

**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, R15E, 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

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**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 Brownsitch 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**