

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, DECEMBER 1, 2009**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**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 NOVEMBER 4, 2009 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. ZC09-11-032**

Text Change

Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 5.24 I-1 Industrial District relative to Commercial Excavations.

**(TABLED FROM 11/4/09 MEETING)**

**2. ZC09-11-035**

Text Change

Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) to add a new Zoning Classification: MD-4 (Medical Research) District.

**(TABLED FROM 11/4/09 MEETING)**

**3. ZC09-12-036**

Text Change

Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) Section 5.24 I-1 relative to Permitted Uses/Office Warehouse.

**4. ZC09-12-037**

Existing Zoning: PUD (Planned Unit Development) District

Proposed Zoning: NC-1 (Professional Office) District

Acres: 10.989 acres

Petitioner: Jeffrey D. Schoen, Attorney

Owner: Montluf Properties, LLC

Location: Parcel located on the west side of LA Highway 21, north of Lalanne Road., S41, T7S, R10E, Ward 1, District 1

Council District: 1

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**5. ZC09-12-038**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 2.95 acres  
Petitioner: Sal Perino, Jr  
Owner: 1077 Properties LLC  
Location: Parcel located on the west side of LA Highway 1077, south of Belington Avenue, north of Brewster Road., S11, T7S, R10E, Ward 1, District 1  
Council District: 1

**6. ZC09-12-039**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 0.64 acre  
Petitioner: Joyce C. David  
Owner: Edward J. David Jr. & Joyce C. David  
Location: Parcel located on the west side of LA Highway 21, north of the Town of Madisonville, S38, T7S, R10E, Ward 1, District 1  
Council District: 1

**7. ZC09-12-040**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: A-4 (Single Family Residential) District  
Acres: 28.36 Acres  
Location: Parcel located on the west side of LA Highway 1077, south of Joiner Wymer Road, S34,T6S,R10E, Ward 1, District 1  
Council District: 1

**8. ZC09-12-042**

Existing Zoning: NC-1 (Professional Office) & NC-4 (Neighborhood Institutional) Districts  
Proposed Zoning: MD-1 (Medical Residential) District  
Acres: 10 acres  
Location: Parcel located on the southwest corner of Keys Road & LA Highway 21, S41, T7S, R10E, Ward 1, District 1  
Council District: 1

**9. ZC09-12-043**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: NC-1 (Professional Office) District  
Acres: 1 acre  
Location: Parcel located on the northwest corner Carol Avenue & Pearl Street, being lot 6, Square 14, Pearl Acres Subdivision, S6, T9S, R14E, Ward 8, District 8  
Council District: 8

**10. ZC09-12-044**

Existing Zoning: A-4 (Single-Family Residential) District  
Proposed Zoning: NC-2 (Indoor Retail and Service) District  
Acres: 1.145 acres  
Location: Parcel located on the south side of Fairview Drive, north of LA Highway 22, being 136 Fairview Drive, Madisonville , S54, T7S, R11E, Ward 4, District 4  
Council District: 4

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**11. ZC09-12-045**

Existing Zoning: A-6 (Multiple-Family Residential) District  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 3.04 acres  
Location: Parcel located on the southeast corner of LA Highway 22 & Parkview Blvd, S54,T7S,R11E, Ward 4, District 4  
Council District: 4

**12. ZC09-12-046**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: NC-4 (Neighborhood Institutional) District  
Acres: 6.44 acres  
Petitioner: Jeff Breland  
Owner: Richard Wornat, Living Trust  
Location: Parcel located on the east side of Military Road, north of Mary Grace Loop, S13, T8S, R14E & S18, T8S. R15E, Ward 8, District 9  
Council District: 9

**13. ZC09-12-047**

Existing Zoning: PUD (Planned Unit Development) District  
Proposed Zoning: MD-1 (Medical Residential) District  
Acres: 33 acres  
Petitioner: Michael J. Champagne, Jr.  
Owner: Webber Land & Development Corporation  
Representative: Paul Mayronne  
Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45, T7S, R10E & S46, T7S, R11E, Ward 1, District 1  
Council District: 1

**14. ZC09-12-048**

Text Change Ordinance to Amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) Section 6.0202 General Standards and Criteria of the Manufactured Housing Overlay Regulations

**15. ZC09-12-049**

Text Change Ordinance to amend the Unified Development Code Sections Governing TND-1 and TND-2 Traditional Neighborhood Development Zoning Districts, Specifically Section 5.3503, Section 5.3503A, Section 5.3523 and 5.3523A..

**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. CP09-12-090 - Use: Mobile Home**

Zoning: A-2 (Suburban) District  
Use Size: 1,280 sq.ft.  
Petitioner: Paul Hilker  
Owner: Gertie Mae Taylor  
Location: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Drive, being Lot 18, 76242 Beverly Drive, Covington, S12, T5S, R10E, Ward 3, District 3  
Council District: 3

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**2. CP09-12-091 - Use: Outdoor Storage Yard**

|                   |   |
|-------------------|---|
| Zoning:           | R (Rural) District  |
| Use Size:         | 25,600 sq.ft.   |
| Petitioner:       | Robert Bolin  |
| Owner:            | Ranger Environmental, Inc   |
| Location:         | Parcel located at the intersection of House Creek Road & LA Highway 40, S6, T5S, R12E, Ward 2, District 2 |
| Council District: | 2   |

**OLD BUSINESS**

**NEW BUSINESS**

Mobile Home Overlay for the Northeast Study Area

Rural Overlay for the Northeast Study Area

**ADJOURNMENT**