AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, OCTOBER 7, 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 AUGUST 5, 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. ZC08-08-042
   TEXT CHANGE
   Ordinance to amend and reenact appendix C of the St. Tammany
   Parish Code of Ordinances, Land Use Regulations Ordinance No.
   523 as amended, Sect. 6.01, and Unified Dev. Code Sect. 7.0801,
   Mod. And Exceptions, Lot of Record to amend side yard setback
   (TABLED FROM 8/5/08 MEETING)

2. 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
   (TABLED FROM 8/5/08 MEETING)

3. ZC08-09-051
   Existing Zoning: A-3 (Suburban) District
   Proposed Zoning: LC (Light Commercial) District
   Acres: 2.58 acres
   Petitioner: Leroy Cooper
   Owner: Ponchatoula Properties, LLC/Warren Davie, Jr.
   Location: Parcel located on the north side of Amanda Drive, east of LA
   Highway 25  S17, T6S, R11E, Ward 3, District 2
   Council District: 2

4. ZC08-09-052
   TEXT CHANGE
   Ordinance to amend Code Appendix C, Land Use Ord. 523, and
   Unified Development Code: Ordinance to amend Section 4 Off
   Street Parking And Loading Regulations Of Ordinance 523 And
   Section 7.07 Of The UDC.

Draft -September 30, 2008
5. **ZC06-01-004**

- **Existing Zoning:** Major Amendment to PUD (Planned Unit Development) District
- **Acres:** 196.4 acres
- **Petitioner:** Toby J. Lowes
- **Owner:** Leon Lowe & Sons, Inc.
- **Location:** Parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9

6. **ZC06-02-011**

- **Existing Zoning:** Major Amendment to PUD (Planned Unit Development) District
- **Acres:** 286.81 acres
- **Petitioner:** Fromherz Consultants, LLC
- **Owner:** 285 LLC.
- **Location:** Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190, S21, T6S, R10E, Ward 1, District 1

7. **ZC08-10-053**

- **Existing Zoning:** A-3 (Suburban) District
- **Proposed Zoning:** C-2 (Highway Commercial) District
- **Acres:** 1.4388 acres
- **Petitioner:** William Dekemel
- **Owner:** Anita Warner & Stuart Collenberg
- **Location:** Parcel located at the southeast intersection of Interstate 59 & LA Highway 1090, S24, T8S, R14E, Ward 8, District 9

8. **ZC08-10-054**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** C-2 (Highway Commercial) District
- **Acres:** 0.5 acres
- **Petitioner:** Shirley Roach
- **Owner:** Shirley Roach
- **Location:** Parcel located on the north side of Salt Bayou Road, east of Old Spanish Trail, S11, T10, R14E, Ward 8 & 9, District 13

9. **ZC08-10-055**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** C-1 (Neighborhood Commercial) District
- **Acres:** 1.1 acres
- **Petitioner:** Phillip Manchester
- **Owner:** Gary Intravia
- **Location:** Parcel located on the south side of Lonesome Road, east of US Highway 190, S40, T8S, R11E, Ward 4, District 10

10. **ZC08-10-057**

- **TEXT CHANGE** Ordinance to amend The Parish Unified Development Code, Volume 1 Zoning, Article 5, Zoning Districts, to add Section 5.36, Mixed Use District.

11. **ZC08-10-058**

- **Existing Zoning:** SA (Suburban Agricultural) District
- **Proposed Zoning:** PUD (Planned Unit Development) District
- **Acres:** 15 Acres
- **Petitioner:** Victor Smeltz
- **Owner:** Lawrence F. Smith
- **Location:** Parcel located on the south side of Polders Lane, east of West 29th Avenue, S38, T6S, R11E, Ward 3, District 3

Draft -September 30, 2008 2
12. **ZC08-10-059**

Existing Zoning: A-4 (Single-Family Residential) & C-2 (Highway Commercial) Districts

Proposed Zoning: ID (Institutional) District

Acres: 12.6105 acres

Petitioner: Jeff Schoen

Owner: Madisonville Enterprises, LLC, Wing Haven, Inc., Pine Creek Development, LLC.

Location: Parcel located on the east side of Perrilloux Road, north of LA Highway 22, S42, T7S, R10E, Ward 1, District 1

Council District: 1

14. **ZC08-10-060**

Existing Zoning: M-1 (Light Industrial) District

Proposed Zoning: ID (Institutional) District

Acres: 1.0 Acres

Petitioner: Jeffrey D. Schoen

Owner: Succession of Weldon Wallace Poole, Jr., Genita Schorling Poole, Erin Marie Poole, Enid Poole Gorringe, Ashley Poole Fuselier, Weldon Wallace Poole III

Location: Parcel located on the North side of Champagne Street, West of North Columbia Street, S38, 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. **CP08-08-137** - Use: Mobile Home

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

(TABLED FROM 8/5/08 MEETING)

2. **CP08-09-144** - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District

Use Size: 1100 sq.ft.

Petitioner: Patricia Anne L. Spicuzza

Owner: Raymond J. & Donna V. Spicuzza

Location: Parcel located on the east side of Pineridge Road, north of East Parker Lane, south of South Tranquility Road, S3, T9S, R13E, Ward 9, District 11

Council District: 11


Zoning: A-1 (Suburban) District

Use Size: 1000 sq.ft.

Petitioner: Alexander T. Piehet, III

Owner: Melissa N. & Alexander T. Piehet, III

Location: Parcel located on the north side of Fairhaven Road, east of LA Highway 1129, west of Geronimo Drive, S11, T5S, R11E, Ward 2, District 2

Council District: 2

4. **CP08-09-146** - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District

Use Size: 980 sq.ft.

Petitioner: Mary M. Fontenelle

Owner: Mary M. Fontenelle

Location: Parcel located at the northwest corner of Franklin Street & Bay Street, being 1507 Franklin Street, S6, T8S, R12E, Ward 4, District 5

Council District: 5
5. CP08-09-147 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 820 sq.ft.
   Petitioner: David & Kathleen Lion
   Owner: David & Kathleen Lion
   Location: Parcel located on the south side of Medley Lane, west of LA Highway 433, being 109 Medley Lane, S23, 25, 26, 44, T9S, R14E, Ward 9, District 13
   Council District: 13

6. CP08-09-148 - Use: Mobile Home as 3rd Residence
   Zoning: SA (Suburban Agricultural) District
   Use Size: 2880 sq.ft.
   Petitioner: Melissa Ducre
   Owner: Edgrin B. Green
   Location: Parcel located on the north and south sides of Pappy Road and on the east & west sides of Dixie Ranch Road, south of Interstate 12, S26, T8S, R13E, Ward 9, District 11
   Council District: 11

7. CP08-09-149 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1140 sq.ft.
   Petitioner: Dianne J. Adams
   Owner: Dianne J. Adams
   Location: Parcel located on the east side of Grace Drive, north of Homer Street, south of Fremaux Avenue, being 1952 Grace Drive, S11, T9S, R14E, Ward 8, District 14
   Council District: 14

8. CP08-09-150 - Use: Home Office
   Zoning: A-4 (Single Family Residential) District
   Use Size: 300 sq.ft.
   Petitioner: Cindy C. D. McNitt
   Owner: Cindy & Tom McNitt
   Location: Parcel located on the south side of Aberdeen Drive, north of East Gause Blvd, west of Military Road, being 119 Aberdeen Drive, S38, T9S, R15E, Ward 8, District 8
   Council District: 8

9. CP08-09-151 - Use: Sheriff's Substation
   Zoning: R (Rural) District
   Use Size: 1800 sq.ft.
   Petitioner: Skip Keen
   Owner: St. Tammany Parish Sheriff's Office
   Location: Parcel located on the southeast corner of LA Highway 41 and Double R Lane, S16, T5S, R13E, Ward 5, District 6
   Council District: 6

10. CP08-09-152 - Use: Mobile Home
    Zoning: SA (Suburban Agricultural) District
    Use Size: 1500 sq.ft.
    Petitioner: Ray Parker
    Owner: Gulfshore Services, LLC
    Location: Parcel located on the west side of Wood Street, east of Berry Todd Road, S19, T8S, R13E, Ward 7, District 7
    Council District: 7

11. CP08-09-153 - Use: Mobile Home
    Zoning: SA (Suburban Agricultural) District
    Use Size: 2560 sq.ft.
    Petitioner: Soudavanh K. Jarvis
    Owner: Soudavanh K. Jarvis
    Location: Parcel located on the north side of West Timberline Drive, west of Ferndale Street, being lot 30, Sq. 19, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 14
    Council District: 14
12. CP08-09-154 - Use: Sand and Gravel Mining Operation  
   Zoning: R (Rural) District  
   Use Size: 100 acres  
   Petitioner: Spencer Green  
   Owner: E.H. Mitchell & Co., LLC  
   Location: Parcel located on the west side of Interstate 59, S37 & 38, T7S, R15E, Ward 6, District 6  
   Council District: 6

13. CP08-09-155 - Use: Office Building -Withdrawn  
   Zoning: M-2 (Intermediate Industrial) District  
   Use Size: 46,812 sq.ft.  
   Petitioner: Jared Bowers  
   Owner: JSB North Park II, LLC  
   Location: Parcel located on the west side of Park Place, north of NorthPark Boulevard, S15 & 16, T7S R11E, Ward 3, District 1  
   Council District: 1

14. CP08-09-156 - Use: Mobile Home  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 2400 sq.ft.  
   Petitioner: Louis & Priscilla Caramonta  
   Owner: Louis & Priscilla Caramonta  
   Location: Parcel located on the east side of Carmel Road, east of Hoffman Road, S7 & 8, T7S, R12E, Ward 4, District 7  
   Council District: 7

15. CP08-09-157 - Use: Mobile Home  
   Zoning: A-3 (Suburban) District  
   Use Size: 1600 sq.ft.  
   Petitioner: Calvin J. Schmitt  
   Owner: Calvin J. Schmitt  
   Location: Parcel located on the east side of Allen Road, south of US Highway 190, S13, T9S, R14E, Ward 8, District 14  
   Council District: 14

16. CP08-09-158 - Use: Mobile Home  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 896 sq.ft.  
   Petitioner: Kim & Claudia Normand  
   Owner: Alvin J. Normand  
   Location: Parcel located on the north side of Avery Drive, west of US Highway 190, being Lot 11, Sq. 2, 310 Avery Drive, S29, T9S, R15E, Ward 8, District 13  
   Council District: 13

17. CP08-09-159 - Use: Mobile Home as 2nd Residence  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1216 sq.ft.  
   Petitioner: Jeffrey & Claudia Neely  
   Owner: Jeffrey & Claudia Neely  
   Location: Parcel located on the north side of Jenkins Street, south of Soell Drive, S13, T7S, R11E, Ward 3, District 5  
   Council District: 5

18. CP08-09-160 - Use: Mobile Home  
   Zoning: SA (Suburban Agricultural) District  
   Use Size: 1191 sq.ft.  
   Petitioner: Rhobekah Clark  
   Owner: Rebekah & Rhonda Clark  
   Location: Parcel located on the west side of Williams Road, south of Wymer Road, west of LA Highway 437, S15, T6S, R11E, Ward 3, District 2  
   Council District: 2
19. CP08-09-161 - Use: Indoor and Outdoor Soccer Fields
   Zoning: M-2 (Intermediate Industrial) District
   Use Size: 44,000 sq.ft.
   Petitioner: Peter Feringa
   Owner: Ambassador Holdings, L.L.C.
   Location: Parcel located on the west side of Northpointe Drive, south of LA Highway 1085, west of LA Highway 1077, being lots 2 & 3, Northpointe Business Park, S3, T7S, R10E, Ward 1, District 1
   Council District: 1

20. CP08-09-162 - Use: Addition to School
   Zoning: ID (Institutional) District
   Use Size: 8,600 sq.ft.
   Petitioner: Greg Homer
   Owner: Christ Episcopal Church
   Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Boulevard, S41 & 46, T7S, R10E & S47 & 52, T7S, R11E, Ward 1, District 1
   Council District: 1

21. CP08-09-163 - Use: Disaster Relief Facility
   Zoning: A-2 (Suburban) District
   Use Size: 12,000 sq.ft.
   Petitioner: Leroy Cooper
   Owner: Trinity Evangelical Free Church/Rev. Michael Sprague
   Location: Parcel located at the end of 10th Street, east of US Highway 190, S42, T7S, R11E, Ward 1, District 3
   Council District: 3

22. CP08-09-164 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1,213 sq.ft.
   Petitioner: Rickey & Patricia Pitre
   Owner: Rickey & Patricia Pitre
   Location: Parcel located on the east side of Carrol Drive, north of Lake Ramsey Road, S12, T6S, R10E, Ward 3, District 3
   Council District: 3

23. CP08-10-165 - Use: Mobile Home
   Zoning: A-4 (Single Family Residential) District
   Use Size: 1344 sq.ft.
   Petitioner: Jeffrey J. Hebert
   Owner: Dragonfly Ent., Inc./James A. Lindsay, II
   Location: Parcel located on the west side of CasaCalvo Street, south of Short Street, S44, T9S, R14E, Ward 9, District 12
   Council District: 12

24. CP08-10-166 - Use: Mobile Home
   Zoning: SA (Suburban Agricultural) District
   Use Size: 1680 sq.ft.
   Petitioner: Paul Dickens Jr.
   Owner: Paul Dickens Jr.
   Location: Parcel located on the east side Achee Road, south of Tantella Ranch Road, S7, T6S, R10E, Ward 1, District 1
   Council District: 1

25. CP08-10-167 - Use: Mobile Home
   Zoning: A-2 (Suburban) District
   Use Size: 1280 Sq F
   Petitioner: Melanie Buras
   Owner: Daniel G Bauer
   Location: Parcel located on the north side of Ned Avenue, east of Sunrise Street, being lot 36, Chateau Estates Subdivision, S40, T9S, R13E , Ward 9, District 11
   Council District: 11
26. **CP08-10-168 - Use: Physical Culture & Health Establishments**  
   **Zoning:** C-1 (Neighborhood Commercial) District  
   **Use Size:** 3780 SF  
   **Petitioner:** Michael Saucier  
   **Owner:** B.C.S. Development, L.L.C.  
   **Location:** Parcel located at the southwest intersection of LA Highway 1077 & Belington Avenue, S11, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

27. **CP08-10-169 - Use: Communication Antenna**  
   **Zoning:** M-2 (Intermediate Industrial) District  
   **Use Size:** 50 sq.ft.  
   **Petitioner:** Michael Saucier  
   **Owner:** Ashland Oaks LLC  
   **Location:** Parcel Located on the west side of Ashland Way, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

28. **CP08-10-170 - Use: Mobile Home**  
   **Zoning:** SA (Suburban Agricultural) District  
   **Use Size:** 806 sq.ft.  
   **Petitioner:** John Charles Sandrock  
   **Owner:** John C. & Justine Sandrock  
   **Location:** Parcel located on the north side of Avery Drive, south of US Highway 190, being 312 Avery Drive, Slidell, S29, T9S, R15E, Ward 8, District 13  
   **Council District:** 13

29. **CP08-10-171 - Use: Outdoor Storage**  
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 7220 sq.ft.  
   **Petitioner:** Leith Danou  
   **Owner:** Martha L. Tanner, et ux & AGL Associates, Inc.  
   **Location:** Parcel located on the east side of Interstate 10 and on the west side of Lindbergh Drive, being lots 30, 31 & 32, Lindbergh Glen Subdivision, S12, T9S, R14E, Ward 8, District 13  
   **Council District:** 13

30. **CP08-10-172 - Use: Climate Controlled Storage Facility**  
    **Zoning:** C-2 (Highway Commercial) District  
    **Use Size:** 88,485 sq.ft.  
    **Petitioner:** Mr. Leroy J. Cooper  
    **Owner:** Aphelion Holdings, L.L.C. / John Yemelos  
    **Location:** Parcel located at the southeast intersection of LA Highway 59 & Henry Lemons Road, S1, T8S, R11E, Ward 4, District 5  
    **Council District:** 5

31. **CP08-10-173 - Use: Work Release Facility**  
    **Zoning:** M-1 (Light Industrial) District  
    **Use Size:** 10,000 sq.ft.  
    **Petitioner:** Northshore Work Force, L.L.C. / Jeffrey D. Schoen  
    **Owner:** Succession of Weldon Wallace Poole Jr.  
    **Location:** Parcel located on the north side of Champagne Street, west of North Columbia Street, S38, T6S, R11E, Ward 3, District 3  
    **Council District:** 3

32. **CP08-10-174 - Use: Telecommunication Equipment**  
    **Zoning:** PUD (Planned Unit Development) District  
    **Use Size:** 924 sq.ft.  
    **Petitioner:** AT & T / Konni Waltrip  
    **Owner:** Marc A. Crawford  
    **Location:** Parcel located on the south side of Sharp Road, east of Century Oak Lane, S34, T7S, R11E, Ward 4, District 5  
    **Council District:** 5
OLD BUSINESS

1. **CP07-06-096PR - Use: Commercial Building over 20,000 sq. ft.**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 235,400 sq. ft.
   - Petitioner: Kyle Associates, LLC
   - Owner: 3Z’s Building Company, LLC
   - Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard, S47, T7S, R11E, Ward 1, District 1
   - Council District: 1

2. **CP07-07-116 - Use: 2 Mobile Homes**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,920 sq. ft.
   - Petitioner: JoAnn Reed
   - Owner: Milton-JoAnn Reed Brouillette
   - Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
   - Council District: 3

3. **ZC07-05-025 - Withdrawn**
   - Existing Zoning: A-4 (Single Family Residential) District
   - Proposed Zoning: C-3 (Planned Commercial Center) District
   - Acres: 4.29 acres
   - Petitioner: Cypress Bend/Scott Gutterman
   - Owner: Cypress Bend Real Estate Development Company, LLC
   - Location: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
   - Council District: 1

4. **CP07-09-153 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 2,006 sq. ft.
   - Petitioner: Michael Evans
   - Owner: Michael Evans, Sr. and Joyce Evans
   - Location: Parcel located on the north side of 3rd Street, west of St. Tammany Avenue, south of 4th Street, S27, T8S, R14E, Ward 9, District 6
   - Council District: 6

5. **CP07-07-103 - Use: Mobile Home**
   - Zoning: A-3 (Suburban) District
   - Use Size: 1,492 sq. ft.
   - Petitioner: Kellee T. Lee
   - Owner: Michael G. Turcotte, Sr.
   - Location: Parcel located on the east side of Blue Ridge Drive, south of Surrey Lane, west of Red Mill Drive, S21, T9S, R15E, Ward 8, District 13
   - Council District: 13

6. **CP07-02-021 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 980 sq. ft.
   - Petitioner: Gary Smith
   - Owner: Penny Marcel
   - Location: Parcel located on the south side of Polk Street, east of 11th Street, S12, T7S, R11E, Ward 3, District 5
   - Council District: 5

NEW BUSINESS

ADJOURNMENT