

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, DECEMBER 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 NOVEMBER 8, 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. ZC06-10-090

Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 43.31 acres
Petitioner: Mr. Leroy J. Cooper
Owner: The Marietta Trust/Warren Trust
Location: Parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, S7, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 11/8/06 MEETING)

2. ZC06-10-093

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 8.06 acres
Petitioner: Rick Perez
Owner: Mildred & Ricardo Perez
Location: Parcel located on the west side of Galatas Cemetery Road, north of LA Highway 22, south of Dummyline, S44, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 11/8/06 MEETING)

3. ZC83-07-076

Existing Zoning: Major Amendment to the PUD (Planned Unit Development) District
Acres: 188.54 Acres
Petitioner: Fred Sigur
Owner: Estate of Mr. Frederick J. Sigur
Location: Parcel located on the south side of LA Highway 433, west of S37,T6S,R14E, Ward 8, District 13
Council District: 13

(TABLED FROM 11/8/06 MEETING)

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4. ZC06-11-105

Existing Zoning: Special District #14
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 21,875 sq. ft.
Petitioner: Wilfred E. Lewis
Owner: Wilfred E. Lewis
Location: Parcel is located on the northeast corner of Coast Boulevard and Bosworth Avenue, being lots 22 - 28 of square 6, 38109 Coast Boulevard, S23, T9S, R14E, Ward 8, District 12
Council District: 12

(TABLED FROM 11/8/06 MEETING)

5. ZC06-11-113

Existing Zoning: A-4 (Single Family Residential) & R (Rural) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 6 acres
Petitioner: Daniel Lombardo
Owner: Jill Huye
Location: Parcel located on the south side of Galatas Road, west of C. Owens Road, north of Dummyline Road, S14, T7S, R10E, Ward 1, District 1
Council District: 1

(TABLED FROM 11/8/06 MEETING)

6. 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

(REFERRED BACK FROM COUNCIL)

7. ZC06-07-064

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 28.36 acres
Petitioner: Leroy Cooper
Owner: Henry V. Stanga, Jr.
Location: Parcel located on the south side of Joiner Weimer Road and on the west side of LA Highway 1077, north of Stanga Road, S34, T6S, R10E, Ward 1, District 1
Council District: 1

(REFERRED BACK FROM COUNCIL)

8. ZC04-11-093

Existing Zoning: Major amendment to the PUD (Planned Unit Development) District
Acres: 112 acres
Petitioner: Richard Lambert
Owner: Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road, S34, T6S, R10E, Ward 1, District 1
Council District: 1

9. ZC06-07-065

Existing Zoning: Major amendment to the PUD (Planned Unit Development) District
Acres: 7.87 acres
Petitioner: Paul Snow & Mike Haydel
Owner: Landworks
Location: Parcel located on the south side of C.S. Owens Road, west of LA Highway 1077, S43, T7S, R10E, Ward 1, District 1
Council District: 1

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- 10. ZC06-12-114**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.06 acres
 Petitioner: Stephen C. Aertker
 Owner: Brian Cappy and Aimee Cappy
 Location: Parcel located on the north side of U.S. Highway 190, west of 21st Street, east of 22nd Street, being Lots 1-12, Square 115 of the Lacombe Park Subdivision , S40 & 48, T8S, R12E, Ward 7, District 7
 Council District: 7
- 11. ZC06-12-115**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 2.24 acres
 Petitioner: Stephen C. Aertker, Jr.
 Owner: Brian Cappy and Aimee Cappy
 Location: Parcel located at the southeast corner of the intersection of Transmitter Road and U.S. Highway 190, S33, T8S, R13E, Ward 7, District 7
 Council District: 7
- 12. ZC06-12-116**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 1.74 acres
 Petitioner: Jerome Dupont
 Owner: Jerome Dupont
 Location: Parcel located on the northwest corner of LA Highway 36 and Opelousas Street, being Lots 7 and 8, Square 8 of the Garlandville Subdivision, S42, T6S, R11E, Ward 3, District 3
 Council District: 3
- 13. ZC06-12-117**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 35,312.76 sq. ft.
 Petitioner: Thomas H. Gray
 Owner: Clair Enterprises, Inc. / Clair S. Mattern
 Location: Parcel located on the south side of Lakeview Drive, east of LA Highway 11, being lots 40, 41, 42, & 43, S33, T9S, R14E, Ward 9, District 13
 Council District: 13
- 14. 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. Salvador
 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
- 15. ZC06-12-119**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: ID (Institutional) District
 Acres: 92,000 sq. ft.
 Petitioner: Jeffery Schoen
 Owner: The Roman Catholic Church of the Archdiocese of New Orleans
 Location: Parcel located at the northeast corner of LA Highway 1085 and LA Highway 1077, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

16. ZC06-06-040

Existing Zoning: Major amendment to the PUD (Planned Unit Development) District
Acres: 11.07 acres
Petitioner: Richard Lambert
Owner: Frederick Heisler & Xavier J. Grilletta Sr.
Location: Parcel located on the south side of LA Highway 22, east Penn's
Chapel Road , S54, 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. CP06-12-202 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 800 sq. ft.
Petitioner: Russell Smith
Owner: Russell Smith
Location: Parcel is located on the west side of 17th Street, north of 3rd Street,
south of 4th Street, being Lot 3 of Block 8, S23, T8S, R14E, Ward 8,
District 6
Council District: 6

2. CP06-12-203 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1120 sq. ft.
Petitioner: Carolyn Deshotel
Owner: Carolyn Deshotel
Location: Parcel is located on the north side of Sanders Street, west of Third
Street, east of Fourth Street, S37, T8S, R13E, Ward 7, District 7
Council District: 7

3. CP06-12-204 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq. ft.
Petitioner: Lawrence Hinyup
Owner: Lawrence and Nora Hinyup
Location: Parcel is located on the north side of Zelda Lane, west of Fish
Hatchery Road, east of Charles Street, S38, T8S, R12E, Ward 7,
District 7
Council District: 7

4. CP06-12-205 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1536 sq. ft.
Petitioner: Delbert G. Talley
Owner: Delbert G. Talley
Location: Parcel is located on the west side of Church Road, north of LA
Highway 1078, south of Thompson Road, being 78111 Church Road,
S2, T6S, R10E, Ward 3, District 3
Council District: 3

5. CP06-12-206 - Use: Mini Storage and Retail Center

Zoning: C-2 (Highway Commercial) District
Use Size: 108,000 sq. ft.
Petitioner: Pat Brackley
Owner: Brackley Stumpf, LLC
Location: Parcel is located on the east side of U.S. Highway 190 Service Road,
south of Sandy Lane, west of Dolan Street, S 27 & 37, T7S, R11E,
Ward 4, District 5
Council District: 5

6. CP06-12-207 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,700 sq. ft.
Petitioner: Rosa Bischoff
Owner: James B. Jourdan
Location: Parcel is located on the south side of Main Street, west of Transmitter Road , S33, T8S, R13E, Ward 7, District 7
Council District: 7

7. CP06-12-208 - Use: Bar

Zoning: C-2 (Highway Commercial) District
Use Size: 2178 sq. ft.
Petitioner: Thomas and Patricia Meredith
Owner: Thomas and Patricia Meredith
Location: Parcel is located on the west side of Pontchartrain Drive (LA Highway 11) and south of Spartan Drive, S44, T9S, R14E, Ward 9, District 13
Council District: 13

8. CP06-12-209 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 2026 sq. ft.
Petitioner: Tina McMahon
Owner: Tina McMahon
Location: Parcel is located on the east side of Sierra Road, south of U.S. Highway 190, S27, T6S, R10E, Ward 1, District 1
Council District: 1

9. CP06-12-210 - Use: Household Agriculture

Zoning: A-2 (Suburban) District
Use Size: 2.37 acres
Petitioner: Bernard Enclard, Jr.
Owner: Jennie Lee Aucoin Drott
Location: Parcel is located on the south side of Branly Drive, west of LA Highway 25, north of LA Highway 1077, S26, T5S, R10E, Ward 2, District 3
Council District: 3

10. CP06-12-211 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1152 sq. ft.
Petitioner: Brian Jenkins
Owner: Daphne Jones Jenkins
Location: Parcel is located on the west side of 10th Street, east of 11th Street, north of 1st Avenue, and south of 2nd Avenue, being Lot 6A of Square 54, S23, T8S, R14E, Ward 8, District 14
Council District: 14

11. CP06-12-212 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Sandra Cullen
Owner: Sherri Mayo
Location: Parcel is located on the north side of Clesi Avenue, west of Transmitter Road, being Lot 380-A, Square 6, S33, T8S, R13E, Ward 7, District 11
Council District: 11

12. CP06-12-213 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1578 sq. ft.
Petitioner: Magdalena Hammell
Owner: Ann Melerine
Location: Parcel is located on the east side of Cedar Drive, north of Pine Street, south of LA Highway 1085, S1, T7S, R10E, Ward 1, District 1
Council District: 1

13. CP06-12-214 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq. ft.
Petitioner: Shila Myers
Owner: Michael and Shila Myers
Location: Parcel is located on the west side of Morgan Road, north of Boyd Road, south of Corte Lane, S38 & 16, T6S, R10E, Ward 1, District 1
Council District: 1

14. CP06-12-215 - Use: Mobile Home as Second Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1736 sq. ft.
Petitioner: Michael T. Kenney, Sr.
Owner: Lawrence P. Kenney, Sr.
Location: Parcel is located on the north side of Dinkins Drive, west of Durnin Drive, being 29309 Dinkins Drive, S32, T8S, R13E, Ward 7, District 7
Council District: 7

15. CP06-12-217 - Use: Warehouse/Distributorship Facility

Zoning: M-2 (Intermediate Industrial) District
Use Size: 169,390 sq. ft.
Petitioner: T.B.F.P., LLC & Champagne Beverage Co., Inc./Jeffrey Schoen
Owner: Richard Romano, Stephanie Mack & Terrance Romano
Location: Parcel is located on the south side of LA Highway 1085, west of Spice Road, north of Interstate 12, S3 & 4, T7S, R10E, Ward 1, District 1
Council District: 1

16. CP06-12-218 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: LaShawnda Thompson
Owner: Mary Flot White
Location: Parcel is located on the southwest corner of LA Highway 36 & Martin Lane, S36, T6S, R11E, Ward 3, District 3
Council District: 3

17. CP06-12-219 - Use: Day Care Center

Zoning: SA (Suburban Agricultural) District
Use Size: 3456 sq. ft.
Petitioner: Rev. George Burris
Owner: Rev. George Burris
Location: Parcel is located on the northeast corner of LA Highway 1077 and Lalanne Road, S14, T7S, R10E, Ward 1, District 1
Council District: 1

18. CP06-12-220 - Use: Family Life Center

Zoning: SA (Suburban Agricultural) District
Use Size: 10,100 sq. ft.
Petitioner: Rev. George Burris
Owner: Historic St. James Baptist Church
Location: Parcel is located on the east side of LA Highway 1077, north of Lalanne Road, S14, T7S, R10E, Ward 1, District 1
Council District: 1

19. CP06-12-221 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 910 sq. ft.
Petitioner: Timothy Perrilloux
Owner: Timothy & Barbara Perrilloux
Location: Parcel is located on the east side of Josephine Road, south of Ohio Road, north of Will Road, S36, T6S, R11E, Ward 3, District 3
Council District: 3

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20. CP06-12-222PR - Use: Addition to Doctor Office

Zoning: LC (Light Commercial) District
Use Size: 4823 sq. ft.
Petitioner: Harvey Nicaud, Jr.
Owner: Harvey Nicaud, Jr.
Location: Parcel is located on the east side of LA Highway 21, south of Brady Island Lane, S41, T7S, R10E, Ward 1, District 1
Council District: 1

21. CP06-12-223 - Use: Church

Zoning: R (Rural) District
Use Size: 5936 sq. ft.
Petitioner: Rev. Lonnie Thompson
Owner: Pilgrim Rest Baptist Church
Location: Parcel is located on the south side of LA Highway 1081, east of Lee Road, S35, T6S, R11E, Ward 2, District 2
Council District: 2

22. CP06-12-225 - Use: Church

Zoning: A-3 (Suburban) District
Use Size: 25,000 sq. ft.
Petitioner: James Chester
Owner: Hazel Nell Fogg
Location: Parcel is located on the east side of Allen Road, south of U.S. Highway 190, S13, T9S, R14E, Ward 8, District 13
Council District: 13

23. CP06-12-226 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Nicole Catalanotto
Owner: Gerald Farve
Location: Parcel is located on the north side of 3rd Street, east of Salmen Avenue, south of 4th Street, being Lot 19A of Square 39, S27, T8S, R14E, Ward 9, District 6
Council District: 6

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

OLD BUSINESS

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

NEW BUSINESS

ADJOURNMENT