

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, APRIL 3, 2007**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 5**  
**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 MARCH 6, 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. ZC07-03-017**

Existing Zoning: R (Rural) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 52.0767 acres  
Petitioner: Ned Wilson  
Owner: Barry Family Acquisitions, LLC  
Location: Parcel located on the east side of Bob Baxter Road, north of Hemphill Road, S16, T5S, R12E, Ward 5, District 2  
Council District: 2

**TABLED FROM 3/6/07 MEETING)**

**2. ZC07-03-018**

\_\_\_\_\_Text Change- Ordinance to Amend The Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 5.03, Sign Regulations

**TABLED FROM 3/6/07 MEETING)**

**3. ZC00-05-036**

Major Amendment to PUD (Planned Unit Development) District  
Acres: 332.26 acres  
Petitioner: Leroy J. Cooper  
Owner: Apaglioni LTD  
Location: Parcel located on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane, S19/20/29, & 30, T6S, R12E, Ward 10, District 5  
Council District: 5

**4. ZC07-01-006**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 11.56 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

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**5. ZC07-04-019**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 40 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Preston T. Prieto, Jr., James Kent Jackson, Janet Ruth Jackson  
Location: Parcel located on the south side of Marshall Road, east of LA Highway 59, north of North Drive , S18, T7S, R12E, Ward 4, District 7  
Council District: 7

**6. ZC07-04-020**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 0.75 acres  
Petitioner: Jeffrey D. Schoen  
Owner: Jimmy D. Gill, Jr.  
Location: Parcel located on the west side of LA Highway 59, south of Caroline Street, north of America Street, S38, T8S, R11E, Ward 4, District 10  
Council District: 10

**7. ZC04-01-003**

Major Amendment to PUD (Planned Unit Development) District  
Acres: 359.147 acres  
Petitioner: Kelly J. McHugh  
Owner: Roy F. Guste, et al.  
Location: Parcel located west of Trapagnier Road, on the south side of LA Highway 22, S17 & 20, 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. CP07-02-026 - 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 Brownsitch Road, S31, T8S, R15E, Ward 8, District 9  
Council District: 9

**(TABLED FROM 3/6/07 MEETING)**

**2. CP07-03-034 - Use: Day Care**

Zoning: SA (Suburban Agricultural) District  
Use Size: 21,150 sq. ft.  
Petitioner: Leroy Cooper  
Owner: One-Nine Enterprises, LLC  
Location: Parcel located on the east side of LA Highway 1077, south of Interstate 12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 3/6/07 MEETING)**

**3. 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

**4. CP07-04-041 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
Use Size: 1,216 sq. ft.  
Petitioner: Ronald Wheat  
Owner: Ronald Wheat  
Location: Parcel located on the south side of Ranch Road, west of Taylor Street, east of Gum Street, being lot 34, S37, T9S, R15E, Ward 8, District 9  
Council District: 9

**5. CP07-04-042 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,280 sq. ft.  
Petitioner: Willie Rogers  
Owner: Willie Rogers  
Location: Parcel located on the north side of Red Rooster Road, east of Robert Road (LA Highway 1091), S24, T8S, R14E, Ward 8, District 9  
Council District: 9

**6. CP07-04-043 - Use: Basketball Training Center**

Zoning: M-1 (Light Industrial) District  
Use Size: 4,500 sq. ft.  
Petitioner: Charles Tracey  
Owner: Corie M. Herberger  
Location: Parcel located on the west side of MCH Road, north of Marshall Road, S18, T7S, R12E, Ward 4, District 7  
Council District: 7

**7. CP07-04-044 - Use: Outdoor Storage Yard**

Zoning: C-2 (Highway Commercial) District  
Use Size: 3 acres  
Petitioner: Jerry McCain  
Owner: LacoX, Inc.  
Location: Parcel located on the south side of U.S. Highway 190 Bypass, west of Philip Drive, east of West 21st Avenue, S29 & 38, T6S, T11E, Ward 3, District 3  
Council District: 3

**8. CP07-04-045 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1,138 sq. ft.  
Petitioner: Frederick L. Fields  
Owner: Frederick L. Fields  
Location: Parcel located on the south side of U.S. Highway 190, west of McManus Road, S17, T9S, R15E, Ward 8, District 13  
Council District: 13

**9. CP07-04-046 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,680 sq. ft.  
Petitioner: Carl and Patricia Yencho  
Owner: Carl and Patricia Yencho  
Location: Parcel located on the north side of Desoto Street, east of Escondido Street, west of Almonaster Street, S44, T9S, R14E, Ward 9, District 12  
Council District: 12

**10. CP07-04-047 - Use: Expansion to Existing Hospital-WITHDRAWN**

Zoning: ID (Institutional) District  
Use Size: 118,500 sq. ft.  
Petitioner: Kyle Associates, LLC  
Owner: MedCath, Inc.  
Location: Parcel located on the east side of LA Highway 434, north of Interstate 12, S8 & 17, T8S, R13E, Ward 7, District 7  
Council District: 7

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**11. CP07-04-048 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq. ft.  
Petitioner: Milton Thomas  
Owner: Milton Thomas  
Location: Parcel located on the east side of North 16th Street, south of North 3rd Avenue, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

**12. CP07-04-049 - Use: Bar**

Zoning: R-C (Recreational/Conservation) District  
Use Size: 1,560 sq. ft.  
Petitioner: Danny Willingham  
Owner: Danny Willingham  
Location: Parcel located on the north side of U.S. Highway 90, south of Poitevent Canal, west of the Pearl River, S29, T9S, R16E, Ward 8, District 13  
Council District: 13

**13. CP07-04-050 - Use: Telecommunications Cabinet**

Zoning: A-2 (Suburban) District  
Use Size: 1,000 sq. ft.  
Petitioner: Bellsouth Telecommunications/Linda Meiners  
Owner: Donna F. and Donald J. Nunez  
Location: Parcel located on the west side of B Street, north of Quincy Avenue, east of C Street, south of Henry Clay Avenue, S11, T7, R11E, Ward 3, District 5  
Council District: 5

**14. CP07-04-051 - Use: Telecommunications Cabinet**

Zoning: PUD (Planned Unit Development) District  
Use Size: 1,000 sq. ft.  
Petitioner: Bellsouth Telecommunications/Linda Meiners  
Owner: RPDE Development, Inc.  
Location: Parcel located on the south side of Little Creek Road, west of Beau Pre Drive, north of Interstate 12, S30, T7S, R12E, Ward 4, District 7  
Council District: 7

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

**1. PR07-04-001 - Use: Retail Facility**

Corridor: Highway 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 279,219 sq. ft.  
Petitioner: Leroy Cooper  
Owner: Fred R. Kolb, Kristina K. Johnson  
Location: Parcel located at the intersection of LA Highway 21 and Brewster Road, west of LA Highway 21, north of Brewster Road, S46, T7S, R10E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**