

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, JULY 3, 2012**  
**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 JUNE 5, 2012 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. ZC12-03-021**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-3 (Suburban District)

Acres: 186.39 acres

Petitioner: Jeff Schoen

Owner: Tallow Creek Shooting Grounds, LLC

Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190, S33 & 34,T6S,R10E, Ward 1, District 3

Council District: 3

**(TABLED FROM ZC 6/5/12 MEETING)**

**2. ZC12-06-053**

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: PUD (Planned Unit Development Overlay)

Acres: 116.30 acres

Petitioner: Jeff Schoen

Owner: Tallow Creek Shooting Grounds, LLC

Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190, S34,T6S,R10E, Ward 1, District 3

Council District: 3

**(TABLED FROM ZC 6/5/12 MEETING)**

**3. ZC12-07-054**

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: A-2 (Suburban District)

Acres: 6 acres

Petitioner: Parish Council by Motion 5/3/2012

Location: Parcel located on the west side of LA Highway 21, north of LA Highway 36, S42,T6S,R11E, Ward 3, District 2

Council District: 2

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4.     **ZC12-07-055**  
Existing Zoning:        A-2 (Suburban District)  
Proposed Zoning:      A-2 (Suburban District) & RO (Rural Overlay)  
Acres:                   10 acres  
Petitioner:            Rebecca A. Taylor  
Owner:                  Beverly A. Stubblefield  
Location:               Parcel located on the north & east sides of C.C. Road, south of South  
Tranquility Road, 32599 C.C. Road, Slidell, S40,T9S,R13E, Ward 9, District  
11  
Council District:      11
  
5.     **ZC12-07-056**  
Existing Zoning:        A-2 (Suburban District)  
Proposed Zoning:      HC-2 (Highway Commercial District)  
Acres:                   1.44 acres  
Petitioner:            Jeff Schoen  
Owner:                  Joy D. Hobart  
Location:               Parcel located at the southeast corner of LA Highway 21 & LA Highway 1083,  
S5,T6S,R12E, Ward 10, District 6  
Council District:      6
  
6.     **ZC12-07-057**  
Existing Zoning:        A-3 (Suburban District)  
Proposed Zoning:      A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres:                   1 acre  
Petitioner:            Gordon & Fanny Pichon  
Owner:                  Gordon & Fanny Pichon  
Location:               Parcel located at the end of Sally Welch Road, east of LA Highway 434,  
S28,T7S,R13E, Ward 6, District 11  
Council District:      11
  
7.     **ZC12-07-058**  
Existing Zoning:        A-2 (Suburban District)  
Proposed Zoning:      A-2 (Suburban District) & RO (Rural Overlay)  
Acres:                   3.02 acres  
Petitioner:            Parish Council by Motion 5/3/2012  
Location:               Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road,  
being 76184 Beverly Drive, Covington, S12,T6S,R10E, Ward 3, District 3  
Council District:      3
  
8.     **ZC12-07-059**  
TEXT CHANGE           Ordinance to amend the Unified Development Code of St. Tammany Parish  
Section 8.01 Minimum Standards for Specific Subsection U. Outdoor  
Advertising (Billboards) to restrict the location of new billboards to within the  
same Highway Corridor from which a Billboard Credit was issued
  
9.     **ZC12-07-060**  
Existing Zoning:        A-4 (Single Family Residential District), A-2 (Suburban District), HC-2  
(Highway Commercial District) & HC-3 (Highway Commercial District)  
Proposed Zoning:      A-4 (Single Family Residential District), A-2 (Suburban District), HC-2  
(Highway Commercial District), HC-3 (Highway Commercial District) &  
MHO (Manufactured Housing Overlay)  
Acres:                   1.6 acres  
Petitioner:            JoAnn Reed  
Owner:                  JoAnn Reed  
Location:               Parcel located on the north side of Soell Drive, west of LA Highway 59,  
S12,T7S,R11E, Ward 3, District 5  
Council District:      5

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- 10. ZC12-07-061**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres: 2.07 acres  
Petitioner: Deborah Beckham Huther  
Owner: Deborah Beckham Huther  
Location: Parcel located at the end of Trepagnier Road, south of LA Highway 22, being 148 Trepagnier Road, Madisonville, S37,T7S,R10E, Ward 1, District 4  
Council District: 4
- 11. ZC12-07-062**  
Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: PF-1 (Public facilities District)  
Acres: 86.85 acres  
Petitioner: St.Tammany Parish Rec District #14  
Owner: St. Tammany Parish Rec District #14  
Representative: Joseph W. Furr  
Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, S3,T7S,R10E, Ward 1, District 3  
Council District: 3
- 12. ZC12-07-063**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial) District  
Acres: 17.32 acres  
Petitioner: Jeff Schoen  
Owner: Joy D. Hobart  
Location: Parcel located on the northwest corner of LA Highway 21 & LA Highway 1083, S4 & 5,T6S,R12E, Ward 10, District 6  
Council District: 6
- 13. ZC12-07-064**  
Existing Zoning: A-1 (Suburban District), HC-3 (Highway Commercial District) & I-2 (Industrial District)  
Proposed Zoning: HC-3 (Highway Commercial District 20.66 acres), I-1 (Industrial District 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres)  
Acres: 215.76 acres  
Petitioner: Jeff Schoen  
Owner: IESI LA Corp and Valerie & John Van Vrancken, III  
Location: Parcel located on the west side of LA Highway 434, south of I-12, S18,T8S,R13E, Ward 7, District 7  
Council District: 7
- 14. ZC96-11-064**  
Major amendment to PUD (Planned Unit Development Overlay)  
Acres: 17.47 acres  
Petitioner: Arrow Engineering and Consulting, inc/Darrell Fussell  
Owner: Money Hill Golf & Country Club/ Mimi Goodyear Dossett  
Location: Parcels located on the east side of Raccoon Drive and on the north, south and west of Bald Eagle Drive, being lots 379-391, Phase 6, Part 3 of Money Hill Subdivision, S12,13; T6S; R12E, Ward 6, District 6.  
Council District: 6

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**OLD BUSINESS**

**1. CP09-09-074 - Use: Church**

Zoning: SA (Suburban Agricultural) District  
Use Size: 14,000 sq.ft.  
Petitioner: Covenant Christian Church c/o Jeffrey D Shoen  
Owner: Norman H. Voelkel  
Location: Parcel located on the north side of LA Highway 1085, across from  
Shady Lake Drive, S2, T7S, R10E, Ward 1, District 1  
Council District: 1

**NEW BUSINESS**

**ADJOURNMENT**