

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - WEDNESDAY, FEBRUARY 6, 2008
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 JANUARY 2, 2008 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. ZC07-12-074

Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 0.5 acre
Petitioner: Jeffrey Crossland
Owner: Jeffery Crossland
Location: Parcel located on the southeast corner of Dolph Gaines Road & LA Highway 41, S27, T7S, R14E, Ward 6, District 6
Council District: 6

(TABLED FROM 1/2/08 MEETING)

2. ZC08-01-007

Existing Zoning: A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 74.23 acres
Petitioner: Mark Johnson
Owner: Versaille LLC
Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision, S15 & 16, T7S, R11E, Ward 3, District 1
Council District: 1

(TABLED FROM 1/2/08 MEETING)

3. ZC00-03-020

Major amendment to PUD (Planned Unit Development) District
Acres: 157.667 acres
Petitioner: New Town Concept
Owner: Joyce Hale Burns et Al c/o August J. Hand, Sellers Agent
Location: Parcel located on the west side of LA Highway 21, north of I-12, S45 & 46, T7S, R10E, Ward 1, District 1
Council District: 1

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4. ZC07-10-056

Existing Zoning: A-3 (Suburban) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 26,350 sq. ft.
Petitioner: Gary & Kathy Smith
Owner: Gary & Kathy Smith
Representative: Patricia A. Bradford
Location: Parcel located on the east side of LA Highway 59, north of Grand
Maison Boulevard, S25, T7S, R11E & S30, T7S, R12E, Ward 4,
District 5
Council District: 5

5. ZC08-02-008

Existing Zoning: A-3 (Suburban) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 119.56 acres
Petitioner: Kelly McHugh
Owner: Forest Lake Estates, LLC
Location: Parcel located on the South side of LA Highway 22, west of Koeppe
Road, S37,T7S,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. CP08-02-020 - Use: Daiquiri Shop

Zoning: C-2 (Highway Commercial) District
Use Size: 1,100 sq. ft.
Petitioner: Pamela D. Russell
Owner: James H. & Pamela D. Russell
Location: Parcel located at the northeast intersection of US Highway 190, 8th
Street & Main Street, S40, T8S, R12E, Ward 7, District 7
Council District: 7

2. CP08-02-021 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Helen Williams
Owner: Helen & Curtis Williams
Location: Parcel located on the south side of Dogwood Street, west of Rose
Street, being 21262 Dogwood Street, S36, T6S, R11E, Ward 3,
District 3
Council District: 3

3. CP08-02-022 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1680 sq. ft.
Petitioner: Bruce Sylvas
Owner: Bernice Sylvas
Location: Parcel located on the east side of Mineola Street, north of Salmen
Street, S9, T9S, R14E, Ward 9, District 14
Council District: 14

4. CP08-02-023 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District
Use Size: 840 sq. ft.
Petitioner: Anna M. Bonomo
Owner: Anna M. Bonomo
Location: Parcel located on the east side of LA Highway 437, south of Narrow
Drive, being 77450 Hwy 437, S2, T6S, R11E, Ward 3, District 2
Council District: 2

5. CP08-02-024 - Use: Guest Home

Zoning: A-2 (Suburban) District
Use Size: 768 sq. ft.
Petitioner: Sylvia T. Zeringue
Owner: Sylvia T. Zeringue
Location: Parcel located on the southeast corner of McNamara Street &
Marigny Avenue, S38,T8S,R11E, Ward 4, District 10
Council District: 10

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- 6. CP08-02-025 - Use: Addition to existing nursery**
Zoning: SA (Suburban Agricultural) District
Use Size: 2500 sq. ft.
Petitioner: Anna Kern
Owner: Peggy A. Childs
Location: Parcel located on the south side of US Highway 190, east of South Mill Road, S32, T8S, R13E, Ward 7, District 7
Council District: 7
- 7. CP08-02-026 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1203 sq. ft.
Petitioner: Darlene Newell Crawford
Owner: Darlene Newell Crawford
Location: Parcel located on the north side of Bryan Road, south of Powell Road, S34, T8S, R14E, Ward 9, District 14
Council District: 14
- 8. CP08-02-027 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1600 sq. ft.
Petitioner: Lorraine D. Kersh
Owner: Lorraine D. Kersh
Location: Parcel located on the northwest corner of Oak Street & Lakeview Drive, S44, T9S, R14E, Ward 9, District 12
Council District: 12
- 9. CP08-02-028 - Use: Mobile Home**
Zoning: C-2 (Highway Commercial) District
Use Size: 2560 sq. ft.
Petitioner: Harry & Debra Kappes
Owner: Harry & Debra Kappes
Location: Parcel located on the southwest corner of US Highway 90 & Apple Pie Ridge Road, S33, T9S, R15E, Ward 8, District 13
Council District: 13
- 10. CP08-02-029 - Use: Bar/Lounge**
Zoning: C-2 (Highway Commercial) District
Use Size: 2964 sq. ft.
Petitioner: Edward L. Boesch, III
Owner: Edward L. Boesch, III
Location: Parcel located on the east side of Pontchartrain Drive, south of Eden Isles Drive, being 4808 Pontchartrain Drive, S32, 29 & 44, T9S, R14E, Ward 9, District 13
Council District: 13
- 11. CP08-02-030 - Use: Auto Body Shop - W I T H D R A W N**
Zoning: C-2 (Highway Commercial) District
Use Size: 3400 sq. ft.
Petitioner: Lenny Strain
Owner: Leonard J. Strain
Location: Parcel located on the east side of LA Highway 59, north of Crain Street, S7, T7S, R12E, Ward 4, District 7
Council District: 7

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

- 1. PR08-01-001 - Use: Shopping Center**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 19,956 sq. ft.
Petitioner: Samuel Markovich
Owner: 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
(TABLED FROM 1/2/08 MEETING)

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2. **PR08-01-002 - Use: Shopping Center**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 19,915 sq.ft.
Petitioner: Sam Markovich
Owner: Acadian Properties, 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
(TABLED FROM 1/2/08 MEETING)

3. **PR08-01-003 - Use: Service Station, car wash and repair shop**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 8350 sq.ft.
Petitioner: Sam Markovich
Owner: Acadian Properties, LLC
Location: Parcel located on the southwest corner of LA Highway 21 & Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1
Council District: 1
(TABLED FROM 1/2/08 MEETING)

4. **PR08-01-004 - Use: Shopping Center**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 19,956 sq.ft.
Petitioner: Samuel Markovich
Owner: Acadian Properties Northshore
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
(TABLED FROM 1/2/08 MEETING)

5. **PR08-01-005 - Use: Shopping Center**
Corridor: Highway 21 Planned Corridor
Zoning: C-2 (Highway Commercial) District
Use Size: 19,956 sq. ft.
Petitioner: Samuel Markovich
Owner: 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
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OLD BUSINESS

1. **CP05-09-091 - Use: Retail Shopping Center WITHDRAWN**
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
2. **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

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3. CP06-11-199 - Use: Pick-Up Station

Zoning: M-2 (Intermediate Industrial) District
Use Size: 32,000 sq. ft.
Petitioner: So. East Investments, LLC
Owner: So. East Investments, LLC
Location: Parcel located on the east side of LA Highway 25, north of Hard Hat Drive, S20, T6S, R11E, Ward 3, District 2
Council District: 2

NEW BUSINESS

ADJOURNMENT