AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, MARCH 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 FEBRUARY 2, 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. **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 2/2/10 MEETING

2. **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
   - TABLED FROM 2/2/10 MEETING

3. **ZC10-01-007**
   - Existing Zoning: CB-1 (Community Based Facilities) District TO
   - Proposed Zoning: A-2 (Suburban) District
   - Acres: 90.60 acres
   - Petitioner: Council via RCS#2746
   - Location: Parcels located on the north side of Country Club Drive, being Tract A-1, S37, T7S, R11E, Ward 4, District 4
   - Council District: 4
4. **ZC10-01-008**

   **Existing Zoning:** CB-1 (Community Based Facilities) District
   **Proposed Zoning:** A-2 (Suburban) District
   **Acres:** 54.56 acres
   **Petitioner:** Council via RCS#2746
   **Location:** Parcels located on the south side of Country Club Drive, being Tract A-2, S37, T7S, R11E, Ward 4, District 4
   **Council District:** 4

5. **ZC10-03-023**

   **Existing Zoning:** A-2 (Suburban) District
   **Proposed Zoning:** HC-2 (Highway Commercial) District
   **Acres:** 3.84 acres
   **Petitioner:** Council via Ord. Cal. # 4247
   **Location:** Parcel located on the south side of US Highway 190, east of Neslo Road, S37 & 38, T8S, R14E, Ward 9, District 11
   **Council District:** 11

6. **ZC10-03-024**

   **Existing Zoning:** A-2 (Suburban) & A-3 (Suburban) Districts
   **Proposed Zoning:** PF-1 (Public Facilities) District
   **Acres:** 4.923 acres
   **Petitioner:** Council via Ord. Cal. # 4219
   **Location:** Parcel located on the north & south sides of Bayou Liberty Road, east of Thompson Road, west of St. Genevieve Road, being 58203 Highway 433, Slidell, S42, T9S, R13E, Ward 9, District 11
   **Council District:** 11

7. **ZC10-03-025**

   **Existing Zoning:** A-2 (Suburban) District
   **Proposed Zoning:** A-2 (Suburban) & RO (Rural Overlay) Districts
   **Acres:** 2.42 acres
   **Petitioner:** Council via Ord. Cal. # 4226
   **Location:** Parcel located on the north side of St. Mary Drive, east of St. Jude Drive, being Lot 24 in Hutchinson Farm Subdivision, S37, T7S R14E, Ward 8, District 6
   **Council District:** 6

8. **ZC10-03-026**

   **Existing Zoning:** A-2 (Suburban) District
   **Proposed Zoning:** A-2 (Suburban), MHO (Mobile Home Overlay) & RO (Rural Overlay) Districts
   **Acres:** 4 acres
   **Petitioner:** Council via Ord. Cal. # 4227
   **Location:** Parcel located on the southeast side of Chris Kennedy Road & Dettwiller Road, Greensburg Land District, S34, T7S, R14E, Ward 6, District 6
   **Council District:** 6

9. **ZC10-03-027**

   **Existing Zoning:** A-3 (Suburban) & A-4 (Single Family Residential) Districts
   **Proposed Zoning:** A-3 (Suburban), A-4 (Single Family Residential) & RO (Rural Overlay) Districts
   **Acres:** 56 acres
   **Petitioner:** Council via Ord. Cal. # 4228
   **Location:** Parcels located on the north & south sides of Dendinger Road, west of LA Highway 434, S21, T7S, R13E, Ward 6, District 6
   **Council District:** 6
10. **ZC10-03-028**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban), RO (Rural Overlay) & MHO (Mobile Home Overlay) Districts  
Acres: 0.64 acre  
Petitioner: Council via Ord. Cal. # 4229  
Location: Parcel located on the north side of Charles Anderson Road, east of Chris Kennedy Road, being 37165 Charles Anderson Road, Pearl River, S27, T7S, R14E, Ward 6, District 6  
Council District: 6

11. **ZC10-03-029**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-3 (Suburban), MHO (Mobile Home Overlay) & RO (Rural Overlay) Districts  
Acres: 2 acres  
Petitioner: Council via Ord. Cal. # 4230  
Location: Parcel located on the west side of Chris Kennedy Road, south of Florence Road, being 37269 Chris Kennedy Road, Pearl River, S27, T7S, R14E, Ward 6, District 6  
Council District: 6

12. **ZC10-03-030**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban), MHO (Mobile Home Overlay) & RO (Rural Overlay) Districts  
Acres: 0.4498 acre  
Petitioner: Council via Ord. Cal. # 4231  
Location: Parcel located on the north side of Dummyline Road, east of Preacher Kennedy Road, S27, T7S, R14E, Ward 6, District 6  
Council District: 6

13. **ZC10-03-031**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban), MHO (Mobile Home Overlay) & RO (Rural Overlay) Districts  
Acres: 0.90 acre  
Petitioner: Council via Ord. Cal. # 4232  
Location: Parcel located on the south side of Clifford Singletary Road, east of Preacher Kennedy Road, north of Dummyline Road, S27, T7S, R14E, Ward 6, District 6  
Council District: 6

14. **ZC10-03-032**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-2 (Suburban), MHO (Mobile Home Overlay) & RO (Rural Overlay) Districts  
Acres: 1 acre  
Petitioner: Council via Ord. Cal. # 4233  
Location: Parcel located on the south side of Harper Road, east of Chris Kennedy Road, S27, T7S, R14E, Ward 6, District 6  
Council District: 6
15. **ZC10-03-034**

   **Text Change**: Ordinance to Amend The St. Tammany Parish Unified Development Code, Volume I (Zoning) Article 2 to clarify the definitions of Restaurant, Eating and Drinking Establishment, and to Provide a Definitions for Restaurant without Lounge Council via Ord. Cal. # 4212

16. **ZC10-03-035**

   **Existing Zoning**: A-6 (Multiple Family Residential) District  
   **Proposed Zoning**: A-8 (Multiple Family Residential) District  
   **Location**: Parcels located on the east side of Military Road, south of Cross Gates Blvd, S37 & 38, T9S, R15E, Ward 8, District 9  
   **Council District**: 9

17. **ZC10-03-036**

   **Text Change**: Ordinance to Amend The St. Tammany Parish Unified Development Code, Volume I (Zoning) to Amend Section 6.05 Planned Corridor District.

18. **ZC10-03-037**

   **Existing Zoning**: A-4A (Single Family Residential) District  
   **Proposed Zoning**: NC-4 (Neighborhood Institutional) District  
   **Acres**: 0.5 acre  
   **Petitioner**: John C Sanders  
   **Owner**: The Lake Shore Club/ J Peter Labouisse, III  
   **Location**: Parcel located on the south side Lakeshore Drive, east of US Highway 11 , S31, T9S, R14 E, Ward 9, District 13  
   **Council District**: 13

19. **ZC10-03-038**

   **Existing Zoning**: HC-2 (Highway Commercial), I-4 (Heavy Industrial) & I-1 (Industrial) Districts  
   **Proposed Zoning**: I-2 (Industrial) District  
   **Acres**: 11.589 acres  
   **Petitioner**: Bioregen Systems LLC  
   **Owner**: John & Jean Hendrix  
   **Location**: Parcel located on the east side of Slaughter Road, south side of LA Highway 36, west of Reed Road, S28, T7S, R14E, Ward 6, District 6  
   **Council District**: 6

**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. **CP10-03-003** - **Use**: Mobile Home  
   **Zoning**: SA (Suburban Agricultural) District  
   **Use Size**: 1,456 sq.ft.  
   **Petitioner**: Ashanda Richardson  
   **Owner**: Ashanda Richardson  
   **Location**: Parcel located on the south side of Lowe Davis Road, east of United Church Road, S25,T6S,R11E, Ward 3, District 2  
   **Council District**: 2
2. **CP10-03-004 - Use: Mobile Home**

   Zoning: SA (Suburban Agricultural) District  
   Use Size: 784 sq.ft.  
   Petitioner: Candie Harrison  
   Owner: Earl Jones, Jr.  
   Location: Parcel located on the west of Rose Street, north of Emancipation, S25,T6S,R11E, Ward 3, District 2  
   Council District: 2

**PLANNED REVIEW**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**