

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, APRIL 1, 2008**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**DRAFT**

**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 MARCH 4, 2008 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. ZC08-01-007**

Existing Zoning: A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 74.23 acres  
Petitioner: Mark Johnson  
Owner: Versaille LLC  
Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision, S15 & 16,T7S,R11E, Ward 3, District 1  
Council District: 1

**(TABLED FROM 3/4/08 MEETING)**

**2. ZC08-03-011**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 28.36 acres  
Petitioner: Samuel Markovich  
Owner: Diamond Properties Holdings Incorporated  
Location: Parcel located on the south side of Joiner Wymer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 3/4/08 MEETING)**

**3. ZC08-03-012**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 88.9 acres  
Petitioner: Mark Salvetti  
Owner: Maurmont Properties, L.L.C  
Location: Parcel located on the south side of Interstate 12, east of the Target Center, west of Tchefuncte River, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 3/4/08 MEETING)**

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4. ZC08-03-013  
Existing Zoning: C-2 (Highway Commercial) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 3.61 acres  
Petitioner: Leroy J. Cooper  
Owner: Michael Haydel  
Location: Parcel located on the east side of LA Highway 59, south of Harry Lemons Road, north of Surgi Drive, S1, T8S, R11E, Ward 4, District 5  
Council District: 5  
(TABLED FROM 3/4/08 MEETING)
5. ZC08-04-015  
Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.24 acres  
Petitioner: Steve Duvernay  
Owner: Succession of Harvey E. Gaines Sr. / Daisy Virginia Gaines  
Location: Parcel located on the north side of Fremaux Avenue, west of Joan Drive, S11, T9S, R14E, Ward 8, District 12  
Council District: 12
6. ZC08-04-016  
Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 32,333 sq.ft.  
Petitioner: Dustin Gerchow  
Owner: Marion Gerchow  
Location: Parcel located on the south side of US Highway 190, east of Learning Oak Drive, S18, T9S, R15E, Ward 8, District 13 & 14  
Council District: 13 & 14
7. ZC08-04-017  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 26.15 acres  
Petitioner: Kelly McHugh  
Owner: David Acquistapace  
Location: Parcel located on the northeast corner of LA Highway 434 & Folgers Drive, S8, T8S, R13E, Ward 7, District 7  
Council District: 7
8. ZC08-04-018  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 1.53 acres  
Petitioner: Julian J. Rodrigue, Jr.  
Owner: Anne & John Brandt, III  
Location: Parcel located on the southeast corner of Pruden Road & Penn Mill Road, S24, T6S, R10E, Ward 3, District 3  
Council District: 3
9. ZC08-04-019  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 15 acres  
Petitioner: Charles & Lucille Ruffino  
Owner: Charles & Lucille Ruffino  
Location: Parcel located on the east side of Cabiran Road, south of Fleetwood Drive, S32, T8S, R14E, Ward 9, District 11  
Council District: 11
10. ZC08-04-020  
Ordinance to amend the St. Tammany Parish Land Use Ordinance No. 523, Ward 4 Comprehensive Rezoning and The Official Zoning Map of St. Tammany Parish to classify certain land within Heritage Heights Subdivision, Ward 4, District 5  
Council District: 5

**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. CP08-03-035 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1200 sq.ft.  
Petitioner: Debra Sue Brewer  
Owner: Calvin Johns  
Location: Parcel located on the north side of Tammany Street, west of Lakeview Drive, being lots 20, 21, 22, Square 12, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12  
Council District: 12

(TABLED FROM 3/4/08 MEETING)

**2. CP08-03-041 - Use: Church**

Zoning: A-4 (Single Family Residential) District  
Use Size: 10,000 sq.ft.  
Petitioner: Jennifer L. Dupuy  
Owner: Lone Oak Park Phase 2, LLC  
Location: Parcel located at the end of Lone Oak Drive, west of US Highway 11, S14, T8S, R14E, Ward 8, District 12 & 14  
Council District: 12 & 14

(TABLED FROM 3/4/08 MEETING)

**3. CP08-03-046 - Use: Commercial & Multi Family**

Zoning: C-2 (Highway Commercial) District  
Use Size: 4940 sq.ft.-Commercial, 14904 sq.ft. Apt.  
Petitioner: C & C Classic Homes, Inc.  
Owner: C & C Classic Homes, Inc.  
Location: Parcel located at on the north side of LA Highway 36, west of Manor Street, being 20435 Highway 36, S35, T6S, R11E, Ward 3, District 3  
Council District: 3

(TABLED FROM 3/4/08 MEETING)

**4. CP08-04-051 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1216 sq.ft.  
Petitioner: Gary F. Wadge  
Owner: Gary F. Wadge  
Location: Parcel located at the end of Patterson Drive, west of Bayou Drive, being 28496 Patterson Drive, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

**5. CP08-04-052 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 840 sq.ft.  
Petitioner: William T. Colliver  
Owner: William T. Colliver  
Location: Parcel located on the east side of 6th Street, north of Sailor Street, being lot 23A, Square R, North End Addition Subdivision, S3, T9S, R14E, Ward 9, District 14  
Council District: 14

**6. CP08-04-053 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 2040 sq.ft.  
Petitioner: Norma Balancier  
Owner: Hillary & Norma Balancier  
Location: Parcel located on the south side of Mainegra Road, east of Florien Road, S38, T9S, R14E, Ward 9, District 14  
Council District: 14

**7. CP08-04-054 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1173 sq.ft.  
Petitioner: Richard Estain  
Owner: Richard Estain  
Location: Parcel located on the west side of US Highway 11, south of Carr Drive, being lot 34A, Camp Site Subdivision, S34, T8S R13E, Ward 9, District 13  
Council District: 13

**8. CP08-04-055 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1750 sq.ft.  
Petitioner: Karen Morehouse  
Owner: Sandy Morehouse  
Location: Parcel located on the north side of Lank Street, east of LA Highway 433, being Parcel I, Pine Villa Subdivision, S25, T9S, R14E, Ward 8, District 13  
Council District: 13

**9. CP08-04-056 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2240 sq.ft.  
Petitioner: Salvatrice P. Gary M. Billiot  
Owner: Salvatrice P. & Gary M. Billiot  
Location: Parcel located on the south side of Beleyhi Road, east of South Oaklawn Drive, being lot 92, West Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7  
Council District: 7

**10. CP08-04-057 - Use: Guest Home**

Zoning: A-2 (Suburban) District  
Use Size: 1000 sq.ft.  
Petitioner: M. Joost Klaare  
Owner: Maarten Joost & Shannon Gordon Klaare  
Location: Parcel located at the southeast intersection of Robinson Road & River Ridge Road, being 76110 Robinson Road, S9, T6S, R10E, Ward 3, District 3  
Council District: 3

**11. CP08-04-058 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1624 sq.ft.  
Petitioner: Keith & Velma Bordelon  
Owner: Keith & Velma Bordelon  
Location: Parcel located on the west side of Avery Drive, north of Smokey Hollow Drive, being 213 Avery Drive, S29, T9S, R15E, Ward 8, District 13  
Council District: 13

**12. CP08-04-059 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 980 sq.ft.  
Petitioner: Linda S. Brasheare  
Owner: Linda S. Brasheare  
Location: Parcel located on the east side of 18th Street, south of 4th Street, being lot 16, Square 8, West Alton Subdivision, S23, T8S, R14E, Ward 9, District 14  
Council District: 14

**13. CP08-04-060 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1125 sq.ft.  
Petitioner: Daphne Jone Jenkins  
Owner: Daphne Jones Jenkins  
Location: Parcel located on the west side of 10th Street, north of 1st Street, being lots 6A, Square 54, Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

**14. CP08-04-061 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1920 sq.ft.  
Petitioner: Kevin Collins, Jr.  
Owner: Shirley Collins  
Location: Parcel located on the south side of US Highway 190 East, east of Pace Road, being 40284 Hwy 190 East, S15, T9S, R18E, Ward 8, District 14  
Council District: 14

**15. CP08-04-062 - Use: Swimming Pool**

Zoning: C-1 (Neighborhood Commercial) District  
Use Size: 10,500 sf  
Petitioner: James E. Shields  
Owner: James E. Shields, Sr.  
Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd. , S5 & 6,T5S,R12E, Ward 4, District 7  
Council District: 7

**16. CP08-04-063 - Use: Pond with removal of more than a 1000 cubic yard of dirt**

Zoning: A-1 (Suburban) District  
Use Size: 4300 sq.ft.  
Petitioner: Joe & Martha Lindley  
Owner: Joe & Martha Lindley  
Location: Parcel located at the end of Hilltop Lane, west of Birch Drive, S27,T5S, R10E, Ward 2, District 3  
Council District: 3

**17. CP08-04-064 - Use: Telecommunication Equipment**

Zoning: SA (Suburban Agricultural) District  
Use Size: 500 sq.ft.  
Petitioner: AT & T/Konni Waltrip  
Owner: Robert Brouillette  
Location: Parcel located on the north side of Tammany Street, west of Lakeview Drive, being 38230 Tammany Street, S44, T9S, R14E, Ward 9, District 12  
Council District: 12

**18. CP08-04-065 - Use: Telecommunications Equipment**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1350 sq.ft.  
Petitioner: Konni Waltrip/AT&T  
Owner: Oakley Place Subdivision  
Location: Parcel located on the west side of Abney Farm Road, north of Robert Road, S24, T8S, R14E, Ward 8, District 9  
Council District: 9

**19. CP08-04-066 - Use: Cell Tower**

Zoning: SA (Suburban Agricultural) District  
Use Size: 7700 sq.ft.  
Petitioner: Clint Ory  
Owner: St. Tammany Parish Fire Protection Dist #13  
Location: Parcel located at the northwest corner of LA Highway 1085 & Francis Road, S1, T7S, R10E, Ward 1, District 1  
Council District: 1

**20. CP08-04-067 - Use: 3 Radio Towers**

Zoning: SA (Suburban Agricultural) District  
Use Size: 23.71 acres  
Petitioner: Julian Rodrigue, Jr.  
Owner: Alexandros F. Goodson  
Location: Parcel located at the end of Snider, west of LA Highway 434, S37, T9S, R12E & S41, T8S, R12E, Ward 7, District 7  
Council District: 7

**21. CP08-04-068 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural)District  
Use Size: 1456 sq.ft.  
Petitioner: Lillian H. Langlois  
Owner: Lillian H. Langlois  
Location: Parcel located on the south side of Terrance Avenue, east of Terrace Avenue, being 3114 Terrance Avenue, S14, T9S, R14E, Ward 8, District 12  
Council District: 12

**22. CP08-04-069 - Use: Telecommunications Equipment**

Zoning: A-4 (Single Family Residential) District  
Use Size: 150 sq.ft.  
Petitioner: Konni Waltrip/AT&T  
Owner: Eluniece Williams  
Location: Parcel located on the northwest corner of Queen Ann Drive & Holmes Street, being 207 Queen Anne, S38, T9S, R14E, Ward 9, District 11  
Council District: 11

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

**1. PR08-04-006 - Use: Veterinary Clinic**

Corridor: Highway 21 Planned Corridor  
Zoning: LC (Light Commercial) District  
Use Size: 1800 sq.ft.  
Petitioner: Julian Rodrigue  
Owner: Pigeon Investments, LLC  
Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, S38, T7S, R10E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**1. CP08-02-020 - Use: Daiquiri Shop**

Zoning: C-2 (Highway Commercial) District  
Use Size: 1,100 sq. ft.  
Petitioner: Pamela D. Russell  
Owner: James H. & Pamela D. Russell  
Location: Parcel located at the northeast intersection of US Highway 190, 8th Street & Main Street, S40, T8S, R12E, Ward 7, District 7  
Council District: 7

**NEW BUSINESS**

**ADJOURNMENT**