

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, NOVEMBER 7, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **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 SEPTEMBER 18, 2018 MINUTES

APPROVAL OF THE OCTOBER 2, 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. 2018-1079-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. Acquistapace
Owner: David T. & Mary M. Acquistapace
Council District: 7

POSTPONED 9/18/2018 MEETING

2. 2018-1134-ZC

Text Change An Ordinance amending the St. Tammany Parish Unified Development Code Section 130-55 "Notice Requirements" to include additional abutter notice provisions.

POSTPONED 9/18/2018 MEETING

3. 2018-1135-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 5.4 acres
Petitioner: Council Motion
Owner: Multiple Owners
Location: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, S34, T8S, R14E, Ward 9, District 14.
Council District: 14

POSTPONED 9/18/2018 MEETING

OCTOBER 19, 2018

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- 4. 2018-1205-ZC**
Existing Zoning: MD-1 (Medical Residential District) & PBC-2 (Planned Business Center)
Proposed Zoning: MD-2 Medical Clinic District
Acres: 10.71 acres
Petitioner: Paul Mayronne
Owner: Forest Manor LLC - David Stallard
Location: Parcel located on the south side of Ochsner, west of LA Highway 21, being Parcel 7B1, S12, T7S, R10E, Ward 1, District 1.
Council District: 1
- 5. 2018-1211-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Acres: 2.01 acres
Petitioner: Jeffrey Schoen
Owner: Manuel G. & Suzanne P. Estrada
Location: Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Fayedaye Drive, S17, T7S, R10E, Ward 1, District 1.
Council District: 1
- 6. 2018-1212-ZC**
Existing Zoning: NC-5 (Retail and Service District)
Proposed Zoning: I-2 (Industrial District)
Acres: 8 acre
Petitioner: ChillCo Inc
Owner: Journey Fellowship Church, Inc - Doug McAllister
Location: Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road, S17, T8S, R13E, Ward 7, District 7.
Council District: 7
- 7. 2018-1213-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Acres: 2.89 acres
Petitioner: Mire Three - Wayne Porter & Nora Steele
Owner: Mire Three - Wayne Porter & Nora Steele
Location: Parcel located on the north side of Mire Drive, west of LA Highway 59, S13, T7S, R11E, Ward 3, District 5.
Council District: 5
- 8. 2018-1214-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.212 acres
Petitioner: Donna Lynn Keller
Owner: Norman D. Blackwell
Location: Parcel located on the north side of F. Blackwell Road, west of Sixteenth Section Road, S17, T7S, R14E, Ward 6, District 6.
Council District: 6
- 9. 2018-1215-ZC**
Existing Zoning: CB-1 (Community Based Facilities District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: 1.18 acres
Petitioner: Larry Tape
Owner: E321 - Sharman Stockstill
Location: Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3, S54, T7S, R11E, Ward 4, District 4.
Council District: 4

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- 10. 2018-1217-ZC**
Existing Zoning: A-1 (Suburban District) & A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 2.97 acres
Petitioner: Richard Levere & Julie Prinz Elliott
Owner: Richard Levere & Julie Prinz Elliott
Location: Parcel located on the west side of Bigner Road, south of LA Highway 22, S54, T7S, R11E, Ward 4, District 4.
Council District: 4
- 11. 2018-1219-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: MD-2 (Medical Clinic District) & HC-2 (Highway Commercial District)
Acres: 24.85 acres
Petitioner: Paul J. Mayronne
Owner: PTP Properties, LLC - Carrie Deane Prieto Segrave, Don Scot Prieto, James Kent Jackson & Janet Ruth Jackson
Location: Parcel located on the west side of LA Highway 59 & on the south side of Lonesome Road, 36 & 1, T7S & 8S, R11E, Ward 4, District 10.
Council District: 10
- 12. 2018-1222-ZC**
Existing Zoning: PF-1 (Public Facilities District)
Proposed Zoning: A-2 (Suburban District)
Acres: 20 acres
Petitioner: Council Motion
Owner: Roger Dale & Crystal Hugues Magee
Location: Parcel located on the north side of Carter Street, east of Rowell Street, S17, T7S, R12E, Ward 4, District 7.
Council District: 7
- 13. 2018-1223-ZC**
Text Change: An ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-971 (a) to increase the maximum building size in the HC-3 Highway Commercial Zoning District from 200,000 square feet to 250,000 square feet.
- 14. 2018-1224-ZC**
Existing Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Ralph & Joy Thompson
Owner: Ralph & Joy Thompson
Location: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road, S6, T5S, R10E, Ward 2, District 3.
Council District: 3
- 15. 2018-1238-ZC**
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
Acres: 10,000 sq. ft.
Petitioner: Calenthia Honeycutt
Owner: Calenthia Honeycutt
Location: Parcel located on the southwest corner of 4th Avenue & 4th Street, being lot 2-A, Square 25, Alton Subdivision, S23, T8S, R14E, Ward 8, District 14.
Council District: 14

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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. **2018-1260-PR - USE:** Variance to allow for internal illumination of the proposed Monument Sign
CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 50 sq. ft.
PETITIONER: Giselle Diaz Eastlack
OWNER: Diaz Realty Investments, LLC
LOCATION: Parcel located at the southwest corner of LA Highway 21 & Greenbriar Blvd.; S47, T7S, R11E; Ward 1, District 1

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT