AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 7, 2012
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 3, 2012 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. **ZC96-11-064**
   - Major amendment to PUD (Planned Unit Development Overlay)
   - Acres: 17.47 acres
   - Petitioner: Arrow Engineering and Consulting, inc/Darrell Fussell
   - Owner: Money Hill Golf & Country Club/ Mimi Goodyear Dossett
   - Location: Parcels located on the east side of Raccoon Drive and on the north, south and west of Bald Eagle Drive, being lots 379-391, Phase 6, Part 3 of Money Hill Subdivision, S12,13; T6S; R12E, Ward 6, District 6.
   - Council District: 6
   - (TABLED FROM ZC 7/3/12 MEETING)

2. **ZC12-08-065**
   - Text change Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) to create a new Section 6.08 Regional Business Center Overlay to allow for coordinated design standards and flexible design standards for planned commercial or office developments

3. **ZC12-08-066**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: HC-2 (Highway Commercial District)
   - Acres: 1.8 acres
   - Petitioner: Jeff Schoen
   - Owner: Henry Austin Moore
   - Location: Parcel located on the west side of US Highway 11, north of Avenue D, S12 &13, T8S, R14E, Ward 8, District 9
   - Council District: 9

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4. **ZC12-08-067**
   
   **Existing Zoning:** A-2 (Suburban District)
   
   **Proposed Zoning:** PF-1 (Public Facilities District)
   
   **Acres:** 6.33 acres
   
   **Petitioner:** John Sammons
   
   **Owner:** St. Tammany Parish Fire District #7/John K. Sammons
   
   **Location:** Parcel located on the west side of LA Highway 41, south of Gus Baldwin Road, being 73469 Hwy 41, Pearl River, S40,T6S,R14E, Ward 6, District 6
   
   **Council District:** 6

5. **ZC12-08-068**
   
   **Existing Zoning:** A-1 (Suburban District)
   
   **Proposed Zoning:** A-1A (Suburban District)
   
   **Acres:** 12.8 acres
   
   **Petitioner:** Bridget Mizell
   
   **Owner:** Emile P. Davies
   
   **Location:** Parcel located on the east side of Booth Road, north of Joiner Road, S34, T5S, R10E, Ward 2, District 3
   
   **Council District:** 3

6. **ZC12-08-069**
   
   **Existing Zoning:** A-2 (Suburban District)
   
   **Proposed Zoning:** NC-2 (Indoor Retail and Service District)
   
   **Acres:** 0.907 acre
   
   **Petitioner:** Claire Pizzuto
   
   **Owner:** Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
   
   **Location:** Parcel located on the south side of LA Highway 1088, east of Forest Brook Blvd, S32, T7S, R12E, Ward 4, District 7
   
   **Council District:** 7

7. **ZC12-08-070**
   
   **Existing Zoning:** A-1 (Suburban District)
   
   **Proposed Zoning:** A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)
   
   **Acres:** 0.47 acre
   
   **Petitioner:** Elmera King
   
   **Owner:** Anna Marie Barker
   
   **Location:** Parcel located on the east side of South Fitzmorris Road, south of Mayhaw Road, being 76108 S. Fitzmorris, Covington, LA, S10,T6S,R11E, Ward 3, District 2
   
   **Council District:** 2

8. **ZC12-08-071**
   
   **Existing Zoning:** A-2 (Suburban District)
   
   **Proposed Zoning:** HC-2 (Highway Commercial District)
   
   **Acres:** 2.027 acres
   
   **Petitioner:** Marcus Buring
   
   **Owner:** Bayou Liberty Property, LLC
   
   **Location:** Parcel located on the south side of US Highway 190, east of Neslo Road, S37,T8S,R14E, Ward 9, District 14
   
   **Council District:** 14

9. **ZC12-08-072**
   
   **Existing Zoning:** HC-3 (Highway Commercial District) & A-3 (Suburban District)
   
   **Proposed Zoning:** NC-2 (Indoor Retail and Service District)
   
   **Acres:** 28,800 sq.ft.
   
   **Petitioner:** Alan John DeCorte
   
   **Owner:** Joyce D. Segreto, Joyce M. DeCorte, Deborah D. Griffin, Alan John DeCorte
   
   **Location:** Parcel located at the southwest corner of Bravo Street & 4th Street, being Lots 1 & 2, Square 37, Alexiusville, S48,T7S,R11E, Ward 3, District 5
   
   **Council District:** 5
10. **ZC12-08-073**  
Existing Zoning: NC-4 (Neighborhood Institutional District)  
Proposed Zoning: HC-1 (Highway Commercial)  
Acres: 1.966 acres  
Petitioner: Nathan J. Junius  
Owner: Fire District #1/Larry Hess  
Location: Parcel located on the northeast corner of Robert Road & Brownswitch Road, S36,T8S,R14E, Ward 8, District 8  
Council District: 8

11. **ZC12-08-074**  
Existing Zoning: A-4A (Single Family Residential District)  
Proposed Zoning: A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
Acres: 0.29 acre  
Petitioner: Gwen Schmid  
Owner: Darrell & Gwen Schmid  
Location: Parcel located on the west side of Cass Avenue, north of Coast Blvd, being lots 42A & 43A, Square 6, Central Park, S23 & 44, T9S, R14E, Ward 8, District 12  
Council District: 12

12. **ZC12-08-075**  
Existing Zoning: NC-1 (Professional Office District)  
Proposed Zoning: I-2 (Industrial District)  
Acres: 1.4388 acres  
Petitioner: Ed McLellan  
Owner: Anita M. Warner  
Location: Parcel located on the east side of I-59, south & west of LA Highway 1090, S24, T8S, R14E, Ward 8, District 9  
Council District: 9

13. **ZC12-08-076**  
Proposed Zoning: PUD (Planned Unit Development Overlay)  
Acres: 14.6 acres  
Petitioner: Ryan Ritchie  
Owner: Covington Medical Properties, LLC  
Location: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive, S11, T7S, R11E, Ward 3, District 5  
Council District: 5

14. **ZC12-08-077**  
Existing Zoning: NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Acres: 14.6 acres  
Petitioner: Ryan Ritchie  
Owner: Covington Medical Properties, LLC  
Location: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive, S11, T7S, R11E, Ward 3, District 5  
Council District: 5

15. **ZC12-08-078**  
Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 1.15 acres  
Petitioner: Ray M. Newton  
Owner: Fire District #12  
Location: Parcel located at the northeast intersection of LA Highway 36 & LA Highway 21, being 19375 Hwy 36, Covington, S42, T6S, R11E, Ward 3, District 2  
Council District: 2

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16. **ZC12-08-079**
   - Existing Zoning: A-1 (Suburban District)
   - Proposed Zoning: A-1A (Suburban District)
   - Acres: 7.44 acres
   - Petitioner: Gene D. Booth
   - Owner: Gene D. Booth
   - Location: Parcel located on the south side of Thompson Road, west of LA Highway 25, being 15086 Thompson Road, Folsom, S36, T5S, R10E, Ward 2, District 3
   - Council District: 3

17. **ZC12-08-080**
   - Existing Zoning: MD-1 (Medical Residential District), A-3 (Suburban District) & A-4 (Single Family Residential District)
   - Proposed Zoning: MD-1 (Medical Residential District), A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
   - Acres: 150.97 acres
   - Petitioner: Kelly McHugh
   - Owner: Delta Land Holding Co., LLC
   - Representative: Wayne Buras
   - Location: Parcel located on the south side of East Brewster Road, west of the Tchefuncte River, S47 & 49, T7S, R11E, Ward 1, District 1
   - Council District: 1

18. **ZC12-08-081**
   - Existing Zoning: A-2 (Suburban District)
   - Proposed Zoning: PF-1 (Public Facilities District)
   - Acres: 1 acre
   - Petitioner: Ray M. Newton
   - Owner: Alan Riecke
   - Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2, T7S, R11E, Ward 3, District 2
   - Council District: 2

19. **ZC12-08-082**
   - Existing Zoning: I-1 (Industrial District)
   - Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
   - Acres: 2.14 acres
   - Petitioner: Chuck Walker
   - Owner: Parish Properties LLC/Chris Jean
   - Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, being 114 Commercial Drive, Slidell, S27, T8S, R14E, Ward 9, District 14
   - Council District: 14

20. **ZC12-08-083**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: MD-1 (Medical Residential District)
   - Acres: 1.2 acres
   - Petitioner: Arcadia Communities, LLC
   - Owner: Lennie L. Crawford & Jean Crawford Cleveland
   - Location: Parcel located on the south side of Crawford Road, east of LA Highway 21, south of LA Highway 36, S42, T6S, R11E, Ward 3, District 2
   - Council District: 2

21. **ZC12-08-084**
   - Existing Zoning: A-4 (Single Family Residential District)
   - Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
   - Acres: 6,000 sq.ft.
   - Petitioner: Aurora Cosentino
   - Owner: Aurora & Jeffrey Cosentino

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

Location: Parcel located on the northeast corner of Rex Avenue & Davis Street, being lot 188, Three Rivers Heights, S10,T7S,R10E, Ward 1, District 1
Council District: 1

22. ZC12-08-085
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 2 acres
Petitioner: Vera Brown Harvey
Owner: Vera Brown Harvey, Daphne B. Agillard, Darnell Brown, Linda Neezy, Barbara Brown, Roy Brown, Dennis Brown
Location: Parcel located on the east of Hwy 450, north of Ed Williams Road East, S17,T4S,R10E, Ward 2, District 3
Council District: 3

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT