AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, FEBRUARY 2, 2010
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 JANUARY 5, 2010 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. **ZC09-07-017**
   Ordinance amending the official zoning map of the 2009 Comprehensive Rezoning Area One
   (CRA-1) of St. Tammany Parish, LA. to reclassify a certain parcel located in Section 14,
   Township 7 South, Range 12 East containing 100 Acres from its present A-4 (Single Family
   Residential) District to a TND-1 (Traditional Neighborhood Development) District, Ward
   6, District 7.
   TABLED FROM 10/06/09 MEETING)

2. **ZC10-01-009**
   Text Change Ordinance to Amend the St. Tammany Parish Unified Development
   Code Volume I (Zoning) Article 2 Definitions and Section 5.2102,
   Paragraph (2) Convenience Stores (W/Gas) to Provide a definition for
   Convenience Store and to Provide Requirements for convenience
   stores selling gas as an accessory use in the HC-2 Highway
   Commercial District
   Petitioner: Council via Ord. Cal.# 4171
   TABLED FROM 1/5/09 MEETING)

3. **ZC10-01-010**
   Existing Zoning: A-2 (Suburban) District
   Proposed Zoning: NC-4 (Neighborhood Institutional) District
   Acres: 1.5 acres
   Petitioner: JoAnn Reed
   Owner: JoAnn Reed
   Location: Parcel located on the northeast corner of LA Highway 59 & Henry
   Meiners Road, S36, T7S, R11E, Ward 4, District 5
   Council District: 5
   TABLED FROM 1/5/09 MEETING)
4. **ZC10-02-016**
Text Change  
Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 8.01 minimum Standards for Specific Uses, relative to Agricultural and Decorative Ponds
Petitioner: Council via Ord. Cal.# 4209

5. **ZC10-02-017**
Existing Zoning: A-3 (Suburban), A-1A (Suburban) & A-1 (Suburban) Districts  
Proposed Zoning: A-3 (Suburban), A-1A (Suburban), A-1 (Suburban) & MHO (Mobile Home Overlay) Districts  
Petitioner: Council via Ord. Cal.# 4171  
Location: Parcels located on the east & west sides of McManus, south of US Highway 190, S17, 19 & 20, T7S, R15E, Ward 8, District 13  
Council District: 13

6. **ZC10-02-018**
Text Change  
Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 7.02, Sign Regulations, relative to residential subdivision and Center Median Entrance Signs.  
Petitioner: Council via Ord. Cal.# 4206

7. **ZC10-02-019**
Existing Zoning: A-1 (Suburban) District  
Proposed Zoning: M-1 (Light Industrial) District  
Acres: 4.886 acres  
Petitioner: William Magee  
Owner: Joel N Freeland  
Location: Parcel located on the east side of LA Highway 25, north of River Road, being 75405 Highway 25, Covington , S17 & 18, T6S, R11E, Ward 3, District 2  
Council District: 2

8. **ZC10-02-020**
Text Change  
Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.27 MD-1 Medical Residential District, Section 5.28 MD-2 Medical Clinic District & Section 5.29 MD-3 Medical Facility District relative to height regulations

9. **ZC10-02-021**
Existing Zoning: PF-2 (Public Facilities) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 2 acres  
Petitioner: Vincent Ebeier  
Owner: Adele Materne Catalano  
Location: Parcel located on the north side of Paquet Road, west of Transmitter Road, S8, T9S, R13E, Ward 7, District 7  
Council District: 7

10. **ZC10-02-022**
Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 6.281 acres  
Petitioner: Council via Ord. Cal.# 4210  
Location: Parcel located on the north side of LA Highway 22, west of Belle Pointe Drive, east of Helen Drive, S16, T7S, R10E, Ward 1, District 1  
Council District: 1
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. **CP10-01-001 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1,500 sq.ft.
   - Petitioner: Terrie Dash
   - Owner: Jacqueline Lobell
   - Location: Parcel located on the south side of Oak Hill Road, north of Coin Road, east of Savoie Road, S4, T6S, T11E, Ward 3, District 2
   - Council District: 2
   - TABLED FROM 1/5/09 MEETING

PLANNED REVIEW

1. **PR10-01-001 - Use: Commercial retail center**
   - Corridor: Highway 21 Planned Corridor
   - Zoning: NC-5 (Retail & Service) District
   - Use Size: 6000 sq.ft.
   - Petitioner: Paysee McWilliams
   - Owner: Four Corners Triangle Investments, Inc
   - Location: Parcel located at the intersection of LA Highway 21 & LA Highway 1077, S38, T7S, R10E, Ward 1, District 1
   - Council District: 1
   - TABLED FROM 1/5/09 MEETING

2. **PR10-02-002 - Use: Car Wash**
   - Corridor: Highway 21 Planned Corridor
   - Zoning: HC-2 (Highway Commercial) District
   - Use Size: 3,465 sq.ft.
   - Petitioner: Todd Heidin
   - Owner: Omni Bank
   - Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Blvd, S47, T7S, R11E, Ward 1, District 1
   - Council District: 1

OLD BUSINESS

1. **CP08-03-043 - Use: Residential Board & Care Facility**
   - Zoning: R (Rural) & ID (Institutional) Districts
   - Use Size: 46,000 sq.ft.
   - Petitioner: Beth Gage-Oalman/BBI Architectural Services
   - Owner: Alexander Milne Home for Women
   - Location: Parcel located on the east side of LA Highway 21, north of Cleland Road, S5, T6S, R12E, Ward 10, District 2
   - Council District: 2

NEW BUSINESS

ADJOURNMENT