

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 7, 2019
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 APRIL 2, 2019 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. **2018-1188-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) & Major Amendment to the PUD Planned Unit Development Overlay

Acres: 70.9 acres
Petitioner: Art Lancaster
Owner: De Val, Inc - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue, S25, T7S, R11E, Ward 4, District 5.
Council District: 5
POSTPONED 4/2/2019 MEETING

2. **2019-1383-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 28.9 acres
Petitioner: Jones Fussell - Paul J. Mayronne
Owner: De Val, Inc - Albert J. Vallon
Location: Parcel located on the west side of LA Highway 59, S25, T7S, R11E, Ward 4, District 5.
Council District: 5
POSTPONED 4/2/2019 MEETING

3. **2019-1397-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 1.6499 acres
Petitioner: St. Genevieve Church - Rev. Jose Roel Lungay
Owner: St. Genevieve Church - Rev. Jose Roel Lungay
Location: Parcel located on the east side of St. Genevieve Lane, north of Bayou Liberty Road, Slidell, S42, T9S, R11E, Ward: 9, District 11
Council District: 11

APRIL 22, 2019

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4. 2019-1411-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1 acre
Petitioner: Scariano Properties LLC - Craig Scariano
Owner: Scariano Properties LLC - Craig Scariano
Location: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville, S17, T7S, R10E, Ward 1, District 1.
Council District: 1

5. 2019-1414-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: NC-1 (Professional Office District)
Acres: 8045 sq.ft.
Petitioner: Laura Rolling Guidry
Owner: Laura Rolling Guidry
Location: Parcel located on the south side of LA Highway 36, west of E. Third Street, being a part of Square 66 & 20066 Highway 36, Covington, S42, T6S, R11E, Ward 2, District 3.
Council District: 3

6. 2019-1415-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 0.87 acres
Petitioner: Doreen Peacock
Owner: Doreen Peacock
Location: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell, S25, T9S, R14E, Ward 8, District 13.
Council District: 13

7. 2019-1416-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: PF-1 (Public Facilities District)
Acres: 3820 sq.ft.
Petitioner: Lennie L. Crawford
Owner: Lennie L. Crawford
Location: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington, S42, T6S, R11E, Ward 3, District 2.
Council District: 2

8. 2019-1417-ZC

Existing Zoning: A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)
Proposed Zoning: NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay)
Acres: 121.434 acres
Petitioner: Jeffrey Shoen
Owner: Garrett Field, LLC - Gran & Bille G. Semmes
Location: Parcel located west side of Military Road, north of US Highway 190 East, Slidell, S17 & 18, T9S, R15E, Ward 8, District 13.
Council District: 13

9. 2019-1418-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 1.12 acres
Petitioner: Tina Varnado
Owner: Frank Bell
Location: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell, S13, T9S, R14E, Ward 8, District 13.
Council District: 13

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10. 2019-1419-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Acres: 1.68 acres
Petitioner: Adams & Reese LLP - Marshall A. Hevron
Owner: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere,
Lisa Revere
Location: Parcel located on the southeast corner of LA Highway 22 & Trepagnier Road,
Madisonville, S42,T7S, R10E, Ward 1, District 4.
Council District: 4

11. 2019-1420-ZC

Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Acres: 5130 sq.ft.
Petitioner: Grand Homes, LLC - Jay Ploue
Owner: Grand Homes, LLC - Jay Ploue
Location: Parcel located on the west side of 11th Street, north of LaSalle Street, being
Lot 2, Square 30, Chinchuba Subdivision, Mandeville, S34, T7S, R11E,
Ward 4, District 4.
Council District: 4

**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: Revised site and landscape plan for Retail Center

CORRIDOR: Highway 21 Planned Corridor Overlay
ZONING: HC-2 Highway Commercial District
USE SIZE: 48,000 sq. ft.
PETITIONER: JSB Hwy 21 Lots, LLC – John S. Bowers III
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