

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MAY 3, 2005**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF THE MINUTES OF THE APRIL 5, 2005 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. ZC05-03-013**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 80.83 acres  
Petitioner: Leroy Cooper  
Owner: Aymond Development, L.L.C.  
Location: Parcel located on the southeast side of Tantella Ranch Road, north of LA Highway 1077, S5 & 8, T6S, R10E, Ward 1, District 1  
Council District: 1

**(Tabled from 4/5/05 Meeting)**

**2. ZC05-04-018**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 9.706 acres  
Petitioner: Lonesome Development, L.L.C.  
Owner: Janel K. Montgomery  
Location: Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

**(Tabled from 4/5/05 Meeting)**

**3. ZC05-04-019**

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 0.527 acre  
Petitioner: Glen and Charlene Robertson  
Owner: Michael J. & Patricia Karl, Glen & Charlene Robertson  
Location: Parcel located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville, S38, T8S, R11E, Ward 4, District 10  
Council District: 10

**(Tabled from 4/5/05 Meeting)**

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4. ZC05-04-025

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 10.1 acres  
Petitioner: Fontcuberta Surveys, Inc.  
Owner: Thomas Byers, Jr.  
Location: Parcel located at the end of Garland Street, north of LA Highway 36, south of Florence Street, S35, T6S, R11E, Ward 3, District 3  
Council District: 3

(Tabled from 4/5/05 Meeting)

5. ZC04-08-065

TEXT CHANGE: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.13, to modify the standards for accessory buildings and structures, and Section 10, to modify the definition of accessory buildings, accessory structures, or uses.

6. ZC05-04-022

Existing Zoning: ID (Institutional) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 77.21 acres  
Petitioner: Leroy Cooper  
Owner: St. Christopher Development, L.L.C.  
Location: Parcel located on the east side of Stafford Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2  
Council District: 2

7. ZC05-05-026

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 1.37 acres  
Petitioner: Vermon D. Anderson  
Owner: Vermon D. & Monica Anderson  
Location: Parcel located on the west side of LA Highway 437, north of Schmolke Road, south of North Fitzmorris Road, S10, T6S, R11E, Ward 3, District 2  
Council District: 2

8. ZC05-05-027

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: A-2 (Suburban) District  
Location: Parcels located along Casril Drive, Parker Drive, Hunt Drive, Mire Drive & Soell Drive, Ward 3, District(s) 3 & 5  
Council District: 3 & 5

9. ZC05-05-028

Existing Zoning: A-2 (Suburban) District  
Proposed Zoning: A-6 (General Multiple Family Residential) District  
Acres: 1.32 acres  
Petitioner: Jeanne (Nicole) Canatella  
Owner: Jeanne N. Canatella & James Underwood Jr.  
Location: Parcel located on the north side of 9th Avenue, east of I Street, west of H Street, being Square 91, Town of Alexiusville, S10, T7S, R11E, Ward 3, District 5  
Council District: 5

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**10. ZC05-05-029**

Existing Zoning: C-2 (Highway Commercial) District  
Proposed Zoning: M-1 (Light Industrial) District  
Acres: 15.67 acres  
Petitioner: Christopher Pierson  
Owner: Robert J. Bruno  
Location: Parcel located at the southern end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multi-Plex, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**11. ZC05-05-030**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.25 acres  
Petitioner: Thomas and Kelli Robert  
Owner: Thomas and Kelli Robert  
Location: Parcel located on the north side of LA Highway 21, east of Columbia Road , S41, T5S, R13E, Ward 5, District 2  
Council District: 2

**12. ZC05-05-031**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: A-6 (General Multiple Family Residential) District  
Acres: 8.97 acres  
Petitioner: Tracey T. Tarleton  
Owner: Slidella II, L.L.C.  
Location: Parcel located on the east side of Airport Road, north of Chateau Drive, S19, T8S, R14E, Ward 9, District 11  
Council District: 11

**13. ZC05-05-032**

Existing Zoning: R (Rural) District  
Proposed Zoning: A-3 (Suburban) District  
Acres: 5 acres  
Petitioner: Partrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
Owner: Partrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
Representative: Charles L. Collins  
Location: Parcel located on the east side of Lee Road, south of Bruning Road, north of Narrow Road, S35, T5S, R11E, Ward 2, District 2  
Council District: 2

**14. ZC05-05-033**

Existing Zoning: SA (Suburban Agricultural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 60.112 acres  
Petitioner: Gulf State Development Services, L.L.C.  
Owner: Bunrotha, L.L.C.  
Location: Parcel located south of 3rd Avenue, north of I-12, S23, T7S, R11E, Ward 3, District 5  
Council District: 5

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**15. ZC05-05-034**

Existing Zoning: LC (Light Commercial) District  
Proposed Zoning: C-1 (Neighborhood Commercial) District  
Acres: 2.62 acres  
Petitioner: Christopher C. Inman  
Owner: East Gates Commercial, L.L.C.  
Location: Parcel located on the northwest corner of US Highway 190 Service Road & Fountainbleau Drive, being parcel 38, Beau Chene Subdivision, S37, T7S, R11E, Ward 4, District 4  
Council District: 4

**16. ZC05-05-035**

Existing Zoning: A-1 (Suburban) District  
Proposed Zoning: A-2 (Suburban) District  
Acres: 8.25 acres  
Petitioner: Hugh Fitzgerald  
Owner: Moriah Lee Watson, Andrew Stanga  
Location: Parcel located on the south side of Stanga Road, west of LA Highway 1077, north of LA Highway 1085, S34, T6S, 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. CP05-04-044 - Use: Office Building over 20,000 sq. ft.**

Zoning: C-2 (Highway Commercial) District  
Use Size: 25,000 sq. ft.  
Petitioner: Richard Choate, AIA  
Owner: First Premium Group, L.L.C.  
Location: Parcel located on the south side of New Camellia Blvd., east of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**(Tabled from 4/5/05 Meeting)**

**2. CP05-04-046 - Use: Modification to existing Home Occupation**

Zoning: R (Rural) District  
Use Size: 900 sq. ft.  
Petitioner: Christine Cooper  
Owner: Cooper Engineering  
Location: Parcel located on the north side of Brewster Road, west of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**(Tabled from 4/5/05 Meeting)**

**3. CP05-05-047 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq. ft.  
Petitioner: Terry and Margarett Haney  
Owner: Terry and Margarett Haney  
Location: Parcel located on the east side of Velma Street, south of Pichon Road, being a portion of Farm 569, Forest Glen Subdivision, S48, T8S, R12E, Ward 7, District 7  
Council District: 7

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**4. CP05-05-048 - Use: Mobile Home 3rd Residence**

Zoning: SA (Suburban Agricultural) District  
Use Size: 700 sq. ft.  
Petitioner: Abraham & Lorraine Williams  
Owner: Abraham & Lorraine Williams  
Location: Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road, S38, T8S, R12E, Ward 7, District 7  
Council District: 7

**5. CP05-05-049 - Use: Mercantile/ Storage Warehouse**

Zoning: M-1 (Light Industrial) District  
Use Size: 286,670 sq. ft.  
Petitioner: Christopher Pierson  
Owner: Robert J. Bruno  
Location: Parcel located at the end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multiplex, S11, T7S, R10 E, Ward 1, District 1  
Council District: 1

**6. CP05-05-050 - Use: 2 Mobile Homes**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1140 sq. ft. & 1140 sq. ft.  
Petitioner: Mark and Brigitte Murchison  
Owner: Peggy Lemoine  
Location: Parcel located on the west side of Morgan Road, north of Boyd Road, south of Corte Lane, S16, T6S, R10E, Ward 1, District 1  
Council District: 1

**7. CP05-05-051 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq. ft.  
Petitioner: Rhonda Williams  
Owner: Rhonda Williams  
Location: Parcel located on the south side of East Chestnut, east of Pontchartrain Drive, S48, T8S, R12E, Ward 7, District 7  
Council District: 7

**8. CP05-05-052 - Use: Addition to Christwood Retirement Center**

Zoning: ID (Institutional) District  
Use Size: 8540 sq. ft.  
Petitioner: L.S. Holzhalb, Executive Office  
Owner: Christwood  
Location: Parcel located at the end of Christwood Blvd, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1  
Council District: 1

**9. CP05-05-053 - Use: Blanket Conditional Use**

Zoning: SA (Suburban Agricultural) District  
Location: Blanket Conditional Use to waive the public hearing process for Forest Glen Subdivision, S48, T8S, R12E, Ward 4 & 7, District 7  
Council District: 7

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**10. CP05-05-054 - Use: Addition to Wastewater Treatment Plant**

Zoning: A-4 (Single Family Residential) District  
Use Size: 15,000 sq. ft.  
Petitioner: Delos Williams  
Owner: Utilities Inc. of Louisiana  
Location: Parcel located on the north side of Lake Arrow Wood, southeast of the Abita River, S1, T7S, R11E, Ward 3, District 3  
Council District: 3

**11. CP05-05-055 - Use: Addition to Wastewater Treatment Plant**

Zoning: A-6 (General Multiple Family Residential) District  
Use Size: 5016 sq. ft.  
Petitioner: Delos Williams  
Owner: Louisiana Water Service, Inc.  
Location: Parcel located on the southwest corner of Lake Village Blvd. & Lake Michigan Court, S1 T9S R14E, Ward 8, District 8  
Council District: 8

**12. CP05-05-056 - Use: Addition to Wastewater Treatment Plant**

Zoning: A-2 (Suburban) District  
Use Size: 4000 sq .ft.  
Petitioner: Delos Williams  
Owner: Louisiana Water Services Inc.  
Location: Parcel located on the east side of Military Road, north of Fisher Drive, S19, T8S, R15E, Ward 8, District 9  
Council District: 9

**13. CP05-05-057 - Use: Addition to Wastewater Treatment Plant**

Zoning: SA (Suburban Agricultural) District  
Use Size: 3.5 acres  
Petitioner: Delos Williams  
Owner: Utilities Inc. of Louisiana  
Location: Parcel located on the north side of I-12, west of LA Highway 21, S12, T7S, R10E, Ward 1, District 1  
Council District: 1

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

**1. PR05-05-002 - Use: Drug Store**

Corridor: Hwy 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 14,333 sq. ft.  
Petitioner: Peter D. Aamodt  
Owner: Edward J. Murphy/ Milly S. Barranger/ Garic K. Barranger  
Location: Parcel located at the northeast intersection of LA Highway 21, Bricker Road & LA Highway 1085 , S46, T7S, R11E, Ward 1, District 1  
Council District: 1

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**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**