

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -WEDNESDAY, NOVEMBER 2, 2005**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**CALL TO ORDER**

**ANNOUNCEMENTS**

- Please mute all cellular phones and pagers
- You have the right to appeal to the Parish Council any adverse ruling made by this Commission. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a "speaker card" which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes of each side and five (5) minutes for rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**TABLING OF CASES**

**PUBLIC HEARING**

**APPEARERS**

**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. CP05-09-082 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1023 sq. ft.  
Petitioner: Donald W. & Sandra S. Graham  
Owner: Donald W. & Sandra S. Graham  
Location: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, north of Raehyo Lane, S10, T6S, R10E, Ward 3, District 3  
Council District: 3

**2. CP05-09-083 - Use: 2nd Residence Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2016 sq. ft.  
Petitioner: Vicky Norwood  
Owner: Magdeline Norwood  
Location: Parcel located on the west side of W. Powerline Extension, north of W. Powerline Road, S9, T8S, R14E, Ward 9, District 6  
Council District: 6

**3. CP05-09-084 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1792 sq. ft.  
Petitioner: James Moore  
Owner: James and Pamela Moore  
Location: Parcel located on the northwest corner of Addis Street & Sailor Street, being lot 1, Square R, North End Addition Subdivion, S3, T9S, R14E, Ward 9, District 14  
Council District: 14

**4. CP05-09-085 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1344 sq. ft.  
Petitioner: James Moore  
Owner: J.P. Realty, L.L.C.  
Location: Parcel located on the west side of 4th Street, north of Aviator Street, being lot 9A, Square G, North End Subdivision, S3, T9S, R14E, Ward 9, District 14  
Council District: 14

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**5. CP05-09-086 - Use: 2nd Residence Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq. ft.  
Petitioner: Lena Willie  
Owner: Patsy & Robert F. Balsamo, Sr.  
Location: Parcel located at the end of Raehyo Lane, east of Green Valley Road, S10, T6S, R10E, Ward 3, District 3  
Council District: 3

**6. 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

**7. CP05-09-088 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 2400 sq.ft.  
Petitioner: Kirby & Tina Sonnier  
Owner: Kirby & Tina Sonnier  
Location: Parcel located on the west side of Ordogne Ruppert Road, across from Barousse Road, north of N. Pontchartrain Drive, being lot 2 of Lacombe Forest Subdivision, S14, T8S, R12E, Ward 7, District 7  
Council District: 7

**8. CP05-09-089 - Use: Telecommunication Equipment**

Zoning: PUD (Planned Unit Development) District  
Use Size: 600 sq.ft.  
Petitioner: Bellsouth Telecom./ Linda Meiners  
Owner: Clipper Est. Master HOA, LLC  
Location: Parcel located on the southwest corner of Cutter Cove & Royal Palm, The Palms of Clipper Estates, S32, T9S, R14E, Ward 9, District 13  
Council District: 13

**9. CP05-09-090 - Use: Church**

Zoning: R (Rural) District  
Use Size: 8250 sq.ft.  
Petitioner: Michael Patterson  
Owner: Grace Harbor Family Church  
Location: Parcel located at the northwest corner of LA Highway 1077 & Wells Road, S33 & 34, T6S, R10E, Ward 1, District 1  
Council District: 1

**10. CP05-09-092 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
Use Size: 350 sq ft  
Petitioner: Zoila & Ramon Cano  
Owner: Zoila & Ramon Cano  
Location: Parcel located on the west side of Donya Street, north of Camelot Drive, south of Eric Street, S33, T8S, R14E, Ward 9, District 6  
Council District: 6

**11. CP05-09-093 - Use: Pond with removal of dirt**

Zoning: A-2 (Suburban) District  
Use Size: 32,670 sq.ft.  
Petitioner: John Eblen  
Owner: Anne B. Gauthier  
Location: Parcel located on the south side of Copal Street, east of Holly Street, being lots 32E-1 & a portion of 32F-1, Lewisburg Subdivision, S44, T8S, R11E, Ward 4, District 4  
Council District: 4

**12. CP05-10-094 - Use: Day Care Facility**

Zoning: A-4 (Single Family Residential) District  
Use Size: 14,600 sq. ft.  
Petitioner: Chris Jean  
Owner: Chris Jean  
Location: Parcel located on the east side of I-10 Service Road, south of Lawes Street, lots 31, 32, 33, Square 2, Lindberg Glen Annex No. 1, S12, T9S, R14E, Ward 8, District 13  
Council District: 13

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**13. CP05-11-095 - Use: Mobile Home**

Zoning: A-3 (Suburban) District  
Use Size: 1848 sq. ft.  
Petitioner: Calvin Klein  
Owner: Calvin Klein Mobile Homes, L.L.C.  
Location: Parcel located on the south side of Mashie Street, east of Iron Street, west of Foursome Street, being lot 25, Square 7, Hillcrest Country Club, S27, T6S, R12E, Ward 10, District 6  
Council District: 6

**14. CP05-11-096 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Brandon L. Hall  
Owner: Glendale Properties  
Location: Parcel located on the southeast corner of Slidell Avenue & 6th Street, being lot 26A, Square 25, Morgan Subdivision, S27, T8, R14E, Ward 9, District 6  
Council District: 6

**15. CP05-11-097 - Use: Dirt Pit**

Zoning: R (Rural) District  
Use Size: 80 acres  
Petitioner: Trelena Huhn  
Owner: Weller Jay Huhn  
Location: Parcel located at the southeast corner of LA Highway 1083 & Cleland Road, S9, T6S, R12E, Ward 10, District 6  
Council District: 6

**16. CP05-11-098 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1425 sq. ft.  
Petitioner: Barbara Winters  
Owner: Barbara Winters  
Location: Parcel located on the south side of 1st Avenue, east of Old Spanish Trail, S25, T9S, R14E, Ward 8, District 13  
Council District: 13

**17. CP05-11-100 - Use: Addition to existing Mini Storage**

Zoning: C-2 (Highway Commercial) District  
Use Size: 26,263 sq. ft.  
Petitioner: Wayne Buras  
Owner: BB Mini Storage  
Location: Parcel located on the east side of US Highway 190 Service Road, south of Fairway Drive, S37, T7S, R11E, Ward 4, District 10  
Council District: 10

**18. CP05-11-101 - Use: Multi Family**

Zoning: C-2 (Highway Commercial) District  
Use Size: 4875 sq.ft.  
Petitioner: Linda Dolese  
Owner: Linda Dolese  
Location: Parcel located on the south side of LA Highway 22, west of Trepanier Road, S16, T7S, R10E, Ward 1, District 1  
Council District: 1

**19. CP05-11-102 - Use: Condominiums**

Zoning: C-2 (Highway Commercial) District  
Use Size: 1500 sq.ft./ unit (83 units)  
Petitioner: Scalfano Engineering, Inc.  
Owner: Mirst Construction Corp  
Location: Parcel located on the north side of Holiday Blvd., west of US Highway 190, S15, T7S, R11E, Ward 3, District 1  
Council District: 1

**20. CP05-11-104 - Use: Automobile Dealership**

Zoning: C-2 (Highway Commercial) District  
Use Size: 42,000 sq. ft  
Petitioner: Frank Huffman  
Owner: Hood Northlakes, L.L.C.  
Location: Parcel located on the northeast corner of US Highway 190 Service Road & Helenbirg Road, S15, T7S, R11E, Ward 3, District 5  
Council District: 5

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**21. CP05-11-106 - Use: Addition to existing subdivision**

Zoning: ID (Institutional) District  
Use Size: 3369,801 sq. ft.  
Petitioner: Leroy Cooper  
Owner: St. Chirstopher Development, L.L.C.  
Location: Parcel located on the east side of Stafford Road, south of Smith Road, north of Thibodeaux Road, S14, T6S, R11E, Ward 3, District 2  
Council District: 2

**22. CP05-11-107 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 680 sq. ft.  
Petitioner: Douglas Hamilton and Gloria Elzy  
Owner: Glendale Properties  
Location: Parcel located on the north side of West Hillcrest Drive, west of Parkline Blvd., being lot 49A, Square 17, Ozone Heights, S34, T8S, R14E, Ward 9, 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. PR05-11-007 - Use: Restaurant**

Corridor: Highway 21 Planned Corridor  
Zoning: C-2 (Highway Commercial) District  
Use Size: 4419 sq. ft.  
Petitioner: Thomas Ryan  
Owner: Perry Ragsdale/ Chick-Fil-A Inc.  
Location: Parcel located on the east side of LA Highway 21, south of I-12, S46, T7S, R10E, Ward 1, District 1  
Council District: 1

**OLD BUSINESS**

**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

**2. CP04-10-112 - Use: Recreational Facility**

Zoning: SA (Suburban Agriculture) District  
Use Size: 7.658 acres  
Petitioner: YMCA of Greater New Orleans, c/o Darrell Johnson  
Owner: Koby Properties, L.L.C.  
Location: Parcel located on the east side of Francis Road, north of LA Highway 1085, S45, T7S, R10E, Ward 1, District 1  
Council District: 1

**NEW BUSINESS**

**ADJOURNMENT**