AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, AUGUST 5, 2014
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 JULY 1, 2014 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. **ZC08-01-007**
   Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 22.30 acres of PUD (Planned Unit Development Overlay)
   Acres: 74.23 acres + adding 22.30 acres
   Size: 92.610 acres
   Petitioner: Gulf State Services/Mike Saucier
   Owner: Trustee for Lucky 7 Irrevocable Trust & Versaille Land LLC
   Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision, S15 & 16, T7S, R11E, Ward 3, District 5
   Council District: 5

2. **ZC14-08-062**
   Existing Zoning: NC-4 (Neighborhood Institutional District)
   Proposed Zoning: HC-2 (Highway Commercial District)
   Acres: 0.8535 acres
   Petitioner: Jeff Schoen
   Owner: Elegant Home Builders, Inc
   Location: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland’s Covington & Claiborne Addition, S42, T6S, R11E, Ward 3, District 2
   Council District: 2

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3. **ZC14-08-063**

Existing Zoning: NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 4.48 acres
Petitioner: Tab Shepherd, Home Bank
Owner: Home Bank
Location: Parcel located on the west side of LA Highway 25, south of Thompson Road, being 78263 Highway 25, Folsom, S36,T5S,R10E, Ward 2, District 3
Council District: 3

4. **ZC14-08-064**

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 4.736 acres
Petitioner: Parish Council by motion 6/5/2014
Location: Parcel located at the end of Okefenokee Road, east of LA Highway 41, S40, T8S,R14E, Ward 8, District 6
Council District: 6

5. **ZC14-08-065**

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 4.906 acres
Petitioner: Parish Council by motion 6/5/2014
Location: Parcel located at the northwest corner of Shelby Road & Section Road, S16,T5S,R11E, Ward 2, District 6
Council District: 6

6. **ZC14-08-066**

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 10.92 acres
Petitioner: David W. & Joanne V. Morere
Owner: David W. & Joanne V. Morere
Location: Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom, S29,T4S,R10E, Ward 2, District 3
Council District: 3

7. **ZC14-08-067**

Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 0.43 acres
Petitioner: Robert Traina
Owner: RA Traina Construction LLC/Robert & Pamela Traina
Location: Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush, S42, T5S, R13E, Ward 5, District 6
Council District: 6
8. **ZC14-08-068**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** I-2 (Industrial District)
   - **Acres:** 4.83 acres
   - **Petitioner:** Claude Sanders, Jr
   - **Owner:** Old Captains LLC/Claude S. Sanders, Jr. & Nolan J. Trosclair
   - **Location:** Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision, S33,T9S,R15E, Ward 8, District 13
   - **Council District:** 13

9. **ZC14-08-069**
   - **Existing Zoning:** A-4 (Single-Family Residential District)
   - **Proposed Zoning:** A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
   - **Acres:** 0.37 acres
   - **Petitioner:** Roger Warner
   - **Owner:** Roger Warner
   - **Location:** Parcel located on the east side of Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision, S13, T9S,R14E, Ward 8, District 14
   - **Council District:** 14

10. **ZC14-08-070**
    - **Existing Zoning:** A-2 (Suburban District)
    - **Proposed Zoning:** NC-2 (Indoor Retail and Service District)
    - **Acres:** 0.34 acre
    - **Petitioner:** Robert F. Cheek
    - **Owner:** Jacqueline Vidrine
    - **Location:** Parcel located at the northwest corner of US Highway 190 & Pontchartrain Drive, being lots 1, 2, 8 & 9, Block 23, Forest Glen Addition, S48,T8S,R12E, Ward 4, District 7
    - **Council District:** 7

11. **ZC14-08-071**
    - **Existing Zoning:** HC-2 (Highway Commercial District)
    - **Proposed Zoning:** HC-2A (Highway Commercial District)
    - **Acres:** 1.54 acres
    - **Petitioner:** Jeff Schoen
    - **Owner:** McCalman, LLC
    - **Location:** Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane, S22,T7S,R11E, Ward 4, District 5
    - **Council District:** 5

12. **ZC14-08-072**
    - **Existing Zoning:** HC-2 (Highway Commercial District)
    - **Proposed Zoning:** HC-2A (Highway Commercial District)
    - **Acres:** 2.210 acres
    - **Petitioner:** Jeff Schoen
    - **Owner:** McCalman, LLC
    - **Location:** Parcel located at the northeast corner of US Highway 190 Service Road East & Bodet Lane, S22,T7S,R11E, Ward 4, District 5
    - **Council District:** 5
13. **ZC14-08-073**
- Existing Zoning: NC-4 (Neighborhood Institutional District)
- Proposed Zoning: HC-2 (Highway Commercial District)
- Acres: 1.89 acres
- Petitioner: Mark V. Jones
- Owner: Emile J. Camaille, Jr/Testamentary Executor
- Location: Parcel located at the northeast corner of LA Highway 36 & St. Landry Street, being lots 1, 2 & 3, Block 10, Garland Addition to the Town of Claiborne, S42,T6S,R11E, Ward 3, District 2
- Council District: 2

14. **ZC14-08-074**
- Existing Zoning: A-2 (Suburban District)
- Proposed Zoning: PF-1 (Public Facilities District)
- Acres: 2 acres
- Petitioner: Robert Barnett
- Owner: Robert I. & Phyllis B. Burns
- Location: Parcel located on the east side of Fuchsia Street, south of Harrison Avenue, S12,T7S,R11E, Ward 3, District 5
- Council District: 5

15. **ZC14-08-075**
- Text Change
- Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning), Section 6.01 Planned Unit Development Overlay relative to Open Space & Major Amendment to the PUD

16. **ZC96-08-046**
- Major Amendment to the PUD (Planned Unit Development Overlay)
- Acres: 939.1 acres
- Petitioner: A. Wayne Buras & Paul Mayronne
- Owner: Bedico Creek Preserve, 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**

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