

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MAY 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 APRIL 1, 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. ZC08-04-016

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

(TABLED FROM 4/1/08 MEETING)

2. ZC08-05-021

Existing Zoning: R (Rural) District

Proposed Zoning: LC (Light Commercial) District

Acres: 1.2 acres

Petitioner: Rod Rodrigue

Owner: Tim and Cathy Sharp

Location: Parcel located at the southwest intersection of LA Highway 1077 & Rodney Road, S38, T7S, R10E, Ward 1, District 1

Council District: 1

3. ZC08-05-022

Text Change

Ordinance to amend the St. Tammany Parish Land Use Ordinance No. 523, Section 2.21 Planned Corridor District & Section 5.03 Sign Regulations.

4. ZC08-05-023

Existing Zoning: SA (Suburban Agricultural) District

Proposed Zoning: C-2 (Highway Commercial) District

Acres: 8.92 acres

Petitioner: Benjamin C. Seeger

Owner: The Goodbee Land Co., LLC

Location: Parcel located on the southeast side of LA Highway 1077 & LA Highway 1085, S3, T7S, R10E, Ward 1, District 1

Council District: 1

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5. ZC08-05-024
 Existing Zoning: A-4 (Single Family Residential) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 3.038 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Christopher R. Jean & Angela Smith Jean
 Location: Parcel located on the east side of Lindberg Drive, south of Lawes Street, S12, T9S, R14E, Ward 8, District 13
 Council District: 13

6. ZC08-05-025
 Existing Zoning: M-2 (Intermediate Industrial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.688 acres
 Petitioner: Stephen Ploue or Michelle Ploue Burriss
 Owner: Ploue Investments, LLC
 Location: Parcel located on the east side of LA Highway 59, south of South Lane, S19, T7S, R12E & S24, T7S, R11E, Ward 4, District 7
 Council District: 7

7. ZC08-05-026
 Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 8.5 acres
 Petitioner: Gary Bourgeois
 Owner: North Pointe Business Park, LLC
 Location: Parcel located on the west side of LA Highway 1077, south of Northpointe Court, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

8. ZC08-05-027
 Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: M-3 (Heavy Industrial) District
 Acres: 1.5 acres
 Petitioner: Mike Mariana
 Owner: 25 Brown's Village, LLC, Jeffrey Kearns
 Location: Parcel located on the northeast corner of Brownsvillage Road & Commercial Drive, S27, T8S, R14E, Ward 8, District 14
 Council District: 14

**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. CP08-04-065 - 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
 (TABLED FROM 4/1/08 MEETING)

2. CP08-05-071 - Use: Mobile Home
 Zoning: SA (Suburban Agricultural) District
 Use Size: 1531 sq.ft.
 Petitioner: Wendy Thomas
 Owner: Ida Mae Hamilton
 Location: Parcel located on the north side of Javery Drive, south of Ben Thomas Road, being 37279 Javery Road, S34, T8S, R14E, Ward 8, District 14
 Council District: 14

3. CP08-05-072 - Use: Mobile Home
 Zoning: SA (Suburban Agricultural) District
 Use Size: 896 sq.ft.
 Petitioner: Michael Ford
 Owner: Gayland & Michael Ford
 Location: Parcel located on the west side of Warrior Trace, north of Rising Sun Drive, being lot 67, Square 14, Choctaw Spring Subdivision, S22 & 23, T8S, R12E, Ward 4, District 7
 Council District: 7

4. CP08-05-073 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 660 sq.ft.
Petitioner: Wanda H. Wright
Owner: Edwina Hale
Location: Parcel located on the east side of Belair Drive, south of US Highway 190, being lot 4, Square 2, Belair Subdivision, S18, T9S, R14E, Ward 8, District 14
Council District: 14

5. CP08-05-075 - Use: 2nd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sf
Petitioner: Virginia Nicolosi
Owner: Ponderosa Ranches
Location: Parcel located on the northwest corner of Garrett's Prime Run & Mare Run, being lot 220, Ponderosa Ranches Subdivision, and being 510 Garrett Prime Run Pearl River, S15, T8S, R14E, Ward 9, District 6
Council District: 6

6. CP08-05-076 - Use: Swamp Tour

Zoning: SA (Suburban Agricultural) District
Use Size: 4.66 acres
Petitioner: Jeffrey L. Rogers
Owner: Peggy Kelley
Location: Parcel located on the east side of US Highway 90, south of US Highway 190 , S33, T9S, R15E, Ward 8, District 13
Council District: 13

7. CP08-05-077 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Joan Long
Owner: Gus Long
Location: Parcel located on the east side of Sea Spray Drive, south of Heather Mist Drive, being lot 37, Avery Drive Subdivision and being 212 Sea Spray Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

8. CP08-05-078 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2176 sq.ft.
Petitioner: Amy Cryer
Owner: Dorothy Faye Authement
Location: Parcel located on the northeast corner of North Pontchartrain & Sunrise Lake Drive, S23, T8S, R12E, Ward 7, District 7
Council District: 7

9. CP08-05-079 - Use: Mobile Home as a 2nd residence

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq.ft.
Petitioner: Trudy Livingston
Owner: Barton Livingston
Location: Parcel located on the north side of West Powerline Road, west of Carey road, being 64111 West Powerline Road , S9, T8S, R14E, Ward 9, District 6
Council District: 6

10. CP08-05-080 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2240 sq.ft.
Petitioner: Kiona Batiste
Owner: Kiona Batiste
Location: Parcel located on the south side of West Pinehill Drive, east of Dixie Road, west of Ferndale Street, being lot 6, Square 19, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 14
Council District: 14

11. CP08-05-081 - Use: Office Warehouse

Zoning: C-2 (Highway Commercial) District
Use Size: 17,255 sq.ft.
Petitioner: Greg Gaunt
Owner: Orleans Street Properties
Location: Parcel located on the southwest corner of Oak Street & Orleans Street, S49, T8S, R11E, Ward 4, District 10
Council District: 10

12. CP08-05-082 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,133 sf
Petitioner: Chequita T. McGowan
Owner: Dorothy Thompson
Location: Parcel located on the south side of 11th Street, west of 3rd Avenue, being lot 18, Square 36, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
Council District: 14

13. CP08-05-083 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,133 sf
Petitioner: Chequita T. McGowan
Owner: Dorothy Thompson
Location: Parcel located on the south side of 11th St., west of 3rd Avenue, being lot 17, Square 36, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
Council District: 14

14. CP08-05-084 - Use: Elevated Water Storage Tank

Zoning: C-2 (Highway Commercial) District
Use Size: 2000 sq.ft.
Petitioner: Delos Williams
Owner: Utilities Inc. of Louisiana
Location: Parcel located on the south side of Greenbrier Blvd, west of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1

15. CP08-05-085 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2430 sq.ft.
Petitioner: Elva Galatas
Owner: Elva Galatas
Location: Parcel located at the northern intersection of Clesi Avenue & Sue Drive, being 29125 Clesi Avenue, S39, T8S, R13E, Ward 7, District 7
Council District: 7

16. CP08-05-086 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2432 sq.ft.
Petitioner: JoAnn Orlando Hale
Owner: JoAnn & William C. Hale, III
Location: Parcel located on the south side of Troy Drive, east of Peach Tree Drive, being lot 79, Hickory Hills Addition No. 2, S29, T8S, R15E, Ward 8, District 9
Council District: 9

17. CP08-05-087 - Use: Mobile home as a Guest House/Pool House

Zoning: SA (Suburban Agricultural) District
Use Size: 640 sq.ft.
Petitioner: Monique Bonner
Owner: Monique Bonner
Location: Parcel located on the west side of Soell Drive, north of Sixth Street, east of Helenbirg Road, S14, T7S, R11E, Ward 3, District 5
Council District: 5

18. CP08-05-088 - Use: Pool house/guest house

Zoning: A-2 (Suburban) District
Use Size: 800 sf
Petitioner: Donielle Marquez
Owner: Pamela B. Penn
Location: Parcel located on the south side of Garland Street, east of St. Landry Street, S42, T6S, R11E, Ward 3, District 3
Council District: 3

19. CP08-05-089 - Use: Telecommunications Equipment

Zoning: R (Rural) District
Use Size: 900 sq.ft.
Petitioner: AT&T/Konni Waltrip
Owner: Clyde Dutruch
Location: Parcel located at the northwest corner of LA Highway 40 & Morgan Road, S13, T5S, R11E, Ward 2, District 3
Council District: 3

20. CP08-05-090 - Use: Recreational Facility, District #6

Zoning: R (Rural) District
Use Size: 25 acres
Petitioner: Brad Nobles/Kyle Associates
Owner: St. Tammany Parish
Location: Parcel located on the east side of Lee Road, south of Narrow Road, S2, T5S, R11E, Ward 3, District 2
Council District: 2

21. CP08-05-091 - Use: Dirt Pit

Zoning: PUD (Planned Unit Development) District
Use Size: 26 acres
Petitioner: Oak Island Corp./Toby L. Lowe
Owner: Oak Island Corp./Toby L. Lowe
Location: Parcel located on the west side of Military Road, south of Sycamore Drive, north of I-10, S32, T8S, R15E, Ward 8, District 9
Council District: 9

22. CP08-05-092 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,152 sf
Petitioner: Ramona Carter
Owner: Ramona Carter
Location: Parcel located on the south side of 6th Street, west of Salmen Road, being lot 36-A, Square 25, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6
Council District: 6

23. CP08-05-093 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1180 sq.ft.
Petitioner: Byron Jones
Owner: Byron Jones
Location: Parcel located on the north side of 12th Street, east of 3rd Avenue, west of 4th Avenue, being lot 7, Square 32, Town of Alton, S23, T8S, R14E, Ward 9, District 14
Council District: 14

OLD BUSINESS

1. CP06-07-134 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1680 sq.ft.
Petitioner: Alvin Jimenez, Sr.
Owner: Alvin Jimenez, Sr.
Location: Parcel located on the north side of 5th Street, south of 6th Street, being lots 10, 11, 48 & 49, Square 43, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 14
Council District: 14

NEW BUSINESS

ADJOURNMENT