>CP08-04-059</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural) District</td>
<td>980 sq.ft.</td>
<td>Linda S. Brasheare</td>
<td>Linda S. Brasheare</td>
<td>Parcel located on the east side of 18th Street, south of 4th Street, being lots 16, Square 8, West Alton Subdivision, S23, T8S, R14E, Ward 9, District 14</td>
<td>14</td>
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<tr>
<td>13</td>
<td>CP08-04-060</td>
<td>Mobile Home</td>
<td>SA (Suburban Agricultural) District</td>
<td>1125 sq.ft.</td>
<td>Daphne Jones Jenkins</td>
<td>Daphne Jones Jenkins</td>
<td>Parcel located on the west side of 10th Street, north of 1st Street, being lots 6A, Square 54, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14</td>
<td>14</td>
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<tr>
<td>14</td>
<td>CP08-04-061</td>
<td>Mobile Home</td>
<td>A-3 (Suburban) District</td>
<td>1920 sq.ft.</td>
<td>Kevin Collins, Jr.</td>
<td>Shirley Collins</td>
<td>Parcel located on the south side of US Highway 190 East, east of Pace Road, being 40284 Hwy 190 East, S15, T9S, R18E, Ward 8, District 14</td>
<td>14</td>
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</tbody>
</table>
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15. **CP08-04-062 - Use: Swimming Pool**
   - Zoning: C-1 (Neighborhood Commercial) District
   - Use Size: 10,500 sf
   - Petitioner: James E. Shields
   - Owner: James E. Shields, Sr.
   - Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd., S5 & 6, T5S, R12E, Ward 4, District 7
   - Council District: 7

16. **CP08-04-063 - Use: Pond with removal of more than a 1000 cubic yard of dirt**
   - Zoning: A-1 (Suburban) District
   - Use Size: 4300 sq.ft.
   - Petitioner: Joe & Martha Lindley
   - Owner: Joe & Martha Lindley
   - Location: Parcel located at the end of Hilltop Lane, west of Birch Drive, S27, T5S, R10E, Ward 2, District 3
   - Council District: 3

17. **CP08-04-064 - Use: Telecommunication Equipment**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 500 sq.ft.
   - Petitioner: AT & T/Konni Waltrip
   - Owner: Robert Brouillette
   - Location: Parcel located on the north side of Tammany Street, west of Lakeview Drive, being 38230 Tammany Street, S44, T9S, R14E, Ward 9, District 12
   - Council District: 12

18. **CP08-04-065 - Use: Telecommunications Equipment**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1350 sq.ft.
   - Petitioner: Konni Waltrip/AT&T
   - Owner: Oakley Place Subdivision
   - Location: Parcel located on the west side of Abney Farm Road, north of Robert Road, S24, T8S, R14E, Ward 8, District 9
   - Council District: 9

19. **CP08-04-066 - Use: Cell Tower**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 7700 sq.ft.
   - Petitioner: Clint Ory
   - Owner: St. Tammany Parish Fire Protection Dist #13
   - Location: Parcel located at the northwest corner of LA Highway 1085 & Francis Road, S1, T7S, R10E, Ward 1, District 1
   - Council District: 1

20. **CP08-04-067 - Use: 3 Radio Towers**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 23.71 acres
   - Petitioner: Julian Rodrigue, Jr.
   - Owner: Alexandros F. Goodson
   - Location: Parcel located at the end of Snider, west of LA Highway 434, S37, T9S, R12E & S41, T8S, R12E, Ward 7, District 7
   - Council District: 7

21. **CP08-04-068 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1456 sq.ft.
   - Petitioner: Lillian H. Langlois
   - Owner: Lillian H. Langlois
   - Location: Parcel located on the south side of Terrance Avenue, east of Terrace Avenue, being 3114 Terrance Avenue, S14, T9S, R14E, Ward 8, District 12
   - Council District: 12
22. CP08-04-069 - Use: Telecommunications Equipment  
   Zoning: A-4 (Single Family Residential) District  
   Use Size: 150 sq.ft.  
   Petitioner: Konni Waltrip/AT&T  
   Owner: Eluniece Williams  
   Location: Parcel located on the northwest corner of Queen Ann Drive & Holmes Street, being 207 Queen Anne, S38, T9S, R14E, Ward 9, District 11  
   Council District: 11

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

1. PR08-04-006 - Use: Veterinary Clinic  
   Corridor: Highway 21 Planned Corridor  
   Zoning: LC (Light Commercial) District  
   Use Size: 1800 sq.ft.  
   Petitioner: Julian Rodrigue  
   Owner: Pigeon Investments, LLC  
   Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, S38, T7S, R10E, Ward 1, District 1  
   Council District: 1

OLD BUSINESS

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

NEW BUSINESS

ADJOURNMENT