

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, JANUARY 3, 2006
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

CALL TO ORDER

ANNOUNCEMENTS

- Please mute all cellular phones and pagers
- You have the right to appeal to the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE DECEMBER 6, 2005 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. **ZC05-04-024**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 32.6 acres
Petitioner: Fontcuberta Surveys, Inc.
Owner: Team Management, L.L.C.
Location: Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road, S18, T6S, R11E, Ward 3, District 3
Council District: 3

(TABLED FROM 11/1/05 MEETING)

2. **ZC05-09-056**
Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.24 acres
Petitioner: Leroy Cooper
Owner: Callan, Cayman & Daniel Sinclair
Location: Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3
Council District: 3

(TABLED FROM 12/3/05 MEETING)

3. **ZC05-09-060**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.653 acres
Petitioner: John Barry
Owner: TRD Properties, L.L.C.
Location: Parcel located on the east side of Penn Mill Road, north of US Highway 190, S30, T6S, R11E, Ward 3, District 3
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(TABLED FROM 12/3/05 MEETING)

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4. **ZC05-09-064**

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 19.01 acres
Petitioner: Brad Nobles
Owner: John Barry
Location: Parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road, S25, T6S, R11E, Ward 10, District 2
Council District: 2

(TABLED FROM 12/3/05 MEETING)

5. **ZC05-10-068**

Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 30,000 sq. ft.
Petitioner: Lacombe Memorial Post #8290 VFW
Owner: Lacombe Memorial Post #8290 VFW
Location: Parcel located on the southeast corner of Main Street and LA Highway 434, being lots 5, 6, 7 & 8, Square 89, Lacombe Park, S37, T8S, R13E, Ward 7, District 7
Council District: 7

(TABLED FROM 12/3/05 MEETING)

6. **ZC05-12-076**

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 50.71 acres
Petitioner: Steve Duvernay
Owner: Larry Abney
Location: Parcel located on the north and east sides of Robert Road, south of Cornibe Henry Road, north of Red Rooster Road, S24, T8S, R14E, Ward 8, District 9
Council District: 9

(TABLED FROM 12/3/05 MEETING)

7. **ZC05-12-078**

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 173.45 acres
Petitioner: Paul Mayronne
Owner: Mary Forest McEnery Broussaard
Location: Parcel located on the east side of Fish Hatchery Road, south of LA Highway 1088, S31, T7S, R13E, Ward 6, District 7
Council District: 7

(TABLED FROM 12/3/05 MEETING)

8. **ZC06-01-001**

Existing Zoning: C-1 (Light Commercial) District
Proposed Zoning: A-6 (General Multi Family Residential) District
Acres: 39,107 sq. ft.
Petitioner: Dudley J. & Lilly C. Simmerly Jr.
Owner: Dudley J. & Lilly C. Simmerly, Jr.
Location: Parcel located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190, S46, T8S, R11E, Ward 4, District 10
Council District: 10

9. **ZC06-01-003**

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 59.37 acres
Petitioner: Leroy Cooper
Owner: Chaignaud Developers, INC.
Location: Parcel located on the south side of I-12, north of Old Todd Road, S21, 22 & 27, T8S, R13E, Ward 9 & 7, District 7
Council District: 7

10. **ZC06-01-004**

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 196.4 acres
Petitioner: Toby J. Lowes
Owner: Leon Lowe & Sons, Inc.
Location: Parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9
Council District: 9

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11. **ZC06-01-005**
Existing Zoning: R (Rural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 10.719 acres
Petitioner: Jeff Schoen
Owner: R.A. Bussell
Location: Parcel located on the south side of LA Highway 22, west of Koepp Road, east of Trepagnier Road, S42, T7S, R10E, Ward 1, District 1
Council District: 1

12. **ZC06-01-006**
Existing Zoning: R (Rural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 40.46 acres
Petitioner: Leroy Cooper
Owner: Robert & Vicki Ivy Hesson
Location: Parcel located at the end of Joiner Wyner Road, west of LA Highway 1077, S33, T6E, R10E, Ward 1, District 1
Council District: 1

13. **ZC06-01-007**
Existing Zoning: SA (Suburban Agricultural) & R (Rural) Districts
Proposed Zoning: A-1 (Suburban) District
Acres: 99.692 acres
Petitioner: Daniel Harper, Pinnacle Eng.
Owner: Pass It On Property L.L.C.
Location: Parcel located on the west side of LA Highway 1077, north of US Highway 190, south of Gottschalk Road, S20 & 21, T6S, R10E, Ward 1, District 1
Council District: 1

14. **ZC06-01-008**
Existing Zoning: R (Rural) District
Proposed Zoning: A-2 (Suburban) District
Acres: 22.35 Acres
Petitioner: Lonnie J. Bonacorso
Owner: Anna Mae Cado Bonacorso, Marguerite Cado McKay, Anthony D. Cado, John Gerald Cado, & Succession of Virginia Herrmann Cado
Location: Parcel located on the north side of LA Highway 36, west of Greenhouse Road, east of Reed Road, S21, T7S, R14E, Ward 6, District 6
Council District: 6

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **CP05-12-108 - Use: Church**
Zoning: SA (Suburban Agricultural) District
Use Size: 15,205 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Archdiocese of New Orleans
Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5
Council District: 5
(TABLED FROM 12/3/05 MEETING)

2. **CP05-12-118 - Use: Office Complex**
Zoning: C-2 (Highway Commercial) District
Use Size: 44,000 sq. ft.
Petitioner: Kyle Associates, L.L.C.
Owner: McLindon Development Group
Location: Parcel located on the south side of River Highlands Blvd., west of US Highway 190, S3 & 48, T7S, R11E, Ward 3, District 1
Council District: 1
(TABLED FROM 12/3/05 MEETING)

3. **CP05-12-120 - Use: Mini Warehouse**
Zoning: C-2 (Highway Commercial) District
Use Size: 56,780 sq. ft.
Petitioner: Ron Duhe
Owner: Dwight Paulsen
Location: Parcel located on the west side of East I-10 Service Road, north of Orion Street, south of Lawes Street, S12, T9S, R14E, Ward 8, District 13
Council District: 13
(TABLED FROM 12/3/05 MEETING)

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4. **CP06-01-001 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 600 sq. ft.
Petitioner: Hilaria Mendoza
Owner: Julio and Hilaria Mendoza
Location: Parcel located on the north side of Delery Street, east of Robert Road, being lot 14, block 1, Litloff Subdivision, S7,8, 17 & 18, T7S, R12E, Ward 4, District 7
Council District: 7
5. **CP06-01-002 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq.ft.
Petitioner: John F. Bosarge Sr.
Owner: John F. Bosarge Sr.
Location: Parcel located on the west side of Fourth Street, south of Soldier Street, being lot 11-A, Square E, North End Addition, S3, T9S, R14E, Ward 9, District 14
Council District: 14
6. **CP06-01-003 - Use: Mobile Home**
Zoning: A-3 (Suburban) District
Use Size: 1280 sq. ft.
Petitioner: Jose' A. Vidal
Owner: Glendale Properties
Location: Parcel located on the north side of Bunker Street, east of Chip Street, west of Putt Street, Lot 7, Square 19, Hillcrest Country Club, S22, 23, 26, 27, T6S, R12E, Ward 10, District 6
Council District: 6
7. **CP06-01-004 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1352 sq. ft.
Petitioner: Morris Miller
Owner: Loekysha S. Watts
Location: Parcel located on the north side of Donnis Drive, south of Browns Village Road, S33, T8S, R14E, Ward 9, District 6
Council District: 6
8. **CP06-01-005 - Use: Blanket Conditional Use to waive public hearing process for the placement of mobile home in Hillcrest Country Club Estates Additional # 2**
Zoning: A-3 (Suburban) District
Location: Parcels located on the west side of Hollycrest Blvd, south of LA Highway 435, Hillcreat Country Club Estates Addtion #2, S26, 27 & 34, T6S, R12E , Ward 10, District 6
Council District: 6
9. **CP06-01-006 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1500 sq. ft.
Petitioner: Stephen J. & Erin M. Stark
Owner: Stephen J. & Erin M. Stark
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 7
Council District: 7
10. **CP06-01-007 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Michael Paul Jackson
Owner: Michael Paul Jackson
Location: Parcel located on the south side of Delery Street, east of Robert Road, S17, T7S, R12E, Ward 4, District 7
Council District: 7
11. **CP06-01-008 - Use: 2 mobile homes**
Zoning: SA (Suburban Agricultural) & C-1 (Neighborhood Commercial) Districts
Use Size: 1280 sq. ft. each
Petitioner: Harold Melerine
Owner: Claire Melerine
Location: Parcel located on the north side of US Highway 190, east of Bird World Road & Transmitter Road, S33, T8S, R13E, Ward 7, District 7
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12. CP06-01-009 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1010 sq. ft.
Petitioner: Anna Kern
Owner: Robert V.V. Hurst
Location: Parcel located on the south side of Crescent Drive, west of Tranquility Trail, being lot 80 of Beau Village Subdivision, S23, T8S, R12E, Ward 7, District 7
Council District: 7

13. CP06-01-010 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1500 sq. ft.
Petitioner: Bill & Tara Huval
Owner: Bill & Tara Huval
Location: Parcel located on the west side of LA Highway 25, south of Million Dollar Road, north of Beechwood Drive, S1, T6S, R10E, Ward 3, District 3
Council District: 3

14. CP06-01-011 - Use: Light Welding Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 2950 sq. ft.
Petitioner: Raymond Patterson
Owner: Breland Real Estate, Inc.
Location: Parcel located on the southwest corner of US Highway 190 & Hasney Road, north of Manassas Drive, S35, T8S, R13E, Ward 9, District 11
Council District: 11

15. CP06-01-012 - Use: Addition to existing Bar

Zoning: C-2 (Highway Commercial) District
Use Size: 1104 sq. ft.
Petitioner: Debora Gillhaus
Owner: Louis Accornero
Location: Parcel located on the northeast corner of US Highway 190 & 9th Avenue, S10 & 48, T7S, R11E, Ward 3, District 5
Council District: 5

16. CP06-01-013 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 700 sq. ft.
Petitioner: La'Keisha Mitchell
Owner: La'Keisha Mitchell
Location: Parcel located on the west side of 9th Avenue, south of Amos Road, S26, T8S, R14E, Ward 8, District 14
Council District: 14

17. CP06-01-014 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq.ft.
Petitioner: Kenneth L. Cousin
Owner: Kenneth L. Cousin
Location: Parcel located on the west side of 16th Street, south of 3rd Avenue, S23, T8S, R14E, Ward 8, District 14
Council District: 14

18. CP06-01-015 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 660 sq. ft.
Petitioner: Ronald E. Leicher
Owner: Ronald E. Leicher
Location: Parcel located on the east side of Clausel Street, north of Dupard Street, south of Destin Street, S38, T8S, R11E, Ward 4, District 10
Council District: 10

OLD BUSINESS

1. CP04-09-098 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,500 sq. ft.
Petitioner: James E. Smith
Owner: Ester J. Smith and James Effie Smith
Location: Parcel located on the west side of Jackson Lane, south of US Highway 190, S17, T9S, R15E, Ward 8, District 13
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NEW BUSINESS

ADJOURNMENT