

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, OCTOBER 5, 2010**  
**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 SEPTEMBER 7, 2010 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. ZC10-08-092 staff recommends tabling for further review and analysis**

Text Change                      Ordinance to amend the St. Tammany Parish Unified Development Code, Volume I (Zoning) to amend Section 6.05 Planned Corridor District to create the Tammany Trace Planned Corridor Overlay

Petitioner:                      Parish Council by Motion 6/3/10

**(Tabled from 9/7/10 Meeting)**

**2. ZC10-08-094**

Text Change                      Ordinance to Amend the St Tammany Parish Unified Development Code, Volume I ( Zoning) Article 2, Definitions, Section 5.25 I-2 Industrial District, Section 5.26 I-3 Industrial District, Section 5.26A I-4 Industrial District and Section 8.01 Minimum Standards relative to Solid Waste Transfer Station.

**(Tabled from 9/7/10 Meeting)**

**3. ZC10-08-102 staff recommends tabling for further review and analysis**

Text Change                      Ordinance Amending the St Tammany Parish Unified Development Code, Volume I (Zoning) to Add a New Zoning Classification: Section 6.07 AAO-Abita Airport Overlay.

**(Tabled from 9/7/10 Meeting)**

**4. ZC10-08-103 staff recommends tabling for further review and analysis**

Existing Zoning: PF-1 (Public Facilities District)  
Proposed Zoning: PF-1 (Public Facilities District) & AAO (Abita Airport Overlay District)  
Acres: 16,843 acres  
Location: Parcel located on the south side of LA Highway 36, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, & 35, Township 7 South, Range 12 East, and in Sections 32, 33, 34, 35 & 36, Township 6 South, Range 12 East, Ward 4, 6 & 10, District 6 & 7  
Council District: 6 & 7

**(Tabled from 9/7/10 Meeting)**

**5. ZC10-09-108**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Acres: 3.67 acres  
Petitioner: Thomas Coyne  
Owner: Wayne P Coyne & Irma K Coyne  
Location: Parcel located on the corner of Coyne Road and Million Dollar Road, S31,T5S,R11E, Ward 2, District 2  
Council District: 2

**(Tabled from 9/7/10 Meeting)**

**6. ZC10-09-114**

Text Change Ordinance to Amend The St Tammany Parish Unified Development Code Volume I (Zoning) Article 2, Definitions, Create Section 5.36 SWM Solid Waste Management District, Amend Section 8.01 Minimum Standards and Section 24.02 to exclude Sewage and Septage Facilities from the list of permitted uses in the I-2 Industrial District.

**(Tabled from 9/7/10 Meeting)**

**7. ZC05-12-077**

Major Amendment to PUD (Planned Unit Development District)  
Acres: 13.17 acres  
Petitioner: Leroy Cooper  
Owner: The Orchard at St. Tammany Oaks Homeowners Associations Inc.  
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

**8. ZC10-10-115**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 40,000 sq.ft.  
Location: Parcel located on the north side of Brewster Road, west of Perrilloux Road, Madisonville, S9,T7S,R10E, Ward 1, District 1  
Council District: 1

**9. ZC10-10-116**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 3 acres  
Location: Parcel located on the west side of LA Highway 437, north of Handsome Meadow Lane, S32,T4S,R11E, Ward 2, District 2  
Council District: 2

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**10. ZC10-10-117**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 2.98 acres  
Location: Parcel located on the west side of LA Highway 1090, east of I-59, S19, T8S, R15 E, Ward 8, District 9  
Council District: 9

**11. ZC10-10-118**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 5 acres  
Location: Parcel located on the north side of Henry Keller Memorial Park, west of Fish Hatchery Road, Lacombe, S13,T8S,R12E, Ward 7, District 7  
Council District: 7

**12. ZC10-10-119**

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing District)  
Acres: 38, 857.47 sq.ft.  
Petitioner: Sara L. Phelps  
Owner: Dewey John Graham  
Location: Parcel located on southwest corner of Keith Drive & John Drive, being lot 34, Hickory Hills Subdivision, Addition No. 1, Slidell, S29, T8S,R15E, Ward 8, District 9  
Council District: 9

**13. ZC10-10-120**

Existing Zoning: HC-2 (Highway Commercial Dist)  
Proposed Zoning: I-2 (Industrial District)  
Acres: 3.21 acres  
Petitioner: John Hoogacker  
Owner: Hoogacker Enterprises LLC  
Location: Parcels located on Commercial Drive, east of I-59 Service Road, being lots 1-3, I-59 Commercial Park, Slidell, S42,T8S,R14E, Ward 8, District 9  
Council District: 9

**14. ZC10-10-121**

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 1.62 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located on the northeast corner of Oak Park Drive & Gail Street, being 52 Oak Park Drive, Madisonville, S16,T7S,R10E, Ward 1, District 1  
Council District: 1

**15. ZC10-10-122**

Existing Zoning: A-4A (Single Family Residential District)  
Proposed Zoning: CB-1 (Community Based Facilities District)  
Acres: 1.49 acres  
Petitioner: Parish Council by Motion 7/1/10  
Location: Parcel located on the southeast corner of Henry Clay and I Street, being lots 23 to 42, Square 111, Tammany Hills Subdivision, S11,T7S,R11E, Ward 3, District 5  
Council District: 5

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**16. ZC10-10-123**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District & RO (Rural Overlay))  
Acres: 3.6 acres  
Petitioner: Daniel Brent Zimmerle  
Owner: Daniel Brent Zimmerle  
Location: Parcel located at on the southwest corner of LA Highway 41 & Golden Lane, being 65155 Highway 41, Pearl River, S2,T8S,R14E, Ward 8, District 6  
Council District: 6

**17. ZC10-10-124**

Existing Zoning: HC-3 (Highway Commercial District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Acres: 2.12 acres  
Location: Parcel located on the north side of I-12, east of Airport Road, S32 & 37, T8S, R14E, Ward 9, District 11  
Council District: 11

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**