

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, SEPTEMBER 6, 2005**  
**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 AUGUST 3, 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. ZC05-04-022 - W I T H D R A W N**

Existing Zoning: ID (Institutional) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 77.21 acres  
Petitioner: Leroy Cooper  
Owner: St. Christopher Development, L.L.C.  
Location: Parcel located on the east side of Stafford Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2  
Council District: 2

**(Tabled from 7/12/05 Meeting)**

**2. ZC05-07-046**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 105.18 acres  
Petitioner: Leroy Cooper  
Owner: Alexandros F. & Jacqueline M. Goodson  
Location: Parcel located on the west of LA Highway 434, east of Barringer Road, south US Highway 190, S41 & 37, T8 & 9, R12E, Ward 7, District 7  
Council District: 7

**(Tabled from 7/12/05 Meeting)**

**3. 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 8/3/05 Meeting)**

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4. **ZC05-07-049**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 21.27 acres  
Petitioner: Brad Noble  
Owner: Bel Oaks Builders Assoc.  
Location: Parcel located on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, S25, T6S, R11E, Ward 3, District 3  
Council District: 3  
**(Tabled from 8/3/05 Meeting)**
5. **ZC05-08-052**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 101.74 acres  
Petitioner: Leroy Cooper  
Owner: Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.  
Representative: Paul Mayronne  
Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59, S24, T6S, R11E, Ward 3, District 2  
Council District: 2  
**(Tabled from 8/3/05 Meeting)**
6. **ZC05-09-055**  
Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 0.9867 acre  
Petitioner: Larry Turgeau  
Owner: Georgia G. Turgeau L.L.C.  
Location: Parcel located on the north side of Brownswitch Road, east of LA Highway 11, S36, T8S, R14E, Ward 8, District 9  
Council District: 9
7. **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
8. **ZC05-09-057**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-3 (Suburban) District  
Acres: 16.33 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Raymond I. & Marcia B. Smith  
Location: Parcel located on the south side of Koepp Road & LA Highway 22, west of Black River, S37, T7S, R10E, Ward 1, District 1  
Council District: 1
9. **ZC05-09-058**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 22,800 sq.ft.  
Petitioner: Lee Denny  
Owner: Michael W. & Kathryn G. Wittich  
Location: Parcel located on northeast corner of Wilkinson & Orleans Streets, being a portion of Square 149, S39 & 48, T8S, R11E, Ward 4, District 10  
Council District: 10
10. **ZC05-09-059**  
Existing Zoning: A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 76.18 acres  
Petitioner: Colonial Properties Trust  
Owner: Wainer Brothers & Affiliated Co.  
Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

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- 11. 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  
Council District: 3
- 12. ZC05-09-061**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 15.500 acres  
Petitioner: Paul Mayronne, Atty  
Owner: Montluf Properties, L.L.C.  
Location: Parcel located on the northwest corner of LA Highway 21 & LaLanne Road, S41, T7S, R10E, Ward 1, District 1  
Council District: 1
- 13. ZC05-09-062**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 111.29 acres  
Petitioner: Pete Palisi  
Owner: Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein  
Location: Parcel located on the east side of Trepagnier Road, west of Koepp Road, south of LA Highway 22, S37, T7S, R10E, Ward 1, District 1  
Council District: 1
- 14. ZC05-09-063**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 176.81 acres  
Petitioner: Franklin Kyle  
Owner: CERP Development  
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Roads, north of Magee Road, west of Wilkinson Road, S21, T6S, R10E, Ward 1, District 1  
Council District: 1
- 15. 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
- 16. ZC05-09-065**  
Existing Zoning: R (Rural) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 33.223 acres  
Petitioner: Buddy Coate  
Owner: Marina Developers  
Location: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive, S17, T7S, R10E, Ward 1, District 1  
Council District: 1
- 17. ZC05-09-066**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-3 (Suburban) District & A-4 (Single Family Residential) District  
Acres: 196.4 acres  
Petitioner: Steve Duvernay  
Owner: William B. Rudolf  
Location: Parcel located on the south side of Hass Road, east of LA Highway 11, west of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9  
Council District: 9

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18. ZC05-09-067

TEXT CHANGE: Ordinance to provide that the site should use flood hazard areas, if present for recreational areas.

**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. CP05-09-082 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 1023 sq. ft.  
Petitioner: Donald W. & Sandra S. Graham  
Owner: Donald W. & Sandra S. Graham  
Location: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, north of Raehyo Lane, S10, T6S, R10E, Ward 3, District 3  
Council District: 3

2. CP05-09-083 - Use: 2nd Residence Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 2016 sq. ft.  
Petitioner: Vicky Norwood  
Owner: Magdeline Norwood  
Location: Parcel located on the west side of W. Powerline Extension, north of W. Powerline Road, S9, T8S, R14E, Ward 9, District 6  
Council District: 6

3. CP05-09-084 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 1792 sq. ft.  
Petitioner: James Moore  
Owner: James and Pamela Moore  
Location: Parcel located on the northwest corner of Addis Street & Sailor Street, being lot 1, Square R, North End Addition Subdivion, S3, T9S, R14E, Ward 9, District 14  
Council District: 14

4. CP05-09-085 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 1344 sq. ft.  
Petitioner: James Moore  
Owner: J.P. Realty, L.L.C.  
Location: Parcel located on the west side of 4th Street, north of Aviator Street, being lot 9A, Square G, North End Subdivision, S3, T9S, R14E, Ward 9, District 14  
Council District: 14

5. CP05-09-086 - Use: 2nd Residence Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq. ft.  
Petitioner: Lena Willie  
Owner: Patsy & Robert F. Balsamo, Sr.  
Location: Parcel located at the end of Raehyo Lane, east of Green Valley Road, S10, T6S, R10E, Ward 3, District 3  
Council District: 3

6. CP05-09-087 - Use: Adult Day Care

Zoning: A-4 (Single Family Residential) District  
Use Size: 1400 sq. ft.  
Petitioner: Vickie Metayer  
Owner: Vikki Lynn Prevost  
Location: Parcel located on the south side of Nottingham Lane, west of Runnymead Circle, being lot 24, Square 16, Phase 3, Kingspoint Subdivision, S13, T9S, R14E, Ward 8, District 14  
Council District: 14

7. CP05-09-088 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 2400 sq.ft.  
Petitioner: Kirby & Tina Sonnier  
Owner: Kirby & Tina Sonnier  
Location: Parcel located on the west side of Ordogne Ruppert Road, across from Barousse Road, north of N. Pontchartrain Drive, being lot 2 of Lacombe Forest Subdivision, S14, T8S, R12E, Ward 7, District 7  
Council District: 7

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**8. CP05-09-089 - Use: Telecommunication Equipment**

Zoning: PUD (Planned Unit Development) District  
Use Size: 600 sq.ft.  
Petitioner: Bellsouth Telecom./ Linda Meiners  
Owner: Clipper Est. Master HOA, LLC  
Location: Parcel located on the southwest corner of Cutter Cove & Royal Palm, being lot 1-J of The Palms of Clipper Estates Ph1, S32, T9S, R14E, Ward 9, District 13  
Council District: 13

**9. CP05-09-090 - Use: Church**

Zoning: R (Rural) District  
Use Size: 8250 sq.ft.  
Petitioner: Michael Patterson  
Owner: Grace Harbor Family Church  
Location: Parcel located at the northwest corner of LA Highway 1077 & Wells Road, S33 & 34, T6S, R10E, Ward 1, District 1  
Council District: 1

**10. CP05-09-091 - Use: Retail Shopping Center**

Zoning: C-2 (Highway Commercial), LC (Light Commercial), A-4 (Single Family), A-3 (Suburban) Districts  
Use Size: 1,092,690 sq ft  
Petitioner: Richard Yeilding  
Owner: Wainer Brothers & Affiliated Companies  
Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**11. CP05-09-092 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
Use Size: 350 sq ft  
Petitioner: Zoila & Ramon Cano  
Owner: Zoila & Ramon Cano  
Location: Parcel located on the west side of Donya Street, north of Camelot Drive, south of Eric Street, S33, T8S, R14E, Ward 9, District 6  
Council District: 6

**12. CP05-09-093 - Use: Pond with removal of dirt**

Zoning: A-2 (Suburban) District  
Use Size: 32,670 sq.ft.  
Petitioner: John Eblen  
Owner: Anne B. Gauthier  
Location: Parcel located on the south side of Copal Street, east of Holly Street, being lots 32E-1 & a portion of 32F-1, Lewisburg Subdivision, S44, T8S, R11E, Ward 4, District 4  
Council District: 4

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

**OLD BUSINESS**

**1. PR05-05-002 - Use: Drug Store**

Corridor: Hwy 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 14,333 sq. ft.  
Petitioner: Peter D. Aamodt  
Owner: Edward J. Murphy/ Milly S. Barranger/ Garic K. Barranger  
Location: Parcel located at the northeast intersection of LA Highway 21, Bricker Road & LA Highway 1085, S46, T7S, R11E, Ward 1, District 1  
Council District: 1

**NEW BUSINESS**

**ADJOURNMENT**