AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, AUGUST 7, 2018
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 Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 3, 2018 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

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. **2018-917-ZC**
   - Existing Zoning: A-3 (Suburban District)
   - Proposed Zoning: PF-1 (Public Facilities District)
   - Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
   - Acres: 3.44 acres
   - Petitioner: Jeffrey Schoen
   - Owner: Faith Bible Church of Slidell - Alfred N. Young
   - Council District: 14
   - POSTPONED- 7/3/2018 MEETING

2. **2018-1064-ZC**
   - Existing Zoning: HC-2 (Highway Commercial District)
   - Proposed Zoning: A-4A (Single-Family Residential District)
   - Location: Parcel located on the west side of Nellie Drive, north of US Highway 190, being lot 16, Square 4, Pine Shadows Subdivision, S11, T9S, R14E, Ward 8, District 12.
   - Acres: 6250 sq.ft.
   - Petitioner: Barbin Builders Inc - Dorene Barbin
   - Owner: Flo-Ron Properties LLC - Rondal L. Richmond
   - Council District: 12
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3. 2018-1069-ZC
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
   Location: Parcel located on the north side of Ned Avenue, east of Sunrise Street, west of Bayou Paquet Street, being lot 35, Chateau Estates & 144 Ned Avenue, Slidell, S40, T9S, R13E, Ward 9, District 11.
   Acres: 1.25 acres
   Petitioner: Roxanne Wojeik
   Owner: Roxanne Wojeik
   Council District: 11

4. 2018-1075-ZC
   Text Change:
   An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-2163. Minimum off-street loading requirements to amend the required number of parking spaces for Institutional and commercial medical uses, clinics & medical office buildings.

5. 2018-1079-ZC
   Existing Zoning: A-3 (Suburban District) & HC-3 (Highway Commercial District)
   Proposed Zoning: HC-3 (Highway Commercial District)
   Location: Parcel located on the southeast corner of I-12 & LA Highway 434, S17 & 18, T8S, R13E, Ward 7, District 7.
   Acres: 31.34 acres
   Petitioner: David T. & Mary M. Aquistapace
   Owner: David T. & Mary M. Aquistapace
   Council District: 7

6. 2018-1090-ZC
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-2 (Suburban District) & RO (Rural Overlay)
   Location: Parcel located on the northwest corner of Surrey Lane & Red Mill Drive, being lot 40 Belle Acres Subdivision & 56165 Red Mill Drive, Slidell, S21, T9S, R13E, Ward 8, District 13.
   Acres: 2.33 acres
   Petitioner: Stancel LaFaver
   Owner: Stancel LaFaver
   Council District: 13

7. 2018-1091-ZC
   Text Change:
   An ordinance to amend Chapter 130 of the St. Tammany Parish Unified Development Code, to add Brewery or Distillery with Tours, specifically Section 130-5 Definitions and to Sections: 130-1075 I-2 Industrial District Administrative Permits, 130-1108 I-3 Heavy Industrial District Administrative Permits, 130-1130 I-4 Heavy Industrial District Administrative Permits and 130-2113 Minimum Standards.

8. 2018-1092-ZC
   Existing Zoning: A-2 (Suburban District)
   Proposed Zoning: A-3 (Suburban District)
   Location: Parcel located on the west side of Dixie Ranch Road, south of Idlewild Pines Road, S36, T8S, R13E, Ward 9, District 11.
   Acres: 4.09 acres
   Petitioner: ReMax - Michelle Pennino
   Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust - Cynthia B King & Brenda A. Franklin
   Council District: 11
9. **2018-1093-ZC**
   - **Existing Zoning:** A-1 (Suburban District)
   - **Proposed Zoning:** A-1A (Suburban District) & RO (Rural Overlay)
   - **Location:** Parcel located on the north side of Stonehill Road, west of LA Highway 25, S32, T4S, R10E, Ward 2, District 3.
   - **Acres:** 8 acres
   - **Petitioner:** Wayne W. Weiser
   - **Owner:** Nicole and Jared Weiser
   - **Council District:** 3

10. **2018-1094-ZC**
    - **Existing Zoning:** A-5 (Two Family Residential District)
    - **Proposed Zoning:** A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
    - **Location:** Parcel located on the east side of Jacob Road, south of Brownswitch Road, S31, T8S, R15E, Ward 8, District 9.
    - **Acres:** 0.918 acres
    - **Petitioner:** Salvadore & Sena Ranatza
    - **Owner:** Salvadore & Sena Ranatza
    - **Council District:** 9

11. **2018-1096-ZC**
    - **Existing Zoning:** A-1A (Suburban District)
    - **Proposed Zoning:** A-3 (Suburban District - 32,471.26 sq. ft.) & A-5 (Two Family Residential District - 22,979.50 sq. ft.)
    - **Location:** Parcel located on the west side of Eugene Wallace Road, south of Cleland Road, S8, T6S, R12E, Ward 10, District 6.
    - **Acres:** 1.27 acres
    - **Petitioner:** James Robert & Carrie Landry Boltin
    - **Owner:** James Robert & Carrie Landry Boltin
    - **Council District:** 6

12. **2018-1099-ZC**
    - **Existing Zoning:** I-4 (Heavy Industrial District)
    - **Proposed Zoning:** SWM-1 (Solid Waste Management District)
    - **Location:** Parcel located on the south side of T.J. Smith Parkway, west of US Highway 11, S23, T8S, R14E, Ward 8, District 9.
    - **Acres:** 3.988 acres
    - **Petitioner:** St. Joe Brick Works INC. - M.P. Schneider
    - **Owner:** St. Joe Brick Works INC. - M.P. Schneider
    - **Council District:** 9

13. **2018-1100-ZC**
    - **Existing Zoning:** I-4 (Heavy Industrial District)
    - **Proposed Zoning:** SWM-1 (Solid Waste Management District)
    - **Location:** Parcel located on the north side of T.J. Smith Parkway, west of US Highway 11, S23, T8S, R14E, Ward 8, District 9.
    - **Acres:** 3.495 acres
    - **Petitioner:** Chris Jean
    - **Owner:** Bush Farms INC - Linda Bush Burdine
    - **Council District:** 9
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PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL
OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION
ARE AS FOLLOWS:

1. **PR17-12-002** - USE: Reconfiguration of proposed Retail Center
   CORRIDOR: Highway 21 Planned Corridor Overlay
   ZONING: HC-2 Highway Commercial District
   USE SIZE: 48,000 sq. ft.
   PETITIONER: Scott M. Gros P.E.
   OWNER: JSB Hwy 21 Lots, LLC – John S. Bowers III
   LOCATION: Parcel located on the east side of LA Highway 21, south of Azalea Drive; S47, T7S, R11E; Ward 1, District 1.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT