

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, SEPTEMBER 5, 2006**  
**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 AUGUST 1, 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. **ZC06-04-047**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 254.74 acres  
Petitioner: Kyle Associates, L.L.C.  
Owner: CERP Development  
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S21, T6S, R10E, Ward 1, District 1  
Council District: 1  
**(TABLED FROM 8/1/06 MEETING)**
  
2. **ZC06-04-048**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 6.2 acres  
Petitioner: Kyle Associates LLC  
Owner: Stonebrook Holdings & Jules Walder Jr.  
Location: Parcel located on the south side of Walder Road, west of LA Highway 59, S1, T8S, R11E, Ward 4, District 10  
Council District: 10  
**(TABLED FROM 8/1/06 MEETING)**
  
3. **ZC06-08-068**  
Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 71.452 acres  
Petitioner: Robert G. Tufts  
Owner: David M. Moore  
Location: Parcel located at the end of Marion Lane, west of LA Highway 59, S2, T7S, R11E, Ward 4, District 7  
Council District: 7  
**(TABLED FROM 8/1/06 MEETING)**

AGENDA  
 ST. TAMMANY PARISH ZONING COMMISSION  
 6:00 P.M. -TUESDAY, SEPTEMBER 5, 2006  
 ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  
 KOOP DRIVE OFF OF HIGHWAY 59  
 MANDEVILLE, LOUISIANA

4. **ZC06-08-070**  
 Existing Zoning: A-3 (Suburban) District  
 Proposed Zoning: ID (Institutional) District  
 Acres: 2.088 acres  
 Petitioner: Clave Gill & Deborah Hopkins  
 Owner: RBF, L.L.C.  
 Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Blvd., Lots 20, 21, 22, De Val Estates , S25, T7S, R12E, Ward 4, District 5  
 Council District: 5  
**(TABLED FROM 8/1/06 MEETING)**
  
5. **ZC06-08-073**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 14.267 acres  
 Petitioner: Steve Duvernay  
 Owner: Toby Lowe  
 Location: Parcel located at the end of Crawford Landing Road, north of I-10 , S38, T8S, R15E& S38, T9S, R15E, Ward 8, District 9  
 Council District: 9  
**(TABLED FROM 8/1/06 MEETING)**
  
6. **ZC06-08-076**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 9.13 acres  
 Petitioner: Leroy Cooper  
 Owner: Tom Johnston & Gordon Philibert  
 Location: Parcel located on the north side of 10th Street, east of Jefferson Street, S42, T6S, R11E, Ward 3, District 3  
 Council District: 3
  
7. **ZC06-09-082**  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: C-1 (Neighborhood Commercial) District  
 Acres: 30,100 sq. ft.  
 Petitioner: Kevin M. Barnes, Sr.  
 Owner: Jeanne L. Emmons  
 Location: Parcel located on the north side of LA Highway 22, west of Kathman Drive, being of Lot 25 Square 13 of Live Oak Hills Subdivision, S18,T7S,R10E, Ward 1, District 1  
 Council District: 1
  
8. **ZC06-09-083**  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: A-4 (Single Family Residential) District  
 Acres: 37.62 acres  
 Petitioner: Montgomery Trace Development Corp.  
 Owner: Mr. Steve Chatellier  
 Location: Parcel located on the north side of LA Highway 22, west of Perilloux Road, east of LA Highway 1085, S17, T7S, R10E, Ward 1, District 1  
 Council District: 1
  
9. **ZC06-09-084**  
 Existing Zoning: SA (Suburban Agricultural) District and M-1 (Light Industrial) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.5 acres  
 Petitioner: Robert Maier  
 Owner: Robert Maier  
 Location: Parcel located on the southeast corner of LA Highway 36 & Josephine Street, S36, T6S, R11E, Ward 3, District 3  
 Council District: 3

- 10. ZC06-09-085**  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: C-1 (Neighborhood Commercial) District  
 Acres: 8.77 acres  
 Petitioner: Matt J. Bennett  
 Owner: Gerald Robert  
 Location: Parcel located on the north side of LA Highway 22, west of Perriloux Road, east of Oak Park Drive, S16, T7S, R10E, Ward 1, District 1  
 Council District: 1
- 11. ZC06-09-086**  
 Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: LC (Light Commercial) District  
 Acres: 26,011.44 sq. ft.  
 Petitioner: Heidi Roth & Annie Lefeure  
 Owner: Heidi Roth & Annie Lefeure  
 Location: Parcel located at the southwest corner of LA Highway 59 and Dupard Street, S38, T8S, R11E, Ward 4, District 4  
 Council District: 4
- 12. ZC06-09-087**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: M-1 (Light Industrial) District  
 Acres: 37.11 acres  
 Petitioner: Jeff Schoen, Atty.  
 Owner: Livaudais Company, LLC c/o Chris Jean Authorized Agent  
 Location: Parcel located on the north side of North Parkline Boulevard, north of Brownsvillage Road, S27, T8S, R14E, Ward 9, District 6 and 14  
 Council District: 6 and 14
- 13. ZC06-09-088**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: C-1 (Neighborhood Commercial) District  
 Acres: 0.70 acre  
 Petitioner: Kyle Associates, LLC /Frankllin Kyle  
 Owner: Carole Mitchell Marshall  
 Location: Parcel located on the west side of LA Highway 21, north of Dummy Line Road, south of Lalanne Road , S38,T7S,R10E, Ward 1, District 1  
 Council District: 1
- 14. ZC06-09-089**  
 Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 76.89 acres  
 Petitioner: Jeff Schoen, Atty.  
 Owner: Livaudais Company, LLC c/o Chris Jean Authorized Agent  
 Location: Parcel located on the east side of Salmen Avenue, north of Sixth Street and Brownsvillage Road, S27, T8S, R14E, Ward 9, District 6  
 Council District: 6
- 15. ZC05-01-001**  
 Existing Zoning: R (Rural) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 4.9 acres  
 Petitioner: Leroy Cooper  
 Owner: A. David Aymond, Aymond Contractors, Inc.  
 Location: Parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A & 3B of Fox Branch Subdivision , S9, T7S, R10E, Ward 1, District 1  
 Council District: 1

**16. ZC05-07-044**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 5.214 acres  
Petitioner: Michael Saucier  
Owner: BCS, L.L.C.  
Location: Parcel located on the west side of LA Highway 1077, south of I-12, north of Brewster Road, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**(Referred back from Council)**

**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. CP06-08-150 - Use: Funeral Home**

Zoning: A-3 (Suburban) District  
Use Size: 18,000 sq.ft.  
Petitioner: Clave Gill & Deborah Hopkins  
Owner: RBF, L.L.C.  
Location: Parcel located on the east side of LA Highway 59, north of Grande Maison Boulevard, south of Hurricane Alley, Lots 20, 21, & 22, S25, T7S, R12E, Ward 4, District 5  
Council District: 5

**(TABLED FROM 8/1/06 MEETING)**

**2. CP06-09-153 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2432 sq. ft.  
Petitioner: Dulce Cabrera Ventura  
Owner: Dulce Cabrera Verntura  
Location: Parcel located on the east side of Clabon Drive, south of Lewis Drive, west of Dixie Ranch Road, being lot 31, Phase 1, Oak Ranch Estates, S25, T8S, R13E, Ward 9, District 11  
Council District: 11

**3. CP06-09-154 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Rudoll Marion Sissac  
Owner: Rudoll Marion Sissac  
Location: Parcel located on the east side of Ordogne Ruppert Road, north of North Pontchartrain Drive, being Lot 7, Greensburg District, S14, T8S, R12E, Ward 7, District 7  
Council District: 7

**4. CP06-09-155 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1140 sq.ft.  
Petitioner: Donna Sissac  
Owner: Henry Sissac  
Location: Parcel located on the north side of Barousse Road, east of Ordogne-Ruppert Road, being lot 11, Lacombe Forest Subdivision, S14, T8S, R12E, Ward 7, District 7  
Council District: 7

**5. CP06-09-156 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq.ft.  
Petitioner: William J. Lopez  
Owner: William J. Lopez  
Location: Parcel located on the northeast corner of Huey Street & Transmitter Road, south of US Highway 190, being lot 96A, Square 3, East Oaklawn Town, S33, T8S, R13E, Ward 7, District 11  
Council District: 11

**6. CP06-09-157 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2331 sq. ft.  
Petitioner: David P. and Susan W. Muller  
Owner: David P. and Susan W. Muller  
Location: Parcel located at the end of Donnie Road, south of LA Highway 1078, S5, T6S, R10E, Ward 3, District 3  
Council District: 3

**7. CP06-09-158 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2048 sq. ft.  
Petitioner: Robert Stallings  
Owner: Robert E. & Gail Rita Stallings  
Location: Parcel located on the southeast corner of Beaver Ball Road & Fish Hatchery Road, S6, T8S, R13E, Ward 7, District 6  
Council District: 6

**8. CP06-09-159 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Mary Williams  
Owner: Howard Williams  
Location: Parcel located on the east side of Shelby Drive, south of Pichon Road, being part of Farm 558, Forest Glen Addition to Lacombe Park Subdivision, S48, T8S, R12E, Ward 7, District 7  
Council District: 7

**9. CP06-09-161 - Use: Mini Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 15,000 sq.ft.  
Petitioner: James G. Fortier  
Owner: James G. Fortier  
Location: Parcel located on the north side of U.S. Highway 190, east of Raymond Road, across from Bremerman Road, S48, T8S, R12E, Ward 4, District 7  
Council District: 7

**10. CP06-09-162 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2208 sq. ft.  
Petitioner: Patricia Hunter  
Owner: Jerome Hunter  
Location: Parcel located on the west side of Richard Avenue, north of Brownsitch Road, being lot 29A, Square 47, West Morgan Subdivision, S28, T8S, R14E, Ward 9, District 6  
Council District: 6

**11. CP06-09-163 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1200 sq. ft.  
Petitioner: Sonya Miller  
Owner: Brenda Miller Carter  
Location: Parcel located on the east side of Dixie Road, south of Pinehill Drive, north of West Timberline Drive, being Lot 20, Square 19, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 6  
Council District: 6

**12. CP06-09-164 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1,280 sq. ft.  
Petitioner: Amelia Stapler  
Owner: Jesse A. Stapler  
Location: Parcel located on the northeast corner of Tantella Ranch Road & Jones Road, being lot 13A-1, River's Bend Estates, S38,T6S, R10 E, Ward 1, District 1  
Council District: 1

**13. CP06-09-165 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2720 sq. ft.  
Petitioner: Roy D. & Rosemary McManus  
Owner: Roy D. & Rosemary McManus  
Location: Parcel located on the east side of McManus Road, north of Huckleberry Lane, S20, T9S, R15E, Ward 8, District 13  
Council District: 13

**14. CP06-09-166 - Use: Used Car Lot**

Zoning: M-1 (Light Industrial) District  
Use Size: 840 sq. ft.  
Petitioner: Perry Guy  
Owner: Perry & Susan Guy  
Location: Parcel located on the west side of LA Highway 59, north of Bayou Court, S12, T7S, R11E, Ward 3, District 3  
Council District: 3

**15. CP06-09-167 - Use: Industrial Warehouse**

Zoning: M-1 (Light Industrial) District  
Use Size: 40,000 sq.ft.  
Petitioner: Vick Corso & Chris Jean  
Owner: Industrial Drive L.L.C.  
Location: Parcel located on the north side of J.F. Smith Avenue, east of Mechanical Blvd & US Highway 11, S26 & 27, T8S, R14E, Ward 9, District 6  
Council District: 6

**16. CP06-09-168 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 784 sq.ft.  
Petitioner: Steve Maxwell  
Owner: Rachel Maxwell  
Location: Parcel located on the north side of Raccoon Road, east of Stallion Run, being lot 101, Phase II, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6  
Council District: 6

**17. CP05-09-087 - Use: Adult Day Care**

Zoning: A-4 (Single Family Residential) District  
Use Size: 1400 sq. ft.  
Petitioner: Vickie Metayer  
Owner: Vikki Lynn Prevost  
Location: Parcel located on the south side of Nottingham Lane, west of Runnymead Circle, being lot 24, Square 16, Phase 3, Kingspoint Subdivision, S13, T9S, R14E, Ward 8, District 14  
Council District: 14

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

**1. PR06-09-005 - Use: Restaurant**

Corridor: Highway 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 11,500 sq.ft.  
Petitioner: James Deshotel, DDK Design Group, LLC  
Owner: C & O Enterprises, LLC  
Location: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**