AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, APRIL 7, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

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

APPROVAL OF THE MINUTES OF THE MARCH 3, 2015 MEETING

POSTPONING 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. ZC15-01-007
   Existing Zoning: A-4 (Single Family Residential District)
   Proposed Zoning: A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
   Acres: 7.47 acres
   Petitioner: Parish Council by motion 11/06/14
   Location: Parcel located on the south side of Powell Drive, west of Grace Drive , S34, T8S, R14E, Ward 9, District 14
   Council District: 14
   POSTPONED FROM 3/3/15 MEETING

2. ZC15-01-009
   Text Change Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning), Article 2 Definitions, to add the definition of breezeway.
   POSTPONED FROM 3/3/15 MEETING

3. ZC15-03-019
   Text Change Ordinance to amend St. Tammany Parish Unified Development Code by creating Section 6.09 Entertainment Overlay.
   POSTPONED FROM 3/3/15 MEETING

4. ZC15-03-021 - (Requested to be withdrawn)
   Existing Zoning: A-3 (Suburban District)
   Proposed Zoning: A-4A (Single Family Residential District)
   Acres: 34.07 acres
   Petitioner: JMB Development, LLC
   Owner: FMG / LTL, L.L.C
   Representative: Paul Mayronne
   Location: Parcel located on the north and south sides of Dean Road, east of Robert Road, S25, T8S, R14E, Ward 8, District 8 & 9
   Council District: 8 & 9
   POSTPONED FROM 3/3/15 MEETING

March 31, 2015
5. **ZC14-10-093**  
Existing Zoning: HC-3 (Highway Commercial District)  
Proposed Zoning: A-8 (Multiple Family Residential District)  
Acres: 11 acres  
Petitioner: Parish Council by motion 08/07/14  
Location: Parcel located on the west side of US Highway 11, north of Pine Place, south of Hunter Street, S26, T8S, R14E, Ward 8, District 14  
Council District: 14

**POSTPONED FROM 3/3/15 MEETING**

6. **ZC14-12-104**  
Existing Zoning: I-4 (Heavy Industrial District)  
Proposed Zoning: A-4 (Single Family Residential District)  
Acres: 49.21 acres  
Petitioner: Parish Council by motion 10/02/14  
Location: Parcel located on the east side of US Highway 11, south of Robert Road, north of Hass Road, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

7. **ZC15-04-024**  
Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) & RO (Rural Overlay)  
Acres: 27.39 acres  
Petitioner: Toni & Anthony Rossi  
Owner: Toni & Anthony Rossi  
Location: Parcel located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington, S33, T6S, R10E, Ward 1, District 3  
Council District: 3

8. **ZC15-04-025**  
**Text Change** Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 6.06 R (Rural Overlay) relative to adding farm winery as an Administrative Permit.

9. **ZC15-04-026**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 40,000 sq.ft.  
Petitioner: Elizabeth Jones  
Owner: Josh & Elizabeth Jones  
Location: Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell, S29, T9S, R15E, Ward 8, District 13  
Council District: 13

10. **ZC15-04-027**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 1.32 acres  
Petitioner: Thomas Martin  
Owner: Thomas & Donna Martin  
Location: Parcel located on the west side of LA Highway 437, south of Dream Court, north of 1st Avenue, being 55197 LA Highway 433, Slidell, S25, T9S, R14E, Ward 9, District 13  
Council District: 13
11. **ZC15-04-028**  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: I-1 (Industrial District)  
Acres: 0.361 acres  
Petitioner: Stephen Schwartz  
Owner: SVS Tangi I, LLC/ Stephen Schwartz  
Representative: Jeff Schoen  
Council District: 2

12. **ZC15-04-029**  
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)  
Proposed Zoning: A-1A (Suburban District) & RO (Rural Overlay)  
Acres: 4.12 acres  
Petitioner: Parish Council by motion 2/5/15  
Location: Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2, S19, T5S, R11E, Ward 2, District 6.  
Council District: 6

13. **ZC15-04-030**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 1.33 acres  
Petitioner: Parish Council by motion 2/5/15  
Location: Parcel located on the north side of Little Fawn Run, north of Choctaw Drive, being Lot 39, Square 7, Choctaw Springs Addition No. One, S23, T8S, R12E, Ward 7, District 7.  
Council District: 7

14. **ZC15-04-031**  
Existing Zoning: NC-4 (Neighborhood Industrial District)  
Proposed Zoning: PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)  
Acres: 11.68 acres  
Petitioner: Parish Council by motion 2/5/15  
Council District: 5

15. **ZC15-04-032**  
Existing Zoning: A-4 (Single Family Residential District)  
Proposed Zoning: AT-1 (Animal Training/Housing District)  
Acres: 2.152 acres  
Petitioner: Tori & Blaze Guidry  
Owner: Tori & Blaze Guidry  
Location: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell, S37, T9S, R15E, Ward 8, District 9.  
Council District: 9

16. **ZC15-04-033**  
Existing Zoning: AT-1 (Animal Training/Housing District)  
Proposed Zoning: CB-1 (Community Based Facilities District)  
Acres: 2.812 acres  
Petitioner: Carrie A. Vicari  
Owner: Carrie A. Vicari  
Location: Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell, S13, T9S, R14E, Ward 8, District 14.  
Council District: 14

March 31, 2015
17. **ZC15-04-034**
   - **Existing Zoning:** A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District)
   - **Proposed Zoning:** A-7 (Multiple Family Residential District)
   - **Acres:** 21.22 acres
   - **Petitioner:** Mark Salvetti
   - **Owner:** Maurmont Properties, LLC
   - **Location:** Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12, S47, T7S, R11E, Ward 1, District 1.
   - **Council District:** 1

18. **ZC15-04-035**
   - **Proposed Zoning:** PUD (Planned Unit Development Overlay)
   - **Acres:** 71 acres
   - **Petitioner:** Brian Intravia
   - **Owner:** Trepagnier, L.L.C. & Wanda & Kevin Wager
   - **Representative:** Brian Intravia
   - **Location:** Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive, S16 & 21, T7S, R10E, Ward 1, District 4.
   - **Council District:** 4

19. **ZC15-04-036**
   - **Existing Zoning:** A-2 (Suburban District) & HC-1 (Highway Commercial District)
   - **Proposed Zoning:** A-4 (Single Family Residential District)
   - **Acres:** 71 acres
   - **Petitioner:** Brian Intravia
   - **Owner:** Trepagnier, L.L.C. & Wanda & Kevin Wager
   - **Representative:** Brian Intravia
   - **Location:** Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16 & 21, T7S, R10E, Ward 1, District 4.
   - **Council District:** 4

20. **ZC15-04-037**
    - **Existing Zoning:** A-2 (Suburban District) & HC-1 (Highway Commercial District)
    - **Proposed Zoning:** A-5 (Two Family Residential District)
    - **Acres:** 23.37 acres
    - **Petitioner:** Greg Intravia
    - **Owner:** GBG, LLC
    - **Representative:** Paul Mayronne
    - **Location:** Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road, S4, T7S, R10E, Ward 1, District 1.
    - **Council District:** 1

21. **ZC15-04-038**
    - **Existing Zoning:** A-1 (Suburban District)
    - **Proposed Zoning:** A-1A (Suburban District)
    - **Acres:** 163.45 acres
    - **Petitioner:** Darrell Fussell
    - **Owner:** Tammany North Properties LLC/Robert Bruno
    - **Location:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077, S33, T6S, R10E, Ward 1, District 3.
    - **Council District:** 3

22. **ZC15-04-039**
    - **Existing Zoning:** A-2 (Suburban District)
    - **Proposed Zoning:** CB-1 (Community Based Facilities District) & RO (Rural Overlay)
    - **Acres:** 1.327 acres
    - **Petitioner:** Chuck Hickman
    - **Owner:** Candice & Chuck Hickman
    - **Location:** Parcel located on the south side Galatas Road, west of C.S.Owens Road, S14, T7S, R10E, Ward 1, District 1.
    - **Council District:** 1

*March 31, 2015*
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KOOP DRIVE OFF OF HIGHWAY 99
MANDEVILLE, LOUISIANA

23. ZC15-04-040
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   Acres: 31,680 sq.ft.
   Petitioner: Dallen Buras
   Owner: Dallen Buras
   Location: Parcel located on the south side of West Main Street, west of Transmitter
            Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots,
            S33, T8S, R13E, Ward 7, District 7.
   Council District: 7

PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE
PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS
FOLLOWS:

1. PR15-04-003 - Use: Running Track, Football Field & Tennis Courts
   Corridor: Highway 21 Planned Corridor
   Zoning: ED-2 (Higher Education District)
   Use Size: 13.15 acres
   Petitioner: John Pousson, Dir of Fin Ops
   Owner: Christ Episcopal Church/Liz Taurman, Senior Warden
   Representative: Bert Duvic
   Location: Parcel located on the southeast corner of LA Highway 21 & Christwood
            Blvd, S41 & 46, T7S, R10E, Ward 1, District 1
   Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT