

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, DECEMBER 6, 2011
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 NOVEMBER 1, 2011 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. ZC04-01-003

Major Amendment to PUD (Planned Unit Development District)

Acres: 359.147 acres

Petitioner: Kelly J. McHugh

Owner: Guste Island Estates LLC

Location: Parcel located west of Trapagnier Road, on the south side of LA Highway 22, S17 & 20, T7S, R10E, Ward 1, District 1

Council District: 1

(TABLED FROM ZC 11/1/11 MEETING)

2. ZC04-10-089

Major Amendment to PUD (Planned Unit Development District)

Acres: 51.18 acres

Petitioner: Kelly J. McHugh

Owner: Guste Island Estates LLC

Location: Parcel located on the south side of LA Highway 22, east of Port Louis Road, S37, T7S, R10E, Ward 1, District 1

Council District: 1

(TABLED FROM ZC 11/1/11 MEETING)

3. ZC11-11-093

Existing Zoning: A-3(Suburban District)

Proposed Zoning: A-3(Suburban District) & MHO(Manufactured Housing Overlay)

Acres: 36,740 sq.ft.

Petitioner: Devin Sylve

Owner: Clyde M. Sylve & Buena H. Sylve

Location: Parcel located on the north side of Washington Street, west of Fish Hatchery Road, being lots 1, 2, 11 & 12, Square 176, Lacombe Park Subdivision, S39, T8S, R12E, Ward 7, District 7

Council District: 7

(TABLED FROM ZC 11/1/11 MEETING)

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4. **ZC11-12-096**
Existing Zoning: NC-5 (Retail and Service District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.933 acres
Petitioner: Jessica Lacy
Owner: JSB Mandeville, LLC
Location: Parcel located on the south side of LA Highway 22, east of Moores Road,
north of West Causeway Approach, S54,T7S,R11E, Ward 4, District 4
Council District: 4

5. **ZC11-12-097**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.26 acres
Petitioner: Parish Council by Motion 10/6/2011
Location: Parcel located on the west side of Cameo Drive, south of Jewel Drive, being
Lot 96, Lake Vista Estates, S12,T6S,R10E, Ward 3, District 3
Council District: 3

6. **ZC11-12-098**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) & MHO (Manufactured Housing
Overlay)
Acres: 1.04 acres
Petitioner: Parish Council by Motion 10/6/2011
Location: Parcel located on the east side of Son Moore Road, west of LA Highway
41, being 38386 Son Moore Road, Pearl River, S14,T8S,R14E, Ward 8,
District 14
Council District: 14

7. **ZC11-12-099**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 17,551 sq.ft.
Petitioner: Joetta K. Goss
Owner: Joetta K. Goss
Location: Parcel located on the east side of Labarre Street, north of Foy Street, in
Square 261, Town of Mandeville, S38,T8S,R11E, Ward 4, District 10
Council District: 10

8. **ZC11-12-100**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 13,800 sq.ft.
Petitioner: Wanda Hale Wright
Owner: Wanda Hale Wright
Location: Parcels located on the east side of Belair Drive, south of US Highway 190
East, being lots 3 & 4, Square 2, Belair Subdivision, S18,T9S,R15E, Ward
8, District 14
Council District: 14

9. **ZC11-12-101**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)
Acres: 0.97 acre
Petitioner: James Deslonde
Owner: James Deslonde
Location: Parcel located on the north side of Bayou Liberty Road, east of Faciane
Road, being 34001 Hwy 433, Slidell, S43,T9S,R13E, Ward 9, District 11
Council District: 11

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- 10. ZC11-12-102**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 3.872 acres
Petitioner: Marsha Heisser
Owner: Leroy Heisser
Location: Parcel located on the north side of Williams Road, west of LA Highway 450, being 87451 Williams Road, Franklinton, S18,T4S,R10E, Ward 2, District 3
Council District: 3
- 11. ZC11-12-103**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 4.72 acres
Petitioner: Marsha Heisser
Owner: Leroy Heisser
Location: Parcel located on the east side of LA Highway 450, north of Ed Williams Road east, being 12020 Highway 450, Franklinton , S17,T4S,R10E, Ward 2, District 3
Council District: 3
- 12. ZC11-12-104**
Existing Zoning: NC-4 (Neighborhood Institutional District) & A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial) District
Acres: 34,813 sq.ft.
Petitioner: Kenney J. Clark
Owner: Kenney J. Clark
Location: Parcels located on the west side of Military Road and on the east side of Walnut Street, north of Brownswhich Road, being lots 9, 10, 39 & 40, Square 1, Ozone Pines Subdivision, S31, T8S, R15E, Ward 8, District 9
Council District: 9
- 13. ZC11-12-105**
Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
Acres: 13,500 sq.ft.
Petitioner: Shirley Fitch
Owner: Leslie Fitch
Location: Parcel located on the north side of Oak Drive, east of Maple Drive, being lots 38 & 39, Square 8, River Gardens Subdivision, S30,T8S,R15E, Ward 8, District 9
Council District: 9
- 14. ZC11-12-106**
Existing Zoning: PUD (Planned Unit Development)
Proposed Zoning: TND-1 (Traditional Neighborhood District)
Acres: 376 acres
Petitioner: Wayne Buras
Owner: Terra Bella Group, LLC
Location: Parcel located on the north of side of LA Highway 1085, esst of Rousseau Road, north of Bricker Road, S31,T6S,R11E, S39, T6S, R11E, S37, T6S, R10E, S45, T7S, R10E, S46, T7S, R11E, Ward 1, District 1
Council District: 1

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15. ZC96-08-046

Major Amendment to PUD (Planned Unit Development District)

Acres: 937 acres

Petitioner: A. Wayne Buras

Owner: Bedico Creek Preserves, LLC

Location: Parcel located on the west side of LA Highway 1085, south of I-12,
S31, T6S, R10E, & S5,6,7&8, T7S, R10E, Ward 1, District 1

Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT