

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, AUGUST 5, 2008**  
**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 JULY 1, 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. ZC08-07-039**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 13,000 sq.ft.  
Petitioner: Rhonda Lacoste  
Owner: LaGrand Investment, L.L.C./Rhonda Lacoste  
Location: Parcel located at the northeast corner of LA Highway 36 & Melissa Lane, being lot 3, block 5, Garland's Addition, S42, T6S, R11E, Ward 3, District 3  
Council District: 3  
**(TABLED FROM 7/1/08 MEETING)**

- 2. ZC08-07-040**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 15,000 sq.ft.  
Petitioner: Donna Nevels  
Owner: Donna Nevels  
Location: Parcel located on the northeast corner of Howze Beach Road & Rio Street, being lots 5, 6, 7 & 8, Square 39, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12  
Council District: 12  
**(TABLED FROM 7/1/08 MEETING)**

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- 3. ZC08-01-005**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 13.3 acres  
Petitioner: Mr. Leroy J. Cooper  
Owner: Marilyn Seifert  
Location: Parcel located on the west side of LA Highway 59, north of Walder Road, S1,T8S,R11E, Ward 4, District 10  
Council District: 10

- 4. ZC08-08-042**  
**TEXT CHANGE** Ordinance to amend and reenact appendix C of the St. Tammany

Parish Code of Ordinances, Land Use Regulations Ordinance No. 523 as amended, Sect. 6.01, and Unified Dev. Code Sect. 7.0801, Mod. And Exceptions, Lot of Record to amend side yard setback

5. ZC08-08-043  
 Existing Zoning: A-3 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 70,808 sq.ft.  
 Petitioner: Bruce D. Cox  
 Owner: Bruce D. & Lori Cox  
 Location: Parcel located on the northwest corner of Sharp Road & LA Highway 59, being 3110 Highway 59, S36, T7S, R11E, Ward 4, District 5  
 Council District: 5
  
6. ZC08-08-044  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 7.37 acres  
 Petitioner: Levere C. Montgomery, III  
 Owner: Levere C. Montgomery, III  
 Location: Parcel located on the northwest corner of LA Highway 1077 & Interstate 12, S3, T7S, R10E, Ward 1, District 1  
 Council District: 1
  
7. ZC08-08-045  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: ID (Institutional) District  
 Acres: 4.02 acres  
 Petitioner: Charles Vandercook  
 Owner: Leah Farm of Louisiana L.L.C.  
 Location: Parcel located on the north side of LA Highway 40, east of Beason Road, being 16096 Highway 40, S7, T5S, R11E, Ward 2, District 2  
 Council District: 2
  
8. ZC08-08-046  
 Existing Zoning: A-3 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 0.94 acres  
 Petitioner: David S. Cressy, Sr.  
 Owner: Robert F. Pitard  
 Location: Parcel located on the southwest corner of LA Highway 59 & Sharp Road, S36, T7S, R11E, Ward 4, District 10  
 Council District: 10
  
9. ZC08-08-047  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: A-3 (Suburban) District  
 Acres: 14.42 acres  
 Petitioner: Cooper Engineering, Inc./Leroy J. Cooper  
 Owner: Joe & Patricia Nichols  
 Location: Parcel located at the end of Iron Street, south of LA Highway 435, S27, T6S, R12E, Ward 10, District 6  
 Council District: 6
  
10. ZC08-08-048  
 Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 0.57 acres  
 Petitioner: Jeffrey D. Schoen  
 Owner: Louisiana Notarial Services, Inc.  
 Location: Parcel located on the west side of LA Highway 59, north of America Street, being lots 36, 37, 38, 52, 53 & 54 & a portion of Henrietta Street, Square 155, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10  
 Council District: 10
  
11. ZC08-08-049  
 Existing Zoning: SA (Suburban Agricultural) District

Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 0.966 acres  
 Petitioner: Glynn D. Pendergrast  
 Owner: Glynn D. Pendergrast  
 Location: Parcel located on the north side of LA Highway 36, west of Manor Street, east of St. Landry Street, being 20409 Highway 36, S35, T6S, R11E, Ward 3, District 3  
 Council District: 3

**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. CP08-06-098 - Use: Mobile Home as a Guest House WITHDRAWN**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 402 sq.ft.  
 Petitioner: Teresa Lamonte  
 Owner: Joseph & Teresa Lamonte  
 Location: Parcel located on the north side of Haas Road, west of Robert Road, east of LA Highway 11 , S24, T8S, R14E, Ward 8, District 14  
 Council District: 14

**(TABLED FROM 7/1/08 MEETING)**

**2. CP08-08-126 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 700 sq.ft.  
 Petitioner: Virginia Gilmore  
 Owner: Virginia Gilmore  
 Location: Parcel located on the south side of Earl Abram Road, east of US Highway 11, being 38487 Earl Abram Road, S23, T8S, R14E, Ward 8, District 14  
 Council District: 14

**3. CP08-08-127 - Use: Outdoor Storage Yard**

Zoning: R (Rural) District  
 Use Size: 10,000 sq.ft.  
 Petitioner: William J. Orazio, Jr.  
 Owner: William J. Orazio, Jr.  
 Location: Parcel located on the south side of Jim Sharp Road, east of LA Highway 1129, S14, T5S, R11E, Ward 2, District 2  
 Council District: 2

**4. CP08-08-128 - Use: Pond with removal of more than 1000 Cubic Yards of dirt**

Zoning: R (Rural) District  
 Use Size: 9095 sq.ft.  
 Petitioner: Scott Johnson  
 Owner: Scott Johnson  
 Location: Parcel located at the end of Lock 1 Road, S10, T7S, R14E, Ward 6, District 6  
 Council District: 6

**5. CP08-08-129 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1280 sq.ft.  
 Petitioner: Betty Reavis  
 Owner: Betty Reavis  
 Location: Parcel located on the south side of 6th Street, west of Salmen Avenue, east of Slidell Avenue, being lot 36A, Sq. 25, Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6  
 Council District: 6

**6. CP08-08-130 - Use: Home Office and Outdoor Storage Over 400 sq.ft.**

Zoning: R (Rural) District  
 Use Size: 100 sq.ft. of office & 1000 sq.ft of outdoor storage  
 Petitioner: Duncan McLindon  
 Owner: Agnes H. McLindon  
 Location: Parcel located on the west side of LA Highway 437, north of Willie Hunt Road, south of Roy Hunt Road, being 78113 Highway 437, S34, T5S, R11E, Ward 2, District 2  
 Council District: 2

**7. CP08-08-131 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
 Use Size: 960 sq.ft.  
 Petitioner: Johnny Spillers  
 Owner: Johnny Spillers & Gertrude Cusimano  
 Location: Parcel located on the west side of Ash Street, south of Oak Street, being lots 16 & 17, Square 15, River Gardens Subdivision, S30, T8S, R15E, Ward 8, District 9  
 Council District: 9

**8. CP08-08-132 - Use: Dog Kennel**

Zoning: C-1 (Neighborhood Commercial) District  
 Use Size: 240 sq.ft.  
 Petitioner: Lynette Stewart  
 Owner: Doug & Lynette Stewart  
 Location: Parcel located on the west side of Bigner Road, south of LA Highway 22, being 210 Bigner Road, S54, T7S, R11E, Ward 4, District 4  
 Council District: 4

**9. CP08-08-133 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 2560 sq.ft.  
 Petitioner: Currin Guillory  
 Owner: Currin Guillory/Mary Zook Fisher/Edward W. Jones, Jr.  
 Location: Parcel located on the south side of Oak Drive & Elm Drive, east of Maple Drive, being lots 13, 14 & 15, Square 17, River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9  
 Council District: 9

**10. CP08-08-134 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1280 sq.ft.  
 Petitioner: Randall Story  
 Owner: Randall Story  
 Location: Parcel located on the north side of Downey Road, west of US Highway 190, being 42149 Downey Road, S28, T9S, R15E, Ward 8, District 13  
 Council District: 13

**11. CP08-08-135 - Use: Group Home with Recreational Use**

Zoning: R (Rural) District  
 Use Size: 4.02 acres  
 Petitioner: Charles Vandercook  
 Owner: Leah Farms of Louisiana L.L.C. /John A. Melton  
 Location: Parcel located on the north side of LA Highway 40, east of Beason Road, west of Exnicios Road, being 16096 Highway 40, S7, T5S, R11E, Ward 2, District 2  
 Council District: 2

**12. CP08-08-136 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
 Use Size: 1563 sq.ft.  
 Petitioner: Joy Shackelford  
 Owner: Joy Shackelford  
 Location: Parcel located at the end of Shackelford Road, north of Florien Road, S38, T9S, R14E, Ward 9, District 11  
 Council District: 11

**13. CP08-08-137 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 480 sq.ft.  
 Petitioner: Leslie S. Davis & Leslie G. Davis  
 Owner: Leslie S. Davis & Leslie G. Davis  
 Location: Parcel located on the east side of Gurtner Drive, south of LA Highway 36, S36, T6S, R11E, Ward 3, District 3  
 Council District: 3

**14. CP08-08-138 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural), District  
 Use Size: 1120 sq.ft.  
 Petitioner: Neil & Brandy Vicedomini  
 Owner: Neil & Brandy Vicedomini  
 Location: Parcel located on the north side of Tammany Street, west of Beach Drive, being lots 25, 26, 27, 28, 29, Square 1, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12  
 Council District: 12

**15. CP08-08-139 - Use: Garage Apartment/Guest House under 1,000 sq.ft.**

Zoning: A-2 (Suburban) District  
 Use Size: 600 sq.ft.  
 Petitioner: Robert Sollberger  
 Owner: Michael Gillespie  
 Location: Parcel located on the south side of Bierhorst Road, east of Thompson Road, being 34322 Bierhorst Road, S39, T9S, R14E, Ward 9, District 11  
 Council District: 11

**16. CP08-08-140 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1920 sq.ft.  
 Petitioner: Elwin C. Ordoyne, Jr.  
 Owner: Elwin C. Ordoyne, Jr.  
 Location: Parcel located on the south side of Ozone Street, west of Beach Street, being lots 3 & 4, Square 3, Howze Beach Subdivision, 38010 Ozone Street, S44, T9S, R14E, Ward 9, District 12  
 Council District: 12

**17. CP08-08-141 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1920 sq.ft.  
 Petitioner: Elwin C. Ordogne, Jr.  
 Owner: Elwin C. Ordoyne, Jr.  
 Location: Parcel located on the north side of Oak Street, west of Beach Drive, being lots 28 & 29, Square 3, Howze Beach Subdivision, S44, T9S, R14E, Ward 9, District 12  
 Council District: 12

**18. CP08-08-142 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
 Use Size: 1280 sq.ft.  
 Petitioner: Lionel J. Jackson  
 Owner: Lionel J. Jackson  
 Location: Parcel located on the west side of Hardin Road, south of US Highway 190, east of Allen Road, S18, T9S, R15E, Ward 8, District 14  
 Council District: 14

**19. CP08-08-143 - Use: Antenna Tower**

Zoning: M-2 (Intermediate Industrial) District  
 Use Size: 40.5 sq.ft.  
 Petitioner: Mathes Brierre Architects  
 Owner: American Red Cross, Southeast Louisiana Chapter  
 Location: Parcel located at the end of Ashland Way, north of Interstate 12, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1  
 Council District: 1

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KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

1. **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 east 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
  
2. **ZC07-06-038 TEXT CHANGE**  
Ordinance to amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 1.15 M-2 (Intermediate Industrial) District
  
3. **CP08-06-110 - Use: Church Campus**  
Zoning: SA (Suburban Agricultural) & C2 (Highway Commercial) Districts  
Use Size: 114,297 sq.ft.  
Petitioner: Jeff Schoen  
Owner: Church of the King  
Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S19 & 30, T7S, R12E, Ward 4, District 7  
Council District: 7

**NEW BUSINESS**

**ADJOURNMENT**