

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, NOVEMBER 6, 2007**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**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**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE OCTOBER 2, 2007 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. ZC07-10-059**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 90.62 acres  
Petitioner: Ned Wilson  
Owner: Favret Investments, LLC  
Location: Parcel located south side of LA Highway 22, west of Penns Chapel Road, S40, T7S, R10E & S54, T7S, R11E, Ward 4, District 4  
Council District: 4

**TABLED FROM 10/2/07 MEETING)**

**2. ZC07-10-060**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 1.07 acres  
Petitioner: Edith Burel  
Owner: Succession of Rachel Quave Holliday, widow of/and Ernest Earl Holliday, Sr.  
Location: Parcel located on the north side of West 21st Avenue, east of Pine Air Drive, S32, T6S, R11E, Ward 3, District 3  
Council District: 3

**TABLED FROM 10/2/07 MEETING)**

**3. ZC94-05-038**

Major amendment to the PUD (Planned Unit Development) District  
Acres: 250.4 acres  
Petitioner: Joe Tufaro  
Owner: Clipper Island, Inc.  
Location: Parcel of land located east of US Hwy 11, south of Eden Isles Boulevard, west of I-10 and north of Lakeview Drive, S32&33, T9S, R14E, Ward 9, District 13  
Council District: 13

**4. ZC06-10-090**

Major amendment to the PUD (Planned Unit Development) District  
Acres: 43.31 acres  
Petitioner: Mr. Leroy J. Cooper  
Owner: The Marietta Trust/Warren Trust  
Location: parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1, S8,T7S,R10E, Ward 1, District 1  
Council District: 1

AGENDA  
 ST. TAMMANY PARISH ZONING COMMISSION  
 6:00 P.M. - TUESDAY, NOVEMBER 6, 2007  
 ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
 KOOP DRIVE OFF OF HIGHWAY 59  
 MANDEVILLE, LOUISIANA

5. ZC07-11-061  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 2.79 acres  
 Petitioner: Donald Geier  
 Owner: Donald & Carol Geier & Tom & Rebecca Hutchinson  
 Location: Parcel located on the north side of US Highway 190, east of North Oaklawn Drive, west of North Mill Road, S39, T8S, R13E, Ward 7, District 7  
 Council District: 7
  
6. ZC07-11-062  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: M-2 (Intermediate Industrial) District  
 Acres: 5.84 acres  
 Petitioner: Richard Chabreck  
 Owner: Richard and Janie Chabreck  
 Location: Parcel located on the west side of Krentel Road, north of Interstate 12, S7, T8S, R13E, Ward 7, District 7  
 Council District: 7
  
7. ZC07-11-063  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.33 acres  
 Petitioner: Joyce S. McManus  
 Owner: Joyce S. McManus  
 Location: Parcel located on the west side of LA Highway 41, north of Monroe Crawford Road, S21, T7S, R14E, Ward 6, District 6  
 Council District: 6
  
8. ZC07-11-064  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-1 (Neighborhood Commercial) District  
 Acres: 3.134 acres  
 Petitioner: Jeff Birnbaum  
 Owner: Shirley H. Kastrop/Julius Helfitsh  
 Location: Parcel located at the southeast corner of Lonesome Road and U.S. Highway 190, S40, T8S, R11E, Ward 4, District 10  
 Council District: 10
  
9. ZC07-11-065  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: A-6 (General Multiple Family Residential) District  
 Acres: 21.28 acres  
 Petitioner: Leroy Cooper, P.E./Cooper Engineering  
 Owner: William Ball/Abita View, LLC  
 Location: Parcel located at the end of North 12th Street, east of U.S. Highway 190, north of Harrison Avenue, S42, T7S, R11E, Ward 3, District 3  
 Council District: 3
  
10. ZC07-11-066  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 5.52 acres  
 Petitioner: Ned R. Wilson  
 Owner: J and J Builders  
 Location: Parcel located on the south side of Hickory Street, west of Colonial Court, east of U.S. Highway 190, S27, T7S, R11E, Ward 4, District 5  
 Council District: 5
  
11. ZC07-11-067 - W I T H D R A W N  
 Existing Zoning: SA (Suburban Agricultural) District, A-1 (Suburban) District & A-2 (Suburban) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 342.057 acres  
 Petitioner: John R. Arms  
 Owner: The Roman Catholic Church of The Archdiocese of New Orleans  
 Location: Parcel located on the south side of Dove Park Road, north of Sharp Road, east of Westwood Drive, S26, 27 & 39, T7S, R11E, Ward 4, District 5  
 Council District: 5

12. ZC07-11-068  
 Text Change: An ordinance to amend the St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.0303F, to provide for a change in the commercial signage regulations.

13. ZC07-06-037  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 123 acres  
 Petitioner: Mr. Leroy J. Cooper  
 Owner: Saun Sullivan  
 Location: Parcel located at the end of Kathman Road, north of Adrienne Street, S7 & 18, T7S, R10E, Ward 1, District 1  
 Council District: 1

**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. CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.  
 Zoning: C-2 (Highway Commercial) District  
 Use Size: 78,000 sq. ft.  
 Petitioner: Leroy Cooper  
 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

**TABLED FROM 10/2/07 MEETING)**

2. CP07-10-175 - Use: Mobile Home as Guest House  
 Zoning: A-1 (Suburban) District  
 Use Size: 999 sq. ft.  
 Petitioner: Tracy Rivera  
 Owner: David & Tracy Rivera  
 Location: Parcel located on the east side of LA Highway 1081, north of Smith Road, S11 T6S R11E, Ward 3, District 2  
 Council District: 2

**TABLED FROM 10/2/07 MEETING)**

3. CP07-10-176 - Use: Cellular Tower  
 Zoning: C-2 (Highway Commercial) District  
 Use Size: 4,500 sq. ft.  
 Petitioner: Aurius, LLC  
 Owner: Cheryl Saucier & Timothy Doskey  
 Location: Parcel located on the south side of East Street, east of LA Highway 59, S36, T7S, R11E, Ward 4, District 5  
 Council District: 5

**TABLED FROM 10/2/07 MEETING)**

4. CP07-10-177 - Use: Pond  
 Zoning: R (Rural) District  
 Use Size: 76 acres  
 Petitioner: Robert Lambert  
 Owner: Marcus Pittman, III and Michael Pittman  
 Location: Parcel located on the south side of LA Highway 21, east of LA Highway 1083, north of Cleland Road, S34 & 35, T5S, R12E & S3, 4, 9, & 10, T6S, R12E, Ward 5, 6 & 10, District 6  
 Council District: 6

**TABLED FROM 10/2/07 MEETING)**

5. CP07-10-178PR - Use: Bar  
 Zoning: C-2 (Highway Commercial) District  
 Use Size: 6,500 sq. ft.  
 Petitioner: CDF, LLC/Wayne Maher  
 Owner: JSB Highway 21, LLC, c/o John Bowers  
 Location: Parcel located on the west side of LA Highway 21, south of Greenbriar Boulevard, S47, T7S, R11E, Ward 1, District 1  
 Council District: 1

**TABLED FROM 10/2/07 MEETING)**

**6. CP07-11-181 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2560 sq.ft.  
Petitioner: Shirley M. Pickens  
Owner: Robert E. & Shirley M. Pickens  
Location: Parcel located on the east side of 5th Street and on the west side of 4th Street, north of 4th Avenue, being lots 6 & 13, Square 19, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

**7. CP07-11-182 - Use: Office Warehouse**

Zoning: C-2 (Highway Commercial) District  
Use Size: 12,265 sq.ft.  
Petitioner: Jack T. Hopper  
Owner: Python Corp.  
Location: Parcel located on the north side of US Highway 190, west of North Mill Road, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

**8. CP07-11-183 - Use: Day Care Home**

Zoning: A-2 (Suburban) District  
Use Size: 1,350 sq. ft.  
Petitioner: Craig Jones  
Owner: Craig & Lauren Jones  
Location: Parcel located on the west side of 5th Street, north of Monroe Avenue, being 70028 5th Street, S11, T7S, R11E, Ward 3, District 5  
Council District: 5

**9. CP07-11-184 - Use: Public Library**

Zoning: C-2 (Highway Commercial) District  
Use Size: 2,400 sq. ft.  
Petitioner: Donald Westmore  
Owner: Daniel & Diane Hof  
Location: Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16, T7S, R10E, Ward 1, District 1  
Council District: 1

**10. CP07-11-185 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,680 sq. ft.  
Petitioner: Susan Abney  
Owner: Susan Abney  
Location: Parcel located on the south side of Nature's Way Lane, west of South Tranquility Road, being 31143 Nature's Way Lane, S34, T8S, R13E, Ward 9, District 7  
Council District: 7

**11. CP07-11-186 - Use: Relocation of Billboard**

Zoning: C-2 (Highway Commercial) District  
Use Size: 672 sq. ft.  
Petitioner: Dan Adams for Lamar Advertising  
Owner: Louisiana Fireworks Outlet, L.L.C./ John C. Collar  
Location: Parcel located on the east side of I-10, south of Oak Harbor Blvd, north of Lake Pontchartrain, S33 & 34, T9S, R14E, Ward 9, District 13  
Council District: 13

**12. CP07-11-187 - Use: Addition to Shopping Center**

Zoning: C-2 (Highway Commercial) District  
Use Size: 111,997 sq. ft.  
Petitioner: Jim Rehkopf  
Owner: Stirling Mandeville, LLC  
Location: Parcel located on the southeast corner of I-12 & LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

- 13. CP07-11-188 - Use: Mobile Home**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 2,280 sq. ft.  
 Petitioner: Lisha J. Casnave  
 Owner: Spencer, Rosheeda & Aquarius Casnave  
 Location: Parcel located on the west side of John's Road, south of US Highway 190, S48, T8S, R12E, Ward 4, District 7  
 Council District: 7
- 14. CP07-11-189 - Use: Concrete Plant**  
 Zoning: M-2 (Intermediate Industrial) District  
 Use Size: 11600 sq. ft.  
 Petitioner: Standard Materials, LLC/Robert Scogin, Jr.  
 Owner: L.G.D.G. Properties, LLC  
 Location: Parcel located on the north side of North Lane, west of LA Highway 59, S19, T7S, R12E, Ward 4, District 7  
 Council District: 7
- 15. CP07-11-190 - Use: Hotel**  
 Zoning: C-2 (Highway Commercial) District  
 Use Size: 50,600 sq. ft.  
 Petitioner: Roy Hendrick, AIA Architect  
 Owner: Thiump Investment Group, L.L.C.  
 Location: Parcel located on the north side of Merchants Blvd. (Holiday Blvd), west of US Highway 190 , S15, T7S, R11E, Ward 3, District 1  
 Council District: 1
- 16. CP07-11-191 - Use: Church**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 10,000 sq. ft.  
 Petitioner: Rick C. Noote  
 Owner: KAM Enterprises, LLC  
 Location: Parcel located at the end of Elsie Drive, west of Grace Drive, south of US Highway 190, S11,T9S,R14E, Ward 8, District 14  
 Council District: 14
- 17. CP07-11-192 - Use: Recovery Center and Auto Body Shop**  
 Zoning: M-1 (Light Commercial) District  
 Use Size: 10,000 sq. ft.  
 Petitioner: Brandon M. Dale  
 Owner: Brandon M. Dale  
 Location: Parcel located on the east side of Allen Road, south of US Highway 190, S13,T9S,R14E, Ward 8, District 13  
 Council District: 13
- 18. CP07-11-193 - Use: Telecommunication Equipment**  
 Zoning: PUD (Planned Unit Development) District  
 Use Size: 900 sq. ft.  
 Petitioner: Konni Waltrip/AT&T  
 Owner: 285 L.L.C.  
 Location: Parcel located on the west side of LA Highway 1077, east of Beebalm Circle, within Couttryside Subdivision, S21,T6S,R10E, Ward 1, District 1  
 Council District: 1
- 19. CP07-11-194 - Use: Telecommunication Equipment**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 900 sq.ft.  
 Petitioner: Konni Waltrip /AT&T  
 Owner: David W. Shelton & Gracey Ledford  
 Location: Parcel located on the south of Sunflower Road, west of South Fitzmorris Road , S9, T6S,R11E, Ward 3, District 2  
 Council District: 2
- 20. CP07-11-195 - Use: Church**  
 Zoning: R (Rural) District  
 Use Size: 63,000 sq. ft.  
 Petitioner: Jeffrey D. Schoen  
 Owner: The Pentecostals of Lee Rd, Inc.  
 Location: Parcel located on the southwest corner of LA Highway 40 & New Zion Road, S17, T5S, R11E, Ward 2, District 2  
 Council District: 2

- 21. CP07-11-196 - Use: 1000 sq.ft. Home Office for Collector Automobile Sales**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1,000 sq. ft.  
Petitioner: Team Pelle Classic Cars, LLC  
Owner: Suzette S. Pelligrini  
Location: Parcel located on the west side of LA Highway 437, north of Tice Road, south of Landmark Lane, S10, T6S, R11E, Ward 2, District 2  
Council District: 2
- 22. CP07-11-197 - Use: Telecommunication Equipment**  
Zoning: PUD (Planned Unit Development) District  
Use Size: 1,400 sq. ft.  
Petitioner: AT&T/Linda Meiners  
Owner: Tammany Holding Corp.  
Location: Parcel located on the west side of Lakeshore Village South, east of Lakeshore Village East, S35, T9S, R14E, Ward 9, District 13  
Council District: 13
- 23. CP07-11-198 - Use: Telecommunication Equipment**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 750 sq. ft.  
Petitioner: AT&T/Linda Meiners  
Owner: Julian M. Thompson  
Location: Parcel located on the east side of Sharp Road, south of LA Highway 1078, S2, T6S, R10E, Ward 3, District 3  
Council District: 3

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

- 1. PR07-11-004 - Use: Retail Center**  
Corridor: Highway 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 19,999 sq.ft.  
Petitioner: Jared Bowers  
Owner: Flowers, Inc.  
Location: Parcel located on the south side of LA Highway 21, west of Azalea Drive, S47, T7S, R11E, Ward 1, District 1  
Council District: 1
- 2. PR07-11-005 - Use: Office Building**  
Corridor: Highway 21 Planned Corridor  
Zoning: LC (Light Commercial) District  
Use Size: 6475 sq. ft.  
Petitioner: Ricky Wendel  
Owner: Madison Property Group, LLC  
Location: Parcel located on the west side of LA Highway 21, north of the intersection of LA Highway 21 & LA Highway 1077, S41,T7S,R10E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

- 1. CP06-10-177 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 1,280 sq ft  
Petitioner: Evelyn Bircher  
Owner: Evelyn Bircher  
Location: Parcel located on the north side of Troy Drive, east of Peach Tree Drive, north of Bryan Drive , S29, T8S, R15E, Ward 8, District 9  
Council District: 9

**NEW BUSINESS**

**ADJOURNMENT**