AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
TUESDAY, NOVEMBER 12, 2013, FOLLOWING THE PLANNING COMMISSION MEETING
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 OCTOBER 1, 2013 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.  **ZC01-03-028**
    Major Amendment to the PUD (Planned Unit Development Overlay)
    Acres: 161.115 acres
    Petitioner: G.E.C. INC
    Owner: Azby Fund
    Location: Parcel located at the northwest intersection of I-12 & LA Highway 1088, S33, T7S, R12E, Ward 4, District 5 & 7
    Council District: 5 & 7
    (POSTPONED FROM 10/1/13 MEETING)

2.  **ZC13-11-075**
    Existing Zoning: A-3 (Suburban District)
    Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
    Acres: 39,989.4 sq.ft.
    Petitioner: Lenard Smith
    Owner: Lenard Smith
    Location: Parcel located on the northwest corner of Francis Street & Eagle Street, being
    73483 Eagle Street, Abita Springs, S26,T6S,R12E, Ward 6, District 6
    Council District: 6

3.  **ZC13-11-076**
    Existing Zoning: NC-2 (Indoor Retail and Service District)
    Proposed Zoning: MD-2 (Medical Clinic District)
    Acres: 3.0 acres
    Petitioner: Paul Mayronne
    Owner: Healthcare Rentals II, LLC
    Location: Parcel located on the north side of Maison Du Lac Blvd., west of LA Highway
    1085, S46,T7S,R11E, Ward 1, District 1
    Council District: 1
4. **ZC13-11-077**
   - **Existing Zoning:** A-2 (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   - **Acres:** 4 acres
   - **Petitioner:** Parish Council by motion 9/5/13
   - **Location:** Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, S50,T5S,R12E, Ward 2, District 6
   - **Council District:** 6

5. **ZC13-11-078**
   - **Existing Zoning:** A-3 (Suburban District)
   - **Proposed Zoning:** A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
   - **Acres:** 15,000 sq.ft.
   - **Petitioner:** Charles Brent Fontenot
   - **Owner:** Charles Brent Fontenot, John S. Fontenot, Gary D. Fontenot
   - **Location:** Parcel located on the north side of Magnolia Drive, east of Sycamore Drive, being 4809 Magnolia Drive, Slidell, S32,T8S,R15E, Ward 8, District 9
   - **Council District:** 9

6. **ZC13-11-079**
   - **Existing Zoning:** A-2 (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District) & RO (Rural Overlay)
   - **Acres:** 2.6 acres
   - **Petitioner:** Lynn Crespo & Joanne Crespo
   - **Owner:** Lynn Crespo & Joanne Crespo
   - **Location:** Parcel located on the south side of Independence Drive, east of Revere Drive, being 204 Independence Drive Mandeville, S31,T7S,R12E, Ward 4, District 5
   - **Council District:** 5

7. **ZC13-11-080**
   - **Existing Zoning:** A-3 (Suburban District)
   - **Proposed Zoning:** A-4A (Single-Family Residential District)
   - **Acres:** 4.5 acres
   - **Petitioner:** Phillip G. Mayeaux
   - **Owner:** Denham Investments, LLC
   - **Location:** Parcel located on the west side of Ruelle du Chene Drive, south of Brewster Road, S17,T7S,R10E, Ward 1, District 1
   - **Council District:** 1

8. **ZC13-11-081**
   - **Existing Zoning:** A-2 (Suburban District)
   - **Proposed Zoning:** A-4 (Single-Family Residential District)
   - **Acres:** 0.93 acre
   - **Petitioner:** Shelby P. LaSalle, Jr.
   - **Owner:** Wing Haven, Inc
   - **Location:** Parcel located on the northeast corner of Sharp Road & Wing Haven Drive, S36,T7S,R11E, Ward 4, District 5
   - **Council District:** 5

9. **ZC13-11-082**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** A-2 (Suburban District)
   - **Acres:** 2.74 acres
   - **Petitioner:** John H. Fortner
   - **Owner:** John H. Fortner
   - **Location:** Parcel located on the north side of Bruhl Road, east of LA Highway 25, 15143 Bruhl Road, Folsom, S36, T5S, R10E, Ward 2, District 3
   - **Council District:** 3
10. **ZC13-11-083**  
   Existing Zoning: NC-1 (Professional Office District)  
   Proposed Zoning: HC-1 (Highway Commercial District)  
   Acres: 28,800 sq.ft.  
   Petitioner: Elizabeth Audibert  
   Owner: Sharon & Roy Cortes  
   Location: Parcel located at the southeast corner of Harrison Avenue & J Street, west of I Street, being 19412 Harrison Avenue, Covington, S10, T7S, R11E, Ward 3, District 2  
   Council District: 2

11. **ZC07-07-041**  
   Major Amendment to the PUD (Planned Unit Development Overlay)  
   Acres: 848.261 acres  
   Petitioner: Jeffrey D. Schoen  
   Owner: Weyerhaeuser Real Estate Development Company  
   Representative: Gulf States Real Estates Services Attn: Michael Saucier  
   Location: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D’Antonio Road, S3, 4, & 9, T8S, R13E, Ward 7 & 9, District 11  
   Council District: 11

12. **ZC06-08-046**  
   Major Amendment to the PUD (Planned Unit Development Overlay)  
   Acres: 939.1 acres  
   Petitioner: A. Wayne Buras  
   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

13. **ZC04-10-083**  
   Major Amendment to the PUD (Planned Unit Development Overlay)  
   Acres: 462.05 acres  
   Petitioner: A. Wayne Buras  
   Owner: Terra Bella Group, LLC  
   Location: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east and west of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1 & 3  
   Council District: 1 & 3

14. **ZC06-01-004**  
   Major Amendment to the PUD (Planned Unit Development Overlay)  
   Acres: 196.4 acres  
   Petitioner: Patrick McElroy  
   Owner: Azelia Lane Partnership  
   Location: Parcel located on the south side of Haas Road, west of LA Highway 11, east of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 8  
   Council District: 8

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

October 24, 2013 3