

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, DECEMBER 6, 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

APPROVAL OF THE MINUTES OF THE AUGUST 3, 2005 MEETING

APPROVAL OF THE MINUTES OF THE NOVEMBER 1, 2005 MEETING

APPROVAL OF THE MINUTES OF THE NOVEMBER 2, 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. **ZC05-09-056**
Existing Zoning: LC (Light Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5.24 acres
Petitioner: Leroy Cooper
Owner: Callan, Cayman & Daniel Sinclair
Location: Parcel located at the end of Hollycrest Lane, east of US Highway 190, S15, T7S, R11E, Ward 3, District 3
Council District: 3
(TABLED FROM 11/1/05 MEETING)
2. **ZC05-09-059**
Existing Zoning: A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 76.18 acres
Petitioner: Colonial Properties Trust
Owner: Wainer Brothers & Affiliated Co.
Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 31
(TABLED FROM 11/1/05 MEETING)
3. **ZC05-09-060**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.653 acres
Petitioner: John Barry
Owner: TRD Properties, L.L.C.
Location: Parcel located on the east side of Penn Mill Road, north of US Highway 190, S30, T6S, R11E, Ward 3, District 3
Council District: 3
(TABLED FROM 11/1/05 MEETING)

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

4. **ZC05-09-064**
Existing Zoning: R (Rural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 19.01 acres
Petitioner: Brad Nobles
Owner: John Barry
Location: Parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road, S25, T6S, R11E, Ward 10, District 2
Council District: 2
(TABLED FROM 11/1/05 MEETING)
5. **ZC05-09-066**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-3 (Suburban) District & A-4 (Single Family Residential) District
Acres: 196.4 acres
Petitioner: Steve Duvernay
Owner: William B. Rudolf
Location: Parcel located on the south side of Hass Road, east of LA Highway 11, west of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9
Council District: 9
(TABLED FROM 11/1/05 MEETING)
6. **ZC05-09-067**
TEXT CHANGE: Ordinance to provide that the site should use flood hazard areas, if present for recreational areas.
(TABLED FROM 11/1/05 MEETING)
7. **ZC05-10-068**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 30,000 sq. ft.
Petitioner: Lacombe Memorial Post #8290 VFW
Owner: Lacombe Memorial Post #8290 VFW
Location: Parcel located on the southeast corner of Main Street and LA Highway 434, being lots 5, 6, 7 & 8, Square 89, Lacombe Park, S37, T8S, R13E, Ward 7, District 7
Council District: 7
(TABLED FROM 11/1/05 MEETING)
8. **ZC05-10-072**
Existing Zoning: A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 39.2158 acres
Petitioner: Steve Duvernay
Owner: Butera Investments Inc.
Representative: J.V. Burkes & Associates, Inc.
Location: Parcel located on the west side of Thompson Road, north of Timber Ridge Drive, south of Sylve Road, S40, T8S, R13E, S37, T9S, R13E, S39, T9S, R14E, Ward 9, District 11
Council District: 11
(TABLED FROM 11/1/05 MEETING)
9. **ZC04-11-092**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 49.3 acres
Petitioner: David Weber
Owner: Graber, L.L.C. & Valiga L.L.C.
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1
Council District: 1
10. **ZC05-12-074**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 0.48 acres
Petitioner: AVI Construction, Inc.
Owner: AVI Construction, Inc.
Location: Parcel located on the east side of LA Highway 1077, south of New Camelia Blvd., S11, T7S, R10E, Ward 1, District 1
Council District: 1

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

11. **ZC05-12-075**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 3.027 acres
Petitioner: Frank B. Moore
Owner: Barbara Ann Millet & Frank B. Moore
Location: Parcel located on the southwest corner of US Highway 190 & Sylve Road, S40, T8S, R13E, Ward 9, District 11
Council District: 11
12. **ZC05-12-076**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-4 (Single Family Residential) 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
13. **ZC05-12-077**
Existing Zoning: C-2 (Highway Commercial) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 13.17 acres
Petitioner: Leroy Cooper
Owner: Orchard Drives L.L.C.
Location: Parcel located at the end of Caroline Court, east of US Highway 190, south of Park Place Drive, S15, T7S, R11E, Ward 3, District 5
Council District: 5
14. **ZC05-12-078**
Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 173.45 acres
Petitioner: Paul Mayronne
Owner: Mary Forest McEnery Broussaard
Location: Parcel located on the east side of Fish Hatchery Road, south of LA Highway 1088, S31, T7S, R13E, Ward 6, District 7
Council District: 7
15. **ZC05-12-079**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 80,000 sq. ft.
Petitioner: Champagne Construction & Land Development c/o Paul Mayronne
Owner: Grant John & Gary Noel Ross
Location: Parcel located on the south side of LA Highway 21, north of Zinnia Drive, west of Marigold Drive, being lots 291 & 292, Flower Estates Subdivision, S47, T7S, R11E, Ward 1, District 1
Council District: 1
16. **ZC05-12-080**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 5 acres
Petitioner: Marilyn Ward
Owner: Nick's Enterprises, Inc.
Location: Parcel located on the west side of LA Highway 11, south of Eden Isles Drive, S44, T9S, R14E, Ward 9, District 11
Council District: 11

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

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. CP05-09-091 - Use: Retail Shopping Center**
Zoning: C-2 (Highway Commercial), LC (Light Commercial), A-4 (Single Family), A-3 (Suburban) Districts
Use Size: 1,092,690 sq ft
Petitioner: Richard Yeilding
Owner: Wainer Brothers & Affiliated Companies
Location: Parcel located on the north side of I-12, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1
Council District: 1
(TABLED FROM 11/1/05 MEETING)
- 2. 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
(TABLED FROM 11/2/05 MEETING)
- 3. CP05-12-108 - Use: Church**
Zoning: SA (Suburban Agricultural) District
Use Size: 15,205 sq. ft.
Petitioner: Jeffrey D. Schoen
Owner: Archdiocese of New Orleans
Location: Parcel located on the south side of the proposed Fairway Drive Extension, east of Westwood Drive, S26, T7S, R11E, Ward 4, District 5
Council District: 5
- 4. CP05-12-109 - Use: Mobile Home**
Zoning: A-3 (Suburban) District
Use Size: 2240 sq.ft.
Petitioner: Pauline Nelson
Owner: Luther Nelson
Location: Parcel located on the east side of Carroll Road, north of East West Drive, S4, T9S, R14E, Ward 9, District 14
Council District: 14
- 5. CP05-12-110 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1120 sq. ft.
Petitioner: Charles & Beverly A. Whitmor
Owner: Glendale Properties
Location: Parcel located on the southwest corner of Richard Avenue & 2nd Street, being lot 27-A, Square 39, West Addition to Morgan Subdivision , S28, T8S, R14E, Ward 9, District 6
Council District: 6
- 6. CP05-12-111 - Use: Auto Repair & Body Shop**
Zoning: C-2 (Highway Commercial) District
Use Size: 3840 sq. ft.
Petitioner: Oliver J. Kerwin & Jennifer Kerwin
Owner: Oliver J. & Jennifer Kerwin
Location: Parcel located on the south side of US Highway 190, west of 24th Street, across from Henderson Road, S40 & 48, T8S, R12E, Ward 7, District 7
Council District: 7

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

7. **CP05-12-112 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1664 sq. ft.
Petitioner: John C. Wiltberger, Jr.
Owner: John C. Wiltberger, Jr.
Location: Parcel located on the north side of Delery Street, east of Robert Road, being lot 16, Square 1, Litloff Subdivision, S18, T7S, R12E, Ward 4, District 7
Council District: 7
8. **CP05-12-113 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1140 sq. ft.
Petitioner: Kathern Carroll
Owner: Kathern Cousin Carroll, Forrest J. Cousin, Paul Cousin, Sr., Kevin Narcisse, John E. Cousin, Jr., Eunice Cousin Shands, Kristi Carter
Location: Parcel located at the end of Laurent Road, south of Pontchartrain Drive, S38, T8S, R12E, Ward 7, District 7
Council District: 7
9. **CP05-12-114 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 2400 sq. ft.
Petitioner: Thomas T. Gaddis, Jr.
Owner: Glynda Troyo Gaddis
Location: Parcel located on the northwest corner of Soell Street & 13th Street, west of 6th Avenue, S12, T7S, R11E, Ward 3, District 3
Council District: 3
10. **CP05-12-115 - Use: Mobile Home**
Zoning: A-3 (Suburban) District
Use Size: 3060 sq. ft.
Petitioner: Donald Brown
Owner: Donald Brown
Location: Parcel located on the west side of Lilac Lane, north of Sherwood Drive, being lots 21 & 22, Square 3, Cypress Park Subdivision, S32 & 33, T8S, R13E, Ward 7, District 7
Council District: 7
11. **CP05-12-116 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1250 sq. ft.
Petitioner: Gary M. Artigue
Owner: Glendale Properties L.L.C
Location: Parcel located on the east side of Thompson Street, south of 4th Street, north of Paquet Road, being lots 23,24,& 25, Square 1, Orleans Subdivision, S45, T9S, R13E, Ward 7, District 7
Council District: 7
12. **CP05-12-117 - Use: Billboard Replacement**
Zoning: C-2 (Highway Commercial) District
Use Size: 840 sq. ft.
Petitioner: Adolph Ringen
Owner: Louisiana Landscape Specialty, INC.
Location: Parcel located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision, S38, T8S, R11E, Ward 4, District 10
Council District: 10
13. **CP05-12-118 - Use: Office Complex**
Zoning: C-2 (Highway Commercial) District
Use Size: 44,000 sq. ft.
Petitioner: Kyle Associates, L.L.C.
Owner: McLindon Development Group
Location: Parcel located on the south side of River Highlands Blvd., west of US Highway 190, S3 & 48, T7S, R11E, Ward 3, District 1
Council District: 1

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION

6:00 P.M. -TUESDAY, DECEMBER 6, 2005

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59

MANDEVILLE, LOUISIANA

14. CP05-12-119 - Use: Addition to Mini Warehouse

Zoning: C-2 (Highway Commercial) District
Use Size: 28,325 sq. ft.
Petitioner: Kirk A. Sieber
Owner: Acadiana Stor-N-Lock of Slidell, L.L.C.
Location: Parcel located on the north side of US Highway 190 (Gause West), west of Harrison Road, east of Edgewood Drive, S4, T9S, R14E, Ward 9, District 11
Council District: 11

15. CP05-12-120 - Use: Mini Warehouse

Zoning: C-2 (Highway Commercial) District
Use Size: 56,780 sq. ft.
Petitioner: Ron Duhe
Owner: Dwight Paulsen
Location: Parcel located on the west side of East I-10 Service Road, north of Orion Street, south of Lawes Street, S12, T9S, R14E, Ward 8, District 13
Council District: 13

16. CP05-12-121 - Use: Land Reclamation

Zoning: C-2 (Highway Commercial) District
Use Size: 60,000 sq. ft.
Petitioner: Norman Ducre, III
Owner: Norman and Jami Ducre
Location: Parcel located on the south side of US Highway 190, west of Thompson Road, S40, T8S, R13E, Ward 9, District 11
Council District: 11

17. CP05-12-122 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1984 sq. ft.
Petitioner: Glenn D. & Natalie Trahan
Owner: Glenn D. & Natalie Trahan
Location: Parcel located on the east side of Downey Road, south of US Highway 190, S28, T9S, R15E, Ward 8, District 13
Council District: 13

18. CP05-12-123 - Use: Body Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 12,500 sq. ft.
Petitioner: Cindy Schenck
Owner: Falcon's Crest L.L.C.
Location: Parcel located on the east side of LA Highway 25, south of Wylie Jenkins Road, S20, T6S, R11E, Ward 3, District 2
Council District: 2

19. CP05-12-124 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1920 sq. ft.
Petitioner: JoAnn Reed
Owner: JoAnn and Milton Reed
Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
Council District: 3

OLD BUSINESS

1. CP04-03-033 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 1,120 sq. ft.
Petitioner: Jeanette Lewis
Owner: Jeanette Lewis
Location: Parcel located on the south side of LA Highway 435, east of Lake Street, S38, T6S, R12E, Ward 10, District 6
Council District: 6

NEW BUSINESS

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

ADJOURNMENT