AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, OCTOBER 7, 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 SEPTEMBER 2, 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. **ZC14-09-080**
   Existing Zoning: HC-2 (Highway Commercial District)
   Proposed Zoning: I-2 (Industrial District)
   Acres: 0.5770 acre
   Petitioner: Vincent Ebeier
   Owner: Vincent Ebeier
   Location: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell, S34, T8S, R14E, Ward 9, District 14.
   Council District: 14
   POSTPONED FROM 9/2/2014 MEETING

2. **ZC14-09-081**
   Existing Zoning: A-4 (Single-Family Residential District)
   Proposed Zoning: I-2 (Industrial District)
   Acres: 0.6060 acre
   Petitioner: Vincent Ebeier
   Owner: Vincent Ebeier
   Location: Parcel located on the south side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14.
   Council District: 14
   POSTPONED FROM 9/2/2014 MEETING

3. **ZC14-10-086**
   Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
   Proposed Zoning: PF-1 (Public Facilities District) & RO (Rural Overlay)
   Acres: 1.1 acres
   Petitioner: Robert Barnett
   Owner: JoAnn Thompson
   Location: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive, S2, T6S, R10E, Ward 2, District 3
   Council District: 3

DRAFT -September 19, 2014
4. **ZC14-10-087**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** CB-1 (Community Based Facilities District)
   - **Acres:** 7.56 acres
   - **Petitioner:** Patrick Darby
   - **Owner:** Ridgewood Investments, LLC/Patrick Darby
   - **Location:** Parcel located on the west of Howze Beach Road, south of Spartan Drive, S44, T9S, R14E, Ward 9, District 12
   - **Council District:** 12

5. **ZC14-10-088**
   - **Existing Zoning:** A-5 (Two Family Residential District) & CB-1 (Community Based Facilities District)
   - **Proposed Zoning:** NC-1 (Professional Office District)
   - **Acres:** 0.18 acres
   - **Petitioner:** G. David Caraway
   - **Owner:** Carl Eberts
   - **Location:** Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba Subdivision, S34, T7S, R11E, Ward 4, District 4
   - **Council District:** 4

6. **ZC14-10-089**
   - **Existing Zoning:** A-1A (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District)
   - **Acres:** 19.72 acres
   - **Petitioner:** Bonnie A. Paille
   - **Owner:** Bonnie A. Paille
   - **Location:** Parcel located on the east side of Downs Avenue, south of Lowe Davis Road, being 75140 Downs Avenue, Covington, S15, T6S, R12E, Ward 10, District 6
   - **Council District:** 6

7. **ZC14-10-090**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** A-1A (Suburban District)
   - **Acres:** 3.37 acres
   - **Petitioner:** Bruce Simpson
   - **Owner:** Estate of Joseph Daniel Pierre C/O Robert D. Pierre
   - **Location:** Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom, S5, T5S, R10E, Ward 2, District 3
   - **Council District:** 3

8. **ZC14-10-091**
   - **Existing Zoning:** A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   - **Proposed Zoning:** A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)
   - **Acres:** 3.457 acres
   - **Petitioner:** Parish Council by motion 08/07/14
   - **Location:** Parcel located at the end of Singletary Road, south of Galloway Road, S20, T5S, R11E, Ward 2, District 6
   - **Council District:** 6

9. **ZC14-10-092**
   - **Existing Zoning:** HC-3 (Highway Commercial District)
   - **Proposed Zoning:** A-4 (Single Family Residential District)
   - **Acres:** 32.95 acres
   - **Petitioner:** Parish Council by motion 08/07/14
   - **Location:** Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd, S26, T8S, R14E, Ward 8, District 14
   - **Council District:** 14
<table>
<thead>
<tr>
<th>Item</th>
<th>Case Number</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Acres</th>
<th>Petitioner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.</td>
<td>ZC14-10-093</td>
<td>HC-3</td>
<td>A-8</td>
<td>11</td>
<td>Parish Council by motion 08/07/14</td>
<td>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</td>
<td>14</td>
</tr>
<tr>
<td>11.</td>
<td>ZC14-10-094</td>
<td>A-1</td>
<td>A-1 (Suburban District) &amp; RO (Rural Overlay)</td>
<td>3.22</td>
<td>Nicholas Brener</td>
<td>Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077, S20, T6S, R10E, Ward 1, District 3</td>
<td>3</td>
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<tr>
<td>12.</td>
<td>ZC14-10-095</td>
<td>A-1</td>
<td>A-2 (Suburban District) &amp; MHO (Manufactured Housing Overlay)</td>
<td>10.35</td>
<td>Susanna P. Kerr</td>
<td>Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road, S33, T6S, R10E, Ward 1, District 3</td>
<td>3</td>
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</tbody>
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OLD BUSINESS

1. CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.
   - Zoning: HC-2 (Highway Commercial) District
   - Use Size: 99,045 sq. ft.
   - Petitioner: Samuel Markovich/Acadian Properties Northshore, LLC
   - Owner: Samuel Markovich/Acadian Properties Northshore, LLC
   - Location: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
   - Council District: 1

   POSTPONED FROM 9/2/2014 MEETING

NEW BUSINESS

ADJOURNMENT