

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

DRAFT

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 JANUARY 3, 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. **ZC06-12-118**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 19.4 acres
Petitioner: Leroy Cooper
Owner: Patricia A. Salbador
Location: Parcel located on the south side of Murray Road, west of LA Highway 41, S3, T8S, R14E, Ward 8, District 6
Council District: 6
(TABLED FROM 1/3/07 MEETING)
2. **ZC07-01-001**
Existing Zoning: SA (Suburban Agricultural) District & C-1 (Neighborhood Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28 acres
Petitioner: James E. Shields, Sr.
Owner: James E. Shields, Sr.
Location: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Boulevard, S5 & 6, T8S, R12E, Ward 4, District 5 & 7
Council District: 5 & 7
(TABLED FROM 1/3/07 MEETING)
3. **ZC07-01-002**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 9.49 acres
Petitioner: Pam McNeely
Owner: 434 Properties, LLC
Location: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434, S43, T8S, R13E, Ward 7, District 7
Council District: 7
(TABLED FROM 1/3/07 MEETING)
4. **ZC07-01-003**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 27,000 sq. ft.
Petitioner: Mr. & Mrs. Rodney Nunez
Owner: Mr. & Mrs. Rodney Nunez
Location: Parcel located on the southeast corner of Nunez Road and LA Highway 433, north of Mayfair Road, S25, T9S, R14E, Ward 8, District 13
Council District: 13
(TABLED FROM 1/3/07 MEETING)

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5. **ZC07-01-005**
Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.306 acres
Petitioner: Energy Star Homes
Owner: Cline 2001 Revocable Trust
Location: Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane, S15, T7S, R11E, Ward 3, District 1
Council District: 1
(TABLED FROM 1/3/07 MEETING)

6. **ZC07-01-006**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 5.68 acres
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, District 1
Council District: 1
(TABLED FROM 1/3/07 MEETING)

7. **ZC06-11-107**
Major Amendment to the PUD (Planned Unit Development) District
Acres: 24.9 acres
Petitioner: M Properties, LLC
Owner: M Properties, LLC
Location: Parcel located on the south side of Penn Mill Road, west of Pruden Road, S23, T6S, R10E, Ward 3, District 3
Council District: 3

8. **ZC07-02-007**
Existing Zoning: C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 14 acres
Petitioner: Ron Duhe
Owner: Summerfield Retirement Comm, LLC
Location: Parcel located on the north side of Brownswitch Road, east of Robert Road, west of Dauphine Street, S36,T8S, R14E, Ward 8, District 9
Council District: 9

9. **ZC07-02-008**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.619 acres
Petitioner: J. Ernest Prieto
Owner: Marilyn O. Watkins, Mary Lynn Watkins, Mary Lois Watkins Smitherman
Location: Parcel located on the west side of LA Highway 59, south Casril Drive, north of Mire Drive, S13, T7S, R11E, Ward 3, District 5
Council District: 5

10. **ZC07-02-009**
Existing Zoning: R (Rural) District
Proposed Zoning: A-1 (Suburban) District
Acres: 213.65 acres
Petitioner: Leroy Cooper
Owner: David Aymond/Aymond Development, LLC
Location: Parcel located on the north side of LA Highway 40, west of Jerry Willis Road, S39 & 40, T5S, R12E, Ward 5, District 2
Council District: 2

11. **ZC07-02-010**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 10,800 sq. ft.
Petitioner: Terri L. Abney
Owner: Sam J. Abney
Location: Parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville Street, being lots 30, 31 & 32, S34, T7S, R11E, Ward 4, District 4
Council District: 4

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. CP06-12-224 - Use: Mini Storage

Zoning: SA (Suburban Agricultural) District
Use Size: 246,985 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel is located on the east side of LA Highway 1077, south of U.S. Highway 190, north of Joiner-Wymer Road, S27 & 28, T6S, R10E, Ward 1, District 1

Council District: 1

(TABLED FROM 1/3/07 MEETING)

2. CP07-01-002 - Use: Residential Condominiums

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 144,000 sq. ft.
Petitioner: Energy Star Homes
Owner: Cline 2001 Revocable Trust
Location: Parcel located on the south side of Holiday Boulevard, west of Hollycrest Lane, east of Avenue Palais Royal, S15, T7S, R11E, Ward 3, District 1

Council District: 1

(TABLED FROM 1/3/07 MEETING)

3. CP07-01-011 - Use: Church

Zoning: SA (Suburban Agricultural) District
Use Size: 6,000 sq.ft.
Petitioner: Tommy Qualls
Owner: Good Shepard Lutheran Church
Location: Parcel located on the south side of Home Estate Drive, east of Camp Villere Road, S32, T8S, R14E, Ward 9, District 11

Council District: 11

(TABLED FROM 1/3/07 MEETING)

4. CP07-01-017 - Use: Office/Retail Building Over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 60,000 sq.ft.
Petitioner: Sandra McDougall-Gulf State Development Services
Owner: Robert Bruno
Location: Parcel located on the north side of Holiday Square Boulevard, south of Holiday Boulevard, S15, 16 & 22, T7S, R11E, Ward 3, District 1

Council District: 1

5. CP07-02-018 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,120 sq. ft.
Petitioner: Barbara Thompson
Owner: Barbara Thompson
Location: Parcel located on the north side of Edwards Street, west of Richard Avenue, east of August Avenue, being 36271 Edwards Street, S28, T8S, R14E, Ward 9, District 6

Council District: 6

6. CP07-02-019 - Use: Mini Storage & Barber Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 8,330 sq.ft.
Petitioner: Richard & Deborah Saavedra
Owner: Andrew & Glenda G. LoCicero, Gaspar Locicero III, Barbara Ehrhardt Locicero
Location: Parcel located on the east side of U.S. Highway 11, south of Oak Harbor Boulevard, S44, T9S, R14E, Ward 9, District 12

Council District: 12

7. CP07-02-020 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: Sally Piske
Owner: Alan and Sally Piske
Location: Parcel located on the north side of John Drive, west of Peachtree Drive, east of Tulip Drive, S29, T8S, R15E, Ward 8, District 9

Council District: 9

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8. CP07-02-021 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Gary Smith
Owner: Penny Marcel
Location: Parcel located on the south side of Polk Street, east of 11th Street, S12, T7S, R11E, Ward 3, District 5
Council District: 5

9. CP07-02-022 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,024 sq. ft.
Petitioner: Mattie Cetrone
Owner: Tony Cetrone
Location: Parcel located on the north side of Richards Road, west of Seicshnaydre Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

10. CP07-02-023 - Use: Church

Zoning: ID (Institutional) District
Use Size: 12,000 sq. ft.
Petitioner: Doug Gilford
Owner: Doug Gilford
Location: Parcel located on the north side of LA Highway 1088, west of Forest Brook Boulevard, east of Trinity Drive, S5, T8S, R12E, Ward 4, District 5
Council District: 5

11. CP07-02-024 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,920 sq. ft.
Petitioner: Robin Steinhauer
Owner: Robin Steinhauer
Location: Parcel located on the east side of Taylor Road, north of U.S. Highway 190, S27, T6S, R10E, Ward 1, District 1
Council District: 1

12. CP07-02-025 - Use: Sewer Treatment Plant

Zoning: A-1 (Suburban) District
Use Size: 7,200 sq. ft.
Petitioner: Paul Mayronne
Owner: Palm Plaza, LLC
Location: Parcel located on the east side of Epsilon Avenue, S23, T6S, R11E, Ward 3, District 2
Council District: 2

13. CP07-02-026 - Use: Church

Zoning: SA (Suburban Agricultural) District
Use Size: 14,251 sq. ft.
Petitioner: Pastor Chuck Constant
Owner: High Praise Fellowship
Location: Parcel located on the east side of Military Road (LA Highway 1090), south of Brownswitch Road, S31, T8S, R15E, Ward 8, District 9
Council District: 9

14. CP07-02-027 - Use: Addition to Existing John Deere Dealership

Zoning: M-1 (Light Industrial) District
Use Size: 10,800 sq. ft.
Petitioner: Bert Landry
Owner: Sunshine Equipment, Co.
Location: Parcel located on the west side of LA Highway 25, north of Bomoka Road, S20, T6S, R11E, Ward 3, District 3
Council District: 3

OLD BUSINESS

1. CP06-06-112 - Use: Hotel

Zoning: C-2 (Highway Commercial) District
Use Size: 37,800 sq. ft.
Petitioner: Sandip Chauhan
Owner: Covington Hospitality L.L.C.
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
Council District: 1

(TABLED FROM 1/3/07 MEETING)

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2. CP05-12-113 Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1140 sq. ft.
Petitioner: Kathern Carroll
Owner: Kathern Cousin Carroll, Forrest J. Cousin, Paul Cousin, Sr., Kevin Narcisse, John E. Cousin, Jr., Eunice Cousin Shands, Kristi Carter
Location: Parcel located at the end of Laurent Road, south of Pontchartrain Drive, S38, T8S, R12E, Ward 7, District 7
Council District: 7

NEW BUSINESS

ADJOURNMENT