

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MARCH 7, 2006**  
**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 FEBRUARY 7, 2006 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.     **ZC05-12-076**  
Existing Zoning:         SA (Suburban Agricultural) District  
Proposed Zoning:       PUD (Planned Unit Development) District  
Acres:                   50.71 acres  
Petitioner:             Steve Duvernay  
Owner:                  Larry Abney  
Location:               Parcel located on the north and east sides of Robert Road, south of  
Cornibe Henry Road, north of Red Rooster Road, S24, T8S, R14E, Ward  
8, District 9  
Council District:       9  
**(TABLED FROM 2/7/06 MEETING)**
  
2.     **ZC06-01-002**  
Existing Zoning:         SA (Suburban Agricultural) District  
Proposed Zoning:       C-2 (Highway Commercial) & A-5 (Two Family Residential) Districts  
Acres:                   7.2 acres  
Petitioner:             Renegade Properties, L.L.C.  
Owner:                  Blaine Nolan & Gary Grillot  
Location:               Parcel located on the northeast corner of Lynwood Drive & US Highway  
190, S48, T8S, R12E, Ward 4, District 7  
Council District:       7
  
3.     **ZC06-03-014**  
Existing Zoning:         C-1 (Neighborhood Commercial) District  
Proposed Zoning:       C-2 (Highway Commercial) District  
Acres:                   4800 sq. ft.  
Petitioner:             Thomas Meredith  
Owner:                  Thomas & Patricia Meredith  
Location:               Parcel located on the west side of LA Highway 11, south of Spartan  
Drive, S44, T9S, R14E, Ward 9, District 11  
Council District:       11
  
4.     **ZC06-03-015**  
Existing Zoning:         SA (Suburban Agricultural) District  
Proposed Zoning:       C-2 (Highway Commercial) District  
Acres:                   2.5 acres  
Petitioner:             Keith Baker  
Owner:                  Michael, Anthony & Eddie Dema & Maryann Moreland  
Location:               Parcel located on the north side of US Highway 190, west of I-10 being  
lots 7 & 8, S11, T9S, R14E, Ward 8, District 14  
Council District:       14



**3. CP06-02-030 - Use: Addition to existing Multi- Family Residential Development**

Zoning: C-2 (Highway Commercial) District  
Use Size: 348,480 sq. ft.  
Petitioner: Leroy Cooper  
Owner: The Forest, L.L.C & Salvador Modica  
Location: Parcel located on the east side of Falconer Drive, south of Emerald Forest Blvd. , S14 & 15, T7S, R11E, Ward 3, District 5  
Council District: 5

**(TABLED FROM 2/7/06 MEETING)**

**4. CP06-02-034 - Use: Mobile Home- 2nd Residence**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Jeffrey Elliott Sr.  
Owner: Jeffrey & Lydia Elliott  
Location: Parcel located on the south side of Penn Mill Road, east of Pruden Road S24, T6S, R10E, Ward 3, District 3  
Council District: 3

**(TABLED FROM 2/7/06 MEETING)**

**5. CP06-02-038 - Use: Retail Plant Nursery**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2000 sq. ft.  
Petitioner: Lance Fothe  
Owner: George W. Jackson  
Location: Parcel located on the north side of LA Highway 1085, west of LA Highway 1077, S1, T7S, R10E, Ward 1, District 1  
Council District: 1

**(TABLED FROM 2/7/06 MEETING)**

**6. CP06-03-042 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 720 sq.ft.  
Petitioner: Shonta Fay Harris  
Owner: Shonta Fay Harris  
Location: Parcel located on the west side of 10th Street, south of 2nd Ave. being lot 5, Square 54, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14  
Council District: 14

**7. CP06-03-043 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 960 sq. ft.  
Petitioner: Cheryl J. Thorne  
Owner: Cheryl J. Thorne  
Location: Parcel located on the south side of Wymer Road, west of LA Highway 437, S15, T6S, R11E, Ward 3, District 2  
Council District: 2

**8. CP06-03-044 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 859 sq. ft.  
Petitioner: Donald G. Tudury  
Owner: Donald G. Tudury  
Location: Parcel located on the east side of Apple Pie Ridge Road, south of Margene Court, west of US Highway 90, S33, T9S, R15E, Ward 8, District 13  
Council District: 13

**9. CP06-03-045 - Use: Increase of capacity of Sewer Treatment Plant to 1,000,000 g.p.d.**

Zoning: M-2 (Intermediate Industrial) District  
Use Size: 1.07 acres  
Petitioner: Paul J. Mayronne  
Owner: Southeastern Louisiana Water & Sewer Co. L.L.C.  
Location: Parcel located on the north side of LA Highway 1085, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION  
6:00 P.M. -TUESDAY, MARCH 7, 2006  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

10. **CP06-03-046 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2400 sq. ft.  
Petitioner: Wilbert & Janice Rollins  
Owner: Wilbert & Janice Rollins  
Location: Parcel located on the north side of W. Timberline Drive, west of Ferndale Street, east of Dixie Road, being lot 34, Hyde Park Subdivision, S34, T8S, R14E, Ward 9, District 14  
Council District: 14
11. **CP06-03-047 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2300 sq. ft.  
Petitioner: Ronald Faciane, Jr. & Erica Casnave  
Owner: Ronald Faciane, Jr. & Erica Casnave  
Location: Parcel located on the south side of Pichon Road, east of 24th Street, S39, T8S, R12E, Ward 7, District 7  
Council District: 7
12. **CP06-03-048 - Use: Retail Shopping Center**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 22,608 sq. ft.  
Petitioner: Carl Wood  
Owner: Carl Wood  
Location: Parcel located on the west side of US Highway 190, south of Three Rivers Road, being half of Square 114 & half of Square 115, S48, T7S, R11E, Ward 3, District 1  
Council District: 1
13. **CP06-03-049 - Use: Mobile Home**  
Zoning: A-3 (Suburban) District  
Use Size: 2560 sq.ft.  
Petitioner: Ronald & Leah Lighttell  
Owner: Ronald & Leah Lighttell  
Location: Parcel located on the east side of Churchill Road, north of Bayou Liberty Road, S38, T9S, R14E, Ward 9, District 11  
Council District: 11
14. **CP06-03-051 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 2,000 sq. ft.  
Petitioner: Pam Berger  
Owner: Bren C. & Mary A. Bishop  
Location: Parcel located on the south side of Possum Hollow, south of Short Cut Road , S11, T9S, R14E, Ward 8, District 14  
Council District: 14
15. **CP06-03-052 - Use: Light Manufacturing & Millwork**  
Zoning: M-2 (Intermediate Industrial) District  
Use Size: 80,000 sq. ft.  
Petitioner: Desmond F. Perschall  
Owner: The Mandeville Partnership  
Location: Parcel located on the north side of US Highway 190, east of LA Highway 1077, S28, T6S, R10E, Ward 1, District 1  
Council District: 1
16. **CP06-03-053 - Use: Mobile Home**  
Zoning: SA (Suburban Agricultural) District  
Use Size: 700 sq. ft.  
Petitioner: Daphne Jackson  
Owner: Morgan Carlton Van Nurden  
Location: Parcel located on the northeast corner of 4th Street & August Avenue, being lot 7 & 8, Square 22, West Addition to Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

AGENDA  
ST. TAMMANY PARISH ZONING COMMISSION  
6:00 P.M. -TUESDAY, MARCH 7, 2006  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
KOOP DRIVE OFF OF HIGHWAY 59  
MANDEVILLE, LOUISIANA

17. **CP06-03-054 - Use: Land Reclamation**

Zoning: R (Rural) District  
Use Size: 86,000 sq. ft.  
Petitioner: Eva Cheramie  
Owner: Elvira & Henry Gaines  
Location: Parcel located on the east side of LA Highway 41, south of Howard O'Berry Road, S22, T7S, R14E, Ward 6, District 6  
Council District: 6

17. **CP06-03-055 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1800 sq. ft.  
Petitioner: Alvin Daubert  
Owner: Alvin F. Daubert  
Location: Parcel located on the west side of St. Genevieve Lane, east of Thompson Road, S42, T9S, R13E, Ward 9, District 11  
Council District: 11

18. **CP06-03-056 - Use: Church**

Zoning: A-2 (Suburban) District  
Use Size: 7000 sq. ft.  
Petitioner: Randy Boyett  
Owner: Calvary Baptist Church  
Location: Parcel located on the west side of Thompson Road, south of Swan Street, S39, T9S, R13E, Ward 9, District 11  
Council District: 11

19. **CP06-03-057 - Use: Lumber Distribution Center**

Zoning: M-2 (Intermediate Industrial) District  
Use Size: 110,000 sq. ft.  
Petitioner: Sean M. Burkes  
Owner: St Joe Brick Works, Inc.  
Location: Parcel located on the west side of LA Highway 11, north of Robert Road , S13 & 14, T8S, R14E, Ward 8, District 9  
Council District: 9

20. **CP06-03-058 - Use: Mobile Home -WITHDRAWN**

Zoning: A-3 (Suburban) District  
Use Size: 1280 sq. ft.  
Petitioner: Philip & Brenda Hano  
Owner: Philip & Brenda Hano  
Location: Parcel located on the east side of Pace Street, south of US Highway 190, S18, T9S, R15E, Ward 8, District 14  
Council District: 14

21. **CP06-03-059 - Use: Mini Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 130,680 sq. ft.  
Petitioner: Leroy Cooper  
Owner: Aphelion Holdings, L.L.C.  
Location: Parcel located on the north side of US Highway 190, east Buckingham Drive , S40, T8S, R13E, Ward 9, District 11  
Council District: 11

22. **CP06-03-060 - Use: Land Excavation & Land Reclamation**

Zoning: A-2 (Suburban) District  
Use Size: 1000 sq. ft.  
Petitioner: James Russell  
Owner: James Russell  
Location: Parcel located on the west side of Bayou Paquet Road, south of Chene Drive , S5, T9S, R13E, Ward 7, District 7  
Council District: 7

23. **CP06-03-061 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Jeana Anderson  
Owner: Chris L. Anderson  
Location: Parcel located on the west side of Rowell Street, south of Kilgore Street, being lot 6, Square 8, Litolff Subdivision, S17, T7S, R12E, Ward 4, District 7  
Council District: 7

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MARCH 7, 2006**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**24. CP06-03-062 - Use: 2nd Residence Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1008 sq. ft.  
Petitioner: Vanessa M. Harry  
Owner: Vanessa M. Harry  
Location: Parcel located on the north side of Pontchartrain Drive, west of Turken Road, east of Ruppert Road, S23, T8S, R12E, Ward 7, 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. PR06-03-001 - Use: Bank**

Corridor: Highway 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 3810 sq.ft.  
Petitioner: Paul Mayronne  
Owner: Iberia Bank  
Location: Parcel located on the east side of LA Highway 21, south of Zinnia Drive, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**2. PR06-03-002 - Use: Auto Part Store**

Corridor: East Gause Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 7381 sq. ft.  
Petitioner: Jim Barnett/ Land Capital Group  
Owner: Shoreline Holding, INC  
Location: Parcel located on the north side of East Gause Blvd., west of Military Road , S38, T9S, R15E, Ward 8, District 8  
Council District: 8

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**