

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, APRIL 2, 2013
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

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

APPROVAL OF THE MINUTES OF THE MARCH 5, 2013 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. ZC13-02-011

Existing Zoning: A-4 (Single Family Residential District)

Proposed Zoning: PF-1 (Public Facilities District)

Acres: 27,890 sq.ft.

Petitioner: Fire District #12

Owner: One Consort International

Representative: Robert Barnett

Location: Parcel located on the west side of Ramsey Court, North of Lake Bend Drive, S10,T6S,R10E, Ward 3, District 3

Council District: 3

(TABLED FROM ZC 3/5/13 MEETING)

2. ZC13-03-012

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

Acres: 1.66 acres

Petitioner: Ashanda Mitchell

Owner: Ashanda Mitchell

Location: Parcel located on the south side of Lowe Davis Road, east of United Church Road, being 21288 Lowe Davis Road, Covington, S25,T6S,R11E, Ward 3, District 6

Council District: 6

(TABLED FROM ZC 3/5/13 MEETING)

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3. **ZC13-04-016**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 5.31 acres
Petitioner: Robert & Melissa Ohara
Owner: Robert & Melissa Ohara
Location: Parcel located on the east side of Atwood Road, west of Lee Road, being
 19423 Atwood Road, Covington, S27,T5S,R11E, Ward 2, District 2
Council District: 2

- 4 **ZC13-04-017**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Acres: 3.285 acres
Petitioner: Parish Council by motion 2/7/13
Location: Parcel located at the southeast corner of Sharp Chapel Road & LA Highway
 40, S12,T5S,R11E, Ward 2, District 6
Council District: 6

5. **ZC13-04-018**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 2.64 acres
Petitioner: Robert Flowers
Owner: Stella P. Alexander, Dodecanese Alexander & Doniphan Donahue
Location: Parcel located on the south side of Jakes Road, west of LA Highway 450, north
 of Hart Road, S18, T4S, R10E, Ward 2, District 3
Council District: 3

6. **ZC13-04-019**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) & RO (Rural Overlay)
Acres: 0.889 acre
Petitioner: Lesley Ezkovich
Owner: Lesley Ezkovich & Ryan & Hailey Tierney
Location: Parcel located on the north side of West Porter's River Road, west of I-59,
 being 39311 West Porter River's Road, Pearl River , S42,T8S,R14E, Ward 8,
 District 9
Council District: 9

7. **ZC13-04-020**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 0.570 acre
Petitioner: Ed Gaden
Owner: Linda G. Kenney, Leonard Guarino, Robert W. Kenny Jr., Aimee Cappy
Location: Parcel located on the northeast corner of LA Highway 36 & Bullard Street,
 S42,T6S,R11E, Ward 3, District 2
Council District: 2

8. **ZC13-04-021**
Existing Zoning: NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 16.811 acres
Petitioner: Mark Malkemus
Owner: Step Three Investments, LLC
Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane,
 S15,T7S,R11E, Ward 3, District 5
Council District: 5

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9. **ZC13-04-022**
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 16.811 acres
Petitioner: Mark Malkemlus
Owner: Step Three Investments, LLC
Location: Parcel located at the end of Andrew Drive, east of Hollycrest Lane,
 S15,T7S,R11E, Ward 3, District 5
Council District: 5

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. **CP13-04-001 - Use: Asphalt Batching Plant**
Zoning: I-4 (Heavy Industrial District)
Use Size: 11,250 sq.ft.
Petitioner: TG Materials, LLC
Owner: Leon Lowe and Sons Partnership
Representative: Steve Duvernay
Location: Parcel located at the end of Highway Department Road, west of US Highway
 11, S14,T8S,R14E, Ward 8, District 9
Council District: 9

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

1. **PR13-04-001 - Use: Retail Building**
Corridor: Retail Building
Zoning: NC-4 (Neighborhood Institutional District)
Use Size: 2,041 sf
Petitioner: Rod Rodrigue
Owner: Andreas & Jennifer Antzoulis
Location: Parcel located on the west side of LA Highway 21, south of Arborwalk Drive,
 north of Dummyline Road, being 339 hwy 21, Covington , S41,T7S,R10E,
 Ward 1, District 1.
Council District: 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT