

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, AUGUST 3, 2010**  
**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 6, 2010 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. ZC10-05-049**

Text Change                      Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 5.20 HC-1 Highway Commercial District to add the Use Of Specialty Food Processing.

**(Tabled from 7/6/10 Meeting)**

**2. ZC10-07-069**

Existing Zoning:              I-1 (Industrial District) & I-4 (Heavy Industrial District)  
Proposed Zoning:              A-2 (Suburban District) & I-2 (Industrial District)  
Acres:                              14.09 acres  
Petitioner:                      Parish Council by Motion 5/6/10  
Location:                        Parcels located on the east side of Slaughter Road, south of LA Highway 36, west of Reed Road, S28,T7S,R14E, Ward 6, District 6  
Council District:              6

**(Tabled from 7/6/10 Meeting)**

**3. ZC10-07-072 pulled from the agenda for readvertisement.**

Existing Zoning:              A-1 (Suburban District)  
Proposed Zoning:              A-1 (Suburban District) & MHO (Manufactured Housing Overlay District)  
Acres:                              58 acres  
Petitioner:                      Parish Council by Motion 5/6/10  
Location:                        Parcels located within an area bounded by Tantela Ranch Road, Arc Road & Boyd Road and intersected by Trinchar Road, less and except those parcels abutting Tantela Ranch Road, S16, T6S, R10E, Ward 1, District 1  
Council District:              1

**(Tabled from 7/6/10 Meeting)**

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**4. ZC10-07-075**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PBC-1 (Planned Business Campus District)  
Acres: 30.421 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Land Holding Co, LLC  
Location: Parcel located on the south side of LA Highway 1088 at the southwest  
Intersection with Interstate 12, S33,T7S,R12E, Ward 4, District 7  
Council District: 7

**(Tabled from 7/6/10 Meeting)**

**5. ZC10-07-076**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-3 (Suburban District)  
Acres: 358 acres  
Petitioner: Jeffrey D Schoen  
Owner: St. Tammany Parish 357, LLC c/o Weyerhaeuser Real Estate Dev. Co.  
Location: Parcel located at the southeast intersection of LA Highway 1088 &  
I-12, S4, T7S, R12E & S35 ,T8S, R12 E, Ward 4, District 7  
Council District: 7

**(Tabled from 7/6/10 Meeting)**

**6. ZC10-07-077**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PUD (Planned Unit Development Overlay District)  
Acres: 358 acres  
Petitioner: Jeffrey D Schoen  
Owner: St Tammany Parish 357. LLC c/o Weyerhauser Rural Estate Dev. Co.  
Location: Parcel located at the southeast intersection of LA Highway 1088 &  
I-12, S4,T7S, R12E & S33, T8S, R12 E, Ward 4, District 7  
Council District: 7

**(Tabled from 7/6/10 Meeting)**

**7. ZC06-04-028**

Major amendment to PUD (Planned Unit Development District)  
Acres: 48.58 acres  
Petitioner: Paul Mayronne  
Owner: Autumn Creek II, LLC  
Location: Parcel located on the north side of Foliage Court, west of Dummyline  
Road, south of Fairfield Oaks Subdivision, S42 & 15, T7S, R10E,  
Ward 1, District 1  
Council District: 1

**8. ZC06-06-042**

Major amendment to PUD (Planned Unit Development District)  
Acres: 28.84 acres  
Petitioner: Paul Mayronne  
Owner: Autumn Creek II, LLC  
Location: Parcel located on the north side of LA Highway 22, east of Perrilloux  
Road , S42, T7S, R10E, Ward 1, District 1  
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**9. ZC10-03-035 Referred back from Council**

Existing Zoning: A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District)  
 Proposed Zoning: A-8 (Multiple Family Residential District)  
 Acres: 14.5 acres  
 Petitioner: Parish Council by Motion 2/4/10  
 Location: Parcels located on the east side of Military Road, south of Cross Gates Blvd, S37 & 38, T9S, R15E, Ward 8, District 9  
 Council District: 9

**10. ZC10-07-083**

Existing Zoning: A-2 (Suburban District)  
 Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Home Overlay District)  
 Acres: 32.2 acres  
 Petitioner: Parish Council by Motion 6/3/10  
 Location: Parcels located along Genie Street, Yaupon Street, Michelle Street & Yvette Drive, Phase I & II, Hickory Village Subdivision, S27, T7S, R14E, Ward 6, District 6  
 Council District: 6

**11. ZC10-08-090**

Existing Zoning: A-2 (Suburban District), A-4 (Single Family Residential District) & MHO (Manufactured Home Overlay District)  
 Proposed Zoning: A-2 (Suburban District) & A-4 (Single Family Residential District)  
 Petitioner: Parish Council by Motion 6/3/10  
 Acres: 28.65 acres  
 Location: Parcels located on the east and west side of 5th & 9th Avenue, south of LA Highway 435, S38,T6S,R12E, Ward 10, District 6  
 Council District: 6

**12. ZC10-08-091**

Existing Zoning: A-2 (Suburban District)  
 Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Home Overlay District)  
 Acres: 98.93 acres  
 Petitioner: Parish Council by Motion 4/1/10  
 Location: Parcels located along Central Avenue, Tupelo Drive & Ted Kennedy Road, west of Chris Kennedy Road , S33,T7S,R14E, Ward 6, District 6  
 Council District: 6

**13. ZC10-08-092 staff recommends tabling for further review and analysis**

Text Change: Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) to amend Section 6.05 Planned Corridor District to create the Tammany Trace Planned Corridor Overlay  
 Petitioner: Parish Council by Motion 6/3/10

**14. ZC10-08-093**

Existing Zoning: NC-6 (Public, Cultural and Recreational) District  
 Proposed Zoning: A-2 (Suburban) District  
 Acres: 1.04 acres  
 Petitioner: Gordon Richard, Sr.  
 Owner: Gordon & Alice Richard, Sr.  
 Location: Parcel located at the end of Richard's Road, south of North Dixie Ranch Road, north of I-12, S21,T8S,R13E, Ward 7, District 7  
 Council District: 7

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- 15. ZC10-08-094**  
 Text Change                      Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I ( Zoning) Article 2, Definitions, Section 5.25 I-2 Industrial District, Section 5.26 I-3 Industrial District, Section 5.26A I-4 Industrial District and Section 8.01 Minimum Standards relative to Solid Waste Transfer Station.
- 16. ZC10-08-095**  
 Existing Zoning:                A-1 (Suburban) District  
 Proposed Zoning:              A-4 (Single Family Residential) District  
 Acres:                              93.66 acres  
 Location:                        Parcel located on the east & west sides of Morrow Drive, on the east & west sides of Hoover Drive, north & south sides of Lawes Street, S12 & 13, T9S,R14E, Ward 8, District 13  
 Council District:                13
- 17. ZC10-08-096**  
 Existing Zoning:                A-2 (Suburban District)  
 Proposed Zoning:              NC-6 (Public, Cultural, Recreational District)  
 Acres:                              133.01 acres  
 Petitioner:                      Parish Council by Motion 6/3/10  
 Location:                        Parcels located on the east and west sides of Jack Lloyd Road & on the north, south, east and west sides of Moonshadow Road, S13 & 14, T 6S, R12E, Ward 6, District 6  
 Council District:                6
- 18. ZC10-08-097**  
 Existing Zoning:                A-2 (Suburban) District  
 Proposed Zoning:              A-2 (Suburban) & MHO (Manufactured Home Overlay) Districts  
 Acres:                              1.008 acres  
 Petitioner:                      Ryan Fricke  
 Owner:                             Ryan Fricke  
 Location:                        Parcel located on the west side of Wood Street, north of Berry Todd Road, being 62075 Wood Street, Lacombe, S19,T8S,R11E, Ward 7, District 7  
 Council District:                7
- 19. ZC10-08-098**  
 Text Change                      Ordinance to Amend the St Tammany Parish Unified Code, Volume I (Zoning), Section 8.01, Minimum Standards for Specific Uses, Relative to Contractors' Storage Yard, Outdoors Salvage Yards, Outdoor Retail Sales & Storage Yards, Portable Storage containers use for storage, outside display area of pre assembled accessory building, pool and playground equipment.
- 20. ZC10-08-099**  
 Existing Zoning:                A-2 (Suburban District)  
 Proposed Zoning:              A-3 (Suburban District)  
 Acres:                              7.28 acres  
 Petitioner:                      Adrine Batiste  
 Owner:                             Adrine & Violet Batiste, Shineta M Eden, Christopher J Eden  
 Location:                        Parcel located on the east side of Rock Road, north of Mill Road, south of Berry Todd Road , S29,T8S,R13E, Ward 7, District 7  
 Council District:                7

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**21. ZC10-08-100**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: NC-2 (Indoor Retail and Service District)  
Acres: 1.69 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located on the south side of Riverside Drive, west of US Highway 190, S42,T7S,R11E, Ward 3, District 1  
Council District: 1

**22. ZC10-08-101**

Existing Zoning: HC-1 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 3.49 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located at the northwest corner of LA Highway 22 & Belle Point Drive, S16,T7S,R10E, Ward 1, District 1  
Council District: 1

**23. ZC10-08-102 staff recommends tabling for further review and analysis**

Text Change Ordinance Amending the St Tammany Parish Unified Development Code, Volume I (Zoning) to Add a New Zoning Classification: Section 6.07 AAO-Abita Airport Overlay.

**24. ZC10-08-103**

Existing Zoning: PF-1 (Public Facilities District)  
Proposed Zoning: PF-1 (Public Facilities District) & AAO (Abita Airport Overlay District)  
Acres: 16,843 acres  
Location: Parcel located on the south side of LA Highway 36, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, & 35, Township 7 South, Range 12 East, and in Sections 32, 33, 34, 35 & 36, Township 6 South, Range 12 East, Ward 4, 6 & 10, District 6 & 7  
Council District: 6 & 7

**OLD BUSINESS**

**1. CP09-07-062 - Use: Pond**

Zoning: R (Rural) District  
Use Size: 8 Acres  
Petitioner: Matt Franklin  
Owner: James S. Fleming  
Location: Parcel located on the southeast side of Old Highway 11, west of I-59, S31, T7S, R12E, Ward 8, District 6  
Council District: 6

**NEW BUSINESS**

**ADJOURNMENT**