

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, SEPTEMBER 4, 2007
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 7, 2007 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. ZC07-06-035

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.879 acres
Petitioner: Don Caillouet
Owner: Don Caillouet
Location: Parcel located on the north side of Haas Road, east of North 3rd Street, S23, T8S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 8/7/07 MEETING)

2. ZC07-05-025

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-3 (Planned Commercial Center) District
Acres: 4.29 acres
Petitioner: LLOG Exploration Company, LLC c/o Scott Gutterman
Owner: Wainer Brothers and Allstate Financial Company
Location: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
Council District: 1

TABLED FROM 8/7/07 MEETING)

3. ZC07-08-050 - W I T H D R A W N

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.37 acres
Petitioner: Brenda H. MacAulay
Owner: Brenda H. MacAulay
Location: Parcel located on the south side of Brown's Village Road, west of Palm Drive, east of Lakewood Street, S34, T8S, R14E, Ward 9, District 14
Council District: 14

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4. ZC07-08-051

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: ID (Institutional) District
Acres: 23.66 acres
Petitioner: Cameron Titpon
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of Viola Street, east of LA Highway 59, S1, T8S, R11E, Ward 4, District 5
Council District: 5

TABLED FROM 8/7/07 MEETING)

5. ZC07-09-052

Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: M-2 (Intermediate Industrial) District
Acres: 3 acres
Petitioner: Scalfano Engineering/David Scalfano
Owner: Pete & Cynthia Penton
Location: Parcel located on the west side of Krentel Road, north of Interstate 12, S18, T8S, R13E, Ward 7, District 7
Council District: 7

6. ZC07-09-053

Existing Zoning: A-2 (Suburban) District, A-3 (Suburban) District, A-4 (Single Family Residential) District & LC (Light Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 9.922 acres
Petitioner: Paul Mayronne
Owner: Abita River, LLC & Aegis Realty, Inc.
Location: Parcel located on the north side of River Highlands Boulevard, west of U.S. Highway 190, south of the Abita River, S3 & 48, T7S, R11E, Ward 3, District 1
Council District: 1

7. ZC07-09-054

Text Change Ordinance to Amend the Parish Code of Ordinances, Appendix C, Land Use Regulations Ordinance (Ordinance No. 523), Section 2.1002 and Section 10, to provide for a change in the permitted uses in the LC (Light Commercial) District.

8. ZC07-09-055

Existing Zoning: A-6 (General Multiple Family Residential) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.9 acres
Petitioner: Gerald Wasserman
Owner: Larkspur Ventures, LLC
Location: Parcel located on the east side of U.S. Highway 11, north of North Shore Circle, south of Eden Isles Drive, S32, T9S, R14E, Ward 9, District 13
Council District: 13

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. CP07-07-114 - Use: Mini-Storage - W I T H D R A W N

Zoning: R (Rural) District
Use Size: 204,732 sq. ft.
Petitioner: Leroy Cooper
Owner: Aphelion Holdings, LLC/John Yemelos
Location: Parcel located on west side of LA Highway 1077, south of Moticheck Road, S38, T7S, R10E, Ward 1, District 1
Council District: 1

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2. CP07-07-118 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Alfred N. Young, Sr.
Owner: Alfred & Genetta Young, Sr.
Location: Parcel located on the north side of Amos Road, west of North 8th Street, S26, T8S, R14E, Ward 8, District 14
Council District: 14

TABLED FROM 8/7/07 MEETING)

3. CP07-08-125 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,824 sq. ft.
Petitioner: Charlie Square
Owner: Alberta Williams Smith, Marie Williams Smooth, Alberta Williams Smith
Location: Parcel located on the west side of Johnson Road, south of Montgomery Road, S27, T8S, R14E, Ward 9, District 14
Council District: 14

TABLED FROM 8/7/07 MEETING)

4. CP07-08-134 - Use: Day Care Facility

Zoning: R (Rural) District
Use Size: 4,064 sq. ft.
Petitioner: Leroy J. Cooper
Owner: Merle Noullet
Location: Parcel located on the north side of Brewster Road, west of LA Highway 1077, east of Acadian Oak Drive, S10, T7S, R10E, Ward 1, District 1
Council District: 1

TABLED FROM 8/7/07 MEETING)

5. CP07-08-135 - Use: Cellular Tower

Zoning: SA (Suburban Agricultural) District
Use Size: 10,000 sq. ft.
Petitioner: Timothy Kirkpatrick, Kirkpatrick & Associates, LLC
Owner: Olga Schenck
Location: Parcel located on the south side of Dave Pichon Road, west of LA Highway 433, north of Bayou Liberty, S42, T9S, R13E, Ward 9, District 11
Council District: 11

TABLED FROM 8/7/07 MEETING)

6. CP07-06-098 - Use: Commercial Building over 20,000 sq. ft.- W I T H D R A W N

Zoning: C-2 (Highway Commercial) District
Use Size: 86,000 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: Joey LaMartina
Location: Parcel located at the end of Keystone Drive, east of US Highway 190, S37, T7S, R11E, Ward 4, District 5
Council District: 5

7. CP07-09-139 - Use: Commercial Building over 20,000 sq. ft.

Zoning: A-2 (Suburban) District, A-4 (Single Family Residential) District & C-2 (Highway Commercial) District
Use Size: 43,000 sq. ft.
Petitioner: Kyle Associates
Owner: Aegis Realty
Location: Parcel located on the north side of River Highland Boulevard, west of U.S. Highway 190, S3 & 48, T7S, R11E, Ward 3, District 1
Council District: 1

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8. CP07-09-140 - Use: Land Reclamation

Zoning: R (Rural) District
Use Size: 2 acres
Petitioner: Darroll S. Oalman
Owner: Edwina Melanie Accardo-Oalman
Location: Parcel located on the west side of LA Highway 1083, south of LA Highway 21, north of Cleland Road, S5, T6S, R12E, Ward 10, District 2
Council District: 2

9. CP07-09-142 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1064 sq. ft.
Petitioner: Alisa Lorilee Buras
Owner: Alisa Lorilee Buras
Location: Parcel located on the west side of Annette Street, north of Dianne Street, S33, T8S, 13E, Ward 7, District 7
Council District: 7

10. CP07-09-143 - Use: 2 Mobiles Homes & 1 Single Family Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1,280 sq. ft.
Petitioner: James Kinter
Owner: James Kinter
Location: Parcel located on the south side of Lowe Davis Road, east of United Church Road, S25, T6S, R11E, Ward 3, District 2
Council District: 2

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CP07-09-144 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,680 sq. ft.
Petitioner: Crystal Lavelle
Owner: James & Crystal Lavelle
Location: Parcel located on the east side of Lynn Drive, north of Diane Street, south of Tracy Street, S33, T8S, R13E, Ward 7, District 7
Council District: 7

12. CP07-09-145 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,100 sq. ft.
Petitioner: Richard S. Stubbs
Owner: Richard S. Stubbs
Location: Parcel located in the north side of Clessi Street, east of Lacombe Harbor Road, S39, T8S, R13E, Ward 7, District 7
Council District: 7

13. CP07-09-146 - Use: Family Cemetery

Zoning: R (Rural) District
Use Size: 0.87 acres
Petitioner: Yvonne F. James
Owner: Yvonne F. James
Location: Parcel located on the east side of LA Highway 1083, south of Oalman Road, across from Honeysuckle Road, S28, T5S, R12E, Ward 5, District 2
Council District: 2

14. CP07-09-147 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1,568 sq. ft.
Petitioner: Geneva Lee Good
Owner: Geneva Lee Good
Location: Parcel located on the east side of Belair Drive, south of U.S. Highway 190, S18, T9S, R15E, Ward 8, District 14
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15. CP07-09-149 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 960 sq. ft.
Petitioner: Susan (Ingram) Miley
Owner: Susan (Ingram) Miley
Location: Parcel located on the south side of Avery Drive, west of U.S. Highway 190, S28, T9S, R15E, Ward 8, District 13
Council District: 13

16. CP07-09-150 - Use: Mobile Home as 3rd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 720 sq. ft.
Petitioner: Sky & Dina Lala
Owner: Sky & Dina Lala
Location: Parcel located on the south side of Frank Gilbert Lane, west of Fish Hatchery Road, , Ward 7, District 7
Council District: 7

17. CP07-09-151 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,560 sq. ft.
Petitioner: Sandra Keyes
Owner: Michael Page et al.
Location: Parcel located on the south side of Fairview Drive, west of Roger Storme Road, north of LA Highway 22, S54, T7S, R11E, Ward 1, District 1
Council District: 1

18. CP07-09-152 - Use: Mobile Home - W I T H D R A W N

Zoning: SA (Suburban Agricultural) District
Use Size: 1,770 sq. ft.
Petitioner: Daniel Caro
Owner: Daniel Caro
Location: Parcel located on the east side of Shirer Court, north of Carter Street, S17, T7S, R12E, Ward 4, District 7
Council District: 7

19. CP07-09-153 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,006 sq. ft.
Petitioner: Michael Evans
Owner: Michael Evans, Sr. and Joyce Evans
Location: Parcel located on the north side of 3rd Street, west of St. Tammany Avenue, south of 4th Street, S27, T8S, R14E, Ward 9, District 6
Council District: 6

20. CP07-09-154 - Use: Telecommunications Equipment

Zoning: A-4 (Single Family Residential) District
Use Size: 2,800 sq. ft.
Petitioner: Linda Meiners
Owner: Guastella Properties, Inc.
Location: Parcel located on the north side of Windward Passage, west of Gretel Cove, S33, T9S, R14E, Ward 9, District 13
Council District: 13

21. CP07-09-155 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,344 sq. ft.
Petitioner: Brenda Jackson
Owner: Brenda Jackson
Location: Parcel located on the north side of U.S. Highway 190, east of Military Road (LA Highway 1090), S17, T9S, R15E, Ward 8, District 14
Council District: 14

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22. CP07-09-156 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,800 sq. ft.
Petitioner: Caree Varnado
Owner: Ruston & Caree Varnado
Location: Parcel located on the west side of Canal Road, north of U.S. Highway 190, S27, T6S, R10E, Ward 1, District 1
Council District: 1

23. CP07-09-157PR - Use: Retail Facility over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 78,000 sq. ft.
Petitioner: Leroy Cooper
Owner: Samuel Markovich/Acadian Properties Northshore, LLC
Location: Parcel located on the west side of LA Highway 21, south of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1

24. CP07-09-158PR - Use: Retail Facility over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 30,100 sq. ft.
Petitioner: Paul A. Lea, Jr.
Owner: Fred R. Kolb, Kristina K. Johnson
Location: Parcel located on the west side of LA Highway 21, north of Brewster Road, south of Interstate 12, S46, T7S, R10E, Ward 1, District 1
Council District: 1

25. CP07-09-159 - Use: Billboard Replacement

Zoning: C-2 (Highway Commercial) District
Use Size: 32,786 sq. ft.
Petitioner: David S. Derbes
Owner: Sassone Timber, LLC
Location: Parcel located on the east side of U.S. Highway 190 Service Road, south of Beech Street, S37, T7S, R11E, Ward 4, District 5
Council District: 5

26. CP07-09-160 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,680 sq. ft.
Petitioner: Brant Troyani
Owner: Mike Troyani
Location: Parcel located on the east side of Hardin Road, south of U.S. Highway 190, S19, T9S, R15E, Ward 8, District 14
Council District: 14

27. CP07-09-161 - Use: New K Through First Grade School

Zoning: SA (Suburban Agricultural) District
Use Size: 85,000 sq. ft.
Petitioner: Jeff Schoen
Owner: St. Tammany Parish School Board
Location: Parcel located on the north side of Viola Street, east of LA Highway 59, S1, T8S, R11E, Ward 4, District 5
Council District: 5

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT