

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. - TUESDAY, OCTOBER 2, 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 SEPTEMBER 4, 2012 MEETING**

**ELECTION OF OFFICER**

**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. **ZC12-08-065**  
Text change                      Ordinance to amend the St. Tammany Parish Unified Development Code, Volume 1 (Zoning) to create a new Section 6.08 Regional Business Center Overlay to allow for coordinated design standards and flexible design standards for planned commercial or office developments

**(TABLED FROM ZC 9/4/12 MEETING)**

2. **ZC12-08-075**  
Existing Zoning:              NC-1 (Professional Office District)  
Proposed Zoning:            I-2 (Industrial District)  
Acres:                            1.4388 acres  
Petitioner:                    Ed McLellan  
Owner:                         Anita M. Warner  
Location:                      Parcel located on the east side of I-59, south & west of LA Highway 1090, S24,T8S,R14E, Ward 8, District 9  
Council District:              9

**(TABLED FROM ZC 9/4/12 MEETING)**

3. **ZC12-08-085**  
Existing Zoning:              A-1 (Suburban District)  
Proposed Zoning:            A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
Acres:                            2 acres  
Petitioner:                    Vera Brown Harvey  
Owner:                         Vera Brown Harvey, Daphne B. Agillard, Darnell Brown, Linda Neezy, Barbara Brown, Roy Brown, Dennis Brown  
Location:                      Parcel located on the east of Hwy 450, north of Ed Williams Road East, south of the Washington Parish Line, S17,T4S,R10E, Ward 2, District 3  
Council District:              3

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- 4.     ZC12-10-094**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                1 acre  
Petitioner:          Patricia T. Hedges  
Owner:                Patricia T. Hedges  
Location:            Parcel located at the southeast corner of US Highway 190 East & Apple Pie Ridge Road, S28,T9S,R15E, Ward 8, District 13  
  
Council District:    13
- 5.     ZC12-10-095**  
Existing Zoning:     A-1 (Suburban District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                0.79 acre  
Petitioner:          Patricia Hedges  
Owner:                Patricia Hedges  
Location:            Parcel located on the southwest corner of US Highway 190 East & Apple Pie Ridge Road, S28,T9S,R15E, Ward 8, District 13  
  
Council District:    13
- 6.     ZC12-10-096**  
Existing Zoning:     A-3 (Suburban District)  
Proposed Zoning:    PF-1 (Public Facilities District)  
Acres:                6.7452 acres  
Petitioner:          Covenant Christian Church/ Jeff Schoen  
Owner:                Mr. & Mrs Norman H. Voelkel  
Location:            Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd, S2,T7S,R10E, Ward 1, District 3  
  
Council District:    3
- 7.     ZC12-10-097**  
Existing Zoning:     A-4 (Single Family Residential District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                5,415 sq.ft.  
Petitioner:          Gregory Benfatti  
Owner:                Gregory Benfatti  
Location:            Parcel located on the west side of Brookter Road, south of US Highway 190 East, being lots 25 & 26, Square 11, Beverly Hills , S13,T9S,R14E, Ward 8, District 14  
  
Council District:    14
- 8.     ZC12-10-098**  
Existing Zoning:     A-4 (Single Family Residential District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                11,000 sq.ft.  
Petitioner:          Gregory Benfatti  
Owner:                Gregory Benfatti  
Location:            Parcel located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision, S13,T9S,R14E, Ward 8, District 14  
  
Council District:    14
- 9.     ZC12-10-099**  
Existing Zoning:     HC-2 (Highway Commercial District)  
Proposed Zoning:    HC-2A (Highway Commercial District)  
Acres:                8.901 acres  
Petitioner:          Clint L. Pierson, Sr.  
Owner:                MMABE, LLC  
Location:            Parcel located on the southeast corner of LA Highway 1077 & LA Highway 1085, S3,T7S,R10E, Ward 1, District 1  
  
Council District:    1

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- 10. ZC12-10-100**  
Existing Zoning: MD-1 (Medical Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Acres: 32.5 acres  
Petitioner: Varuso Homes, LLC  
Owner: Webber Land and Development, Inc  
Location: Parcel located on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd, S45,T7S,R10E & S46,T7S,R11E, Ward 1, District 1  
Council District: 1
- 11. ZC12-10-101**  
Proposed Zoning: PUD (Planned Unit Development Overlay)  
Acres: 32.5 acres  
Petitioner: Varuso Homes, LLC  
Owner: Webber Land & Development, Inc  
Location: Parcel on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd, S45,T7S,R10E & S46, T7S, R11E, Ward 1, District 1  
Council District: 1
- 12. ZC12-10-102**  
Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Acres: 3.05 acres  
Location: Parcel located on the east side of Helen Drive, north of LA Highway 22, being 57 Helen Drive, Madisonville, S16,T7S,R10E, Ward 1, District 1  
Council District: 1
- 13. ZC12-10-103**  
Existing Zoning: A-4 (Single Family Residential District)  
Proposed Zoning: I-2 (Industrial District)  
Acres: 2.12 acres  
Petitioner: Douglas Karl & Shirley S. Fischer  
Owner: Douglas Karl & Shirley S. Fischer  
Location: Parcel located on the south side of Ben Thomas Road, east of Javery Road, west of US Highway 11, S34,T8S,R14E, Ward 9, District 14  
Council District: 14
- 14. ZC12-10-104**  
Existing Zoning: A-3 (Suburban District) & PF-2 (Public Facilities District)  
Proposed Zoning: A-3 (Suburban District), PF-2 (Public Facilities District) & PUD (Planned Unit Development Overlay)  
Acres: 53.5 acres  
Petitioner: Hidden Creek , LLC  
Owner: Joseph Mistich  
Location: Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd, S2,T7S,R10E, Ward 1, District 3  
Council District: 3
- 15. ZC06-07-053**  
Major Amendment to PUD (Planned Unit Development Overlay)  
Acres: 161.19 acres  
Petitioner: Charles E. Barnett Jr.  
Owner: Tchefuncta Club Estates  
Location: Parcel located on the north side of Pine Crest Drive, south of East Brewster Road, more particularly located on the south side of Hummingbird Road, being lots 578 to 589, Tchefuncta Club Estates, Phase II, S49,50, T7S, R11E, Ward 1, District 1  
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**16.    ZC96-08-046**

Major Amendment to PUD (Planned Unit Development Overlay)

Acres:                    937 acres

Petitioner:             A. Wayne Buras

Owner:                  Bedico Creek Preserve, LLC

Location:               Parcel located on the west side of LA Highway 1085, south of I-12, more particularly located on the north side of St. Calais Place, being lots 69 to 82, Bedico Creek Phase 1, S31, T6S, R10E & S5,6,7&8; T7S; R10E, Ward 1, District 1

Council District:       1

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**