AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 5, 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 JULY 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. **ZC08-07-039**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-1 (Neighborhood Commercial) District
   Acres: 13,000 sq.ft.
   Petitioner: Rhonda Lacoste
   Owner: LaGrand Investment, L.L.C./Rhonda Lacoste
   Location: Parcel located at the northeast corner of LA Highway 36 & Melissa Lane, being lot 3, block 5, Garland's Addition, S42, T6S, R11E, Ward 3, District 3
   Council District: 3
   (TABLED FROM 7/1/08 MEETING)

2. **ZC08-07-040**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: C-1 (Neighborhood Commercial) District
   Acres: 15,000 sq.ft.
   Petitioner: Donna Nevels
   Owner: Donna Nevels
   Location: Parcel located on the northeast corner of Howze Beach Road & Rio Street, being lots 5, 6, 7 & 8, Square 39, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
   Council District: 12
   (TABLED FROM 7/1/08 MEETING)

3. **ZC08-01-005**
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 13.3 acres
   Petitioner: Mr. Leroy J. Cooper
   Owner: Marilyn Seifert
   Location: Parcel located on the west side of LA Highway 59, north of Walder Road, S1, T8S, R11E, Ward 4, District 10
   Council District: 10

4. **ZC08-08-042**
   TEXT CHANGE
   Ordinance to amend and reenact appendix C of the St. Tammany

Draft - July 25, 2008
1
5. **ZC08-08-043**
   - **Existing Zoning:** A-3 (Suburban) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 70,808 sq.ft.
   - **Petitioner:** Bruce D. Cox
   - **Owner:** Bruce D. & Lori Cox
   - **Location:** Parcel located on the northwest corner of Sharp Road & LA Highway 59, being 3110 Highway 59, S36, T7S, R11E, Ward 4, District 5
   - **Council District:** 5

6. **ZC08-08-044**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 7.37 acres
   - **Petitioner:** Levere C. Montgomery, III
   - **Owner:** Levere C. Montgomery, III
   - **Location:** Parcel located on the northwest corner of LA Highway 1077 & Interstate 12, S3, T7S, R10E, Ward 1, District 1
   - **Council District:** 1

7. **ZC08-08-045**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** ID (Institutional) District
   - **Acres:** 4.02 acres
   - **Petitioner:** Charles Vandercook
   - **Owner:** Leah Farm of Louisiana L.L.C.
   - **Location:** Parcel located on the north side of LA Highway 40, east of Beason Road, being 16096 Highway 40, S7, T5S, R11E, Ward 2, District 2
   - **Council District:** 2

8. **ZC08-08-046**
   - **Existing Zoning:** A-3 (Suburban) District
   - **Proposed Zoning:** C-2 (Highway Commercial) District
   - **Acres:** 0.94 acres
   - **Petitioner:** David S. Cressy, Sr.
   - **Owner:** Robert F. Pitard
   - **Location:** Parcel located on the southwest corner of LA Highway 59 & Sharp Road, S36, T7S, R11E, Ward 4, District 10
   - **Council District:** 10

9. **ZC08-08-047**
   - **Existing Zoning:** R (Rural) District
   - **Proposed Zoning:** A-3 (Suburban) District
   - **Acres:** 14.42 acres
   - **Petitioner:** Cooper Engineering, Inc./Leroy J. Cooper
   - **Owner:** Joe & Patricia Nichols
   - **Location:** Parcel located at the end of Iron Street, south of LA Highway 435, S27, T6S, R12E, Ward 10, District 6
   - **Council District:** 6

10. **ZC08-08-048**
    - **Existing Zoning:** A-2 (Suburban) District
    - **Proposed Zoning:** C-2 (Highway Commercial) District
    - **Acres:** 0.57 acres
    - **Petitioner:** Jeffrey D. Schoen
    - **Owner:** Louisiana Notarial Services, Inc.
    - **Location:** Parcel located on the west side of LA Highway 59, north of America Street, being lots 36, 37, 38, 52, 53 & 54 & a portion of Henrietta Street, Square 155, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10
    - **Council District:** 10

11. **ZC08-08-049**
    - **Existing Zoning:** SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.966 acres
Petitioner: Glynn D. Pendergrast
Owner: Glynn D. Pendergrast
Location: Parcel located on the north side of LA Highway 36, west of Manor Street, east of St. Landry Street, being 20409 Highway 36, S35, 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. CP08-06-098 - Use: Mobile Home as a Guest House W I T H D R A W N
Zoning: SA (Suburban Agricultural) District
Use Size: 402 sq.ft.
Petitioner: Teresa Lamonte
Owner: Joseph & Teresa Lamonte
Location: Parcel located on the north side of Haas Road, west of Robert Road, east of LA Highway 11, S24, T8S, R14E, Ward 8, District 14
Council District: 14

(TABLED FROM 7/1/08 MEETING)

2. CP08-08-126 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 700 sq.ft.
Petitioner: Virginia Gilmore
Owner: Virginia Gilmore
Location: Parcel located on the south side of Earl Abram Road, east of US Highway 11, being 38487 Earl Abram Road, S23, T8S, R14E, Ward 8, District 14
Council District: 14

3. CP08-08-127 - Use: Outdoor Storage Yard
Zoning: R (Rural) District
Use Size: 10,000 sq.ft.
Petitioner: William J. Orazio, Jr.
Owner: William J. Orazio, Jr.
Location: Parcel located on the south side of Jim Sharp Road, east of LA Highway 1129, S14, T5S, R11E, Ward 2, District 2
Council District: 2

4. CP08-08-128 - Use: Pond with removal of more than 1000 Cubic Yards of dirt
Zoning: R (Rural) District
Use Size: 9095 sq.ft.
Petitioner: Scott Johnson
Owner: Scott Johnson
Location: Parcel located at the end of Lock 1 Road, S10, T7S, R14E, Ward 6, District 6
Council District: 6

5. CP08-08-129 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq.ft.
Petitioner: Betty Reavis
Owner: Betty Reavis
Location: Parcel located on the south side of 6th Street, west of Salmen Avenue, east of Slidell Avenue, being lot 36A, Sq. 25, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6
Council District: 6

6. CP08-08-130 - Use: Home Office and Outdoor Storage Over 400 sq.ft.
Draft - July 25, 2008
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MANDEVILLE, LOUISIANA

Zoning: R (Rural) District
Use Size: 100 sq.ft. of office & 1000 sq.ft of outdoor storage
Petitioner: Duncan McLindon
Owner: Agnes H. McLindon
Location: Parcel located on the west side of LA Highway 437, north of Willie Hunt Road, south of Roy Hunt Road, being 78113 Highway 437, S34, TSS, R11E, Ward 2, District 2
Council District: 2

7. CP08-08-131 - Use: Mobile Home
   Zoning: A-4 (Single Family Residential) District
   Use Size: 960 sq.ft.
   Petitioner: Johnny Spillers
   Owner: Johnny Spillers & Gertrude Cusimano
   Location: Parcel located on the west side of Ash Street, south of Oak Street, being lots 16 & 17, Square 15, River Gardens Subdivision, S30, T8S, R15E, Ward 8, District 9
   Council District: 9

8. CP08-08-132 - Use: Dog Kennel
   Zoning: C-1 (Neighborhood Commercial) District
   Use Size: 240 sq.ft.
   Petitioner: Lynette Stewart
   Owner: Doug & Lynette Stewart
   Location: Parcel located on the west side of Bigner Road, south of LA Highway 22, being 210 Bigner Road, S54, T7S, R11E, Ward 4, District 4
   Council District: 4

9. CP08-08-133 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2560 sq.ft.
   Petitioner: Currin Guillory
   Owner: Currin Guillory/Mary Zook Fisher/Edward W. Jones, Jr.
   Location: Parcel located on the south side of Oak Drive & Elm Drive, east of Maple Drive, being lots 13, 14 & 15, Square 17, River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
   Council District: 9

10. CP08-08-134 - Use: Mobile Home
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1280 sq.ft.
    Petitioner: Randall Story
    Owner: Randall Story
    Location: Parcel located on the north side of Downey Road, west of US Highway 190, being 42149 Downey Road, S28, T9S, R15E, Ward 8, District 13
    Council District: 13

11. CP08-08-135 - Use: Group Home with Recreational Use
    Zoning: R (Rural) District
    Use Size: 4.02 acres
    Petitioner: Charles Vandercook
    Owner: Leah Farms of Louisiana L.L.C. /John A. Melton
    Location: Parcel located on the north side of LA Highway 40, east of Beason Road, west of Exnicios Road, being 16096 Highway 40, S7, T5S, R11E, Ward 2, District 2
    Council District: 2

12. CP08-08-136 - Use: Mobile Home
    Zoning: A-3 (Suburban) District
    Use Size: 1563 sq.ft.
    Petitioner: Joy Shackelford
    Owner: Joy Shackelford
    Location: Parcel located at the end of Shackelford Road, north of Florien Road, S38, T9S, R14E, Ward 9, District 11
    Council District: 11

13. CP08-08-137 - Use: Mobile Home
Draft - July 25, 2008
Zoning: SA (Suburban Agricultural) District
Use Size: 480 sq.ft.
Petitioner: Leslie S. Davis & Leslie G. Davis
Owner: Leslie S. Davis & Leslie G. Davis
Location: Parcel located on the east side of Gurtner Drive, south of LA Highway 36, S36, T6S, R11E, Ward 3, District 3
Council District: 3

14. CP08-08-138 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq.ft.
Petitioner: Neil & Brandy Vicedomini
Owner: Neil & Brandy Vicedomini
Location: Parcel located on the north side of Tammany Street, west of Beach Drive, being lots 25, 26, 27, 28, 29, Square 1, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12
Council District: 12

15. CP08-08-139 - Use: Garage Apartment/Guest House under 1,000 sq.ft.
Zoning: A-2 (Suburban) District
Use Size: 600 sq.ft.
Petitioner: Robert Sollberger
Owner: Michael Gillespie
Location: Parcel located on the south side of Bierhorst Road, east of Thompson Road, being 34322 Bierhorst Road, S39, T9S, R14E, Ward 9, District 11
Council District: 11

16. CP08-08-140 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1920 sq.ft.
Petitioner: Elwin C. Ordoyne, Jr.
Owner: Elwin C. Ordoyne, Jr.
Location: Parcel located on the south side of Ozone Street, west of Beach Street, being lots 3 & 4, Square 3, Howze Beach Subdivision, 38010 Ozone Street, S44, T9S, R14E, Ward 9, District 12
Council District: 12

17. CP08-08-141 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1920 sq.ft.
Petitioner: Elwin C. Ordoyne, Jr.
Owner: Elwin C. Ordoyne, Jr.
Location: Parcel located on the north side of Oak Street, west of Beach Drive, being lots 28 & 29, Square 3, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12
Council District: 12

18. CP08-08-142 - Use: Mobile Home
Zoning: A-3 (Suburban) District
Use Size: 1280 sq.ft.
Petitioner: Lionel J. Jackson
Owner: Lionel J. Jackson
Location: Parcel located on the west side of Hardin Road, south of US Highway 190, east of Allen Road, S18, T9S, R15E, Ward 8, District 14
Council District: 14

19. CP08-08-143 - Use: Antenna Tower
Zoning: M-2 (Intermediate Industrial) District
Use Size: 40.5 sq.ft.
Petitioner: Mathes Briere Architects
Owner: American Red Cross, Southeast Louisiana Chapter
Location: Parcel located at the end of Ashland Way, north of Interstate 12, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
Council District: 1
1. **PR07-11-005 - Use: Office Building**
   - Corridor: Highway 21 Planned Corridor
   - Zoning: LC (Light Commercial) District
   - Use Size: 6475 sq. ft.
   - Petitioner: Ricky Wendel
   - Owner: Madison Property Group, LLC
   - Location: Parcel located on the east side of LA Highway 21, north of the intersection of LA Highway 21 & LA Highway 1077, S41,T7S,R10E, Ward 1, District 1
   - Council District: 1

2. **ZC07-06-038 TEXT CHANGE**
   - Ordinance to amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 1.15 M-2 (Intermediate Industrial) District

3. **CP08-06-110 - Use: Church Campus**
   - Zoning: SA (Suburban Agricultural) & C2 (Highway Commercial) Districts
   - Use Size: 114,297 sq. ft.
   - Petitioner: Jeff Schoen
   - Owner: Church of the King
   - Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S19 & 30, T7S, R12E, Ward 4, District 7
   - Council District: 7

**NEW BUSINESS**

**ADJOURNMENT**