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

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
### 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 Street, 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 Helenburg 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**

DRAFT - May 1, 2008