

AGENDA
ST. TAMMANY PARISH SPECIAL ZONING COMMISSION MEETING
6:00 P.M. - December 8, 2009
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA
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

ROLL CALL

PUBLIC HEARING

Specific Request

- a. Bruce S. Gaker- Parcel located at the corner of Hwy 25 & Stonelake Road
Present Zoning – R (Rural) & A-2 (Suburban) Districts
Proposed Zoning – A-2 (Suburban) District
Requested Zoning – NC-1 (Professional Office) District
Commission Action - A-1 (Suburban) District

- b. Steve Leto - Located on the west side of LA Highway 1082 - 10.38 acres
Present Zoning: R (Rural) District
Proposed Zoning - A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning - A-1 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts

- c. William L. Leto - Located on the west side of LA Highway 1082 - 86.56 acres
Present Zoning: R (Rural) District
Proposed Zoning - A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning - A-1 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts

- d. Walter Morton Jr. - Located on the east side of LA Highway 25 - 8.59 acres
Present Zoning – A-3 (Suburban) & LC (Light Commercial) Districts
Proposed Zoning – A-2 (Suburban) & NC-2 (Indoor & Retail Service) Districts
Requested Zoning – HC-2 (Highway Commercial) District
Commission Action- NC-1 (Professional Office) District

- e. Jalal R. Zamin & Jimmy Zamin - Parcel located on the west side of LA Highway 25, north of Stonelake Drive - 3.75 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – NC-2 (Indoor Retail & Service) District
Commission Action - A-1 (Suburban) District

- f. Chris Severson - Parcel located on the west side of LA Highway 1082, north of Pat O’Brien Road -320 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1A (Suburban) District
Requested Zoning – A-1 (Suburban) District
Commission Action - A-1 (Suburban) District

- g. Robert & Karla Hatcher- Parcel located on the west side of LA Highway 1082, north of Pat O’Brien Road - 98.92 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – E-1 (Estate) District
Commission Action - E-1 (Estate) & RO (Rural Overlay) Districts

- h. Ken Tanana - Parcel located on the west side of LA Highway 1082, south of LA Highway 40, north of PJ Tooley Road - 10.18 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – E-4 (Estate) (7.18 acres), A-1A (Suburban) (3 acres) & RO (Rural Overlay) Districts
Commission Action - E-4 (Estate) (7.18 acres), A-1 (Suburban) (3 acres) & RO (Rural Overlay) Districts

- i. Tommy & Mickey Cheralla - Parcel located on the west side of LA Highway 1082 - 7.5 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – E-4 (Estate) & RO (Rural Overlay) Districts
Commission Action - E-4 (Estate) & RO (Rural Overlay) Districts

- j. Amir Mehrabani & Shar Bulikson- Parcel located on the west side of LA Highway 25 - 8.84 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning – NC-2 (Indoor Retail & Service) District
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts
- k. Simpson Land Company, L.L.C. Parcels located on the north side of Penn Mill Road - 133.58 acres
Present Zoning – SA (Suburban Agricultural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – A-4 (Single Family Residential) District
Commission Action - A-1A (Suburban) District
- l. Planche Heirs - Parcel located at the end House Creek Road, north of LA Highway 40 - 430 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – A-1A (Suburban) District
Commission Action - A-1 (Suburban)& RO (Rural Overlay) Districts
- m. Planche Heirs - Parcel located on the east & west sides of North Factory Road, just south of the Washington Parish Line- 1,256 acres
Present Zoning – R (Rural) District
Proposed Zoning – A-1 (Suburban) District
Requested Zoning – A-1A (Suburban) District
Commission Action - A-1 (Suburban)& RO (Rural Overlay) Districts
- n. Planche Heirs - Parcel located on the south side of Thibodeaux Road, east of LA Highway 1081 - 225 acres
Present Zoning - SA (Suburban Agricultural), A-1 (Suburban) & A-2 Suburban) Districts
Proposed Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning – A-2 (Suburban) District
Commission Action - A-1 (Suburban)& RO (Rural Overlay) Districts
- o. Planche Heirs - Parcel located on the northwest side of Bruhl Road - 205.18 acres
Present Zoning – SA (Suburban Agricultural) & A-1 (Suburban) Districts
Proposed Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning – A-1A (Suburban) District
Commission Action - A-1 (Suburban)& RO (Rural Overlay) Districts

- p. Planche Heirs - Parcel located on the east side of LA Highway 437, north of Planche Road - 37.5 acres
 Present Zoning – SA (Suburban Agricultural), A-1 (Suburban), A-2 (Suburban), & ID (Institutional) Districts
 Proposed Zoning – A-1 (Suburban), A-2 (Suburban), PF-1 (Public Facilities) & RO (Rural Overlay) Districts
 Requested Zoning – NC-4 (Neighborhood Institutional), PF-1 (Public Facilities) & A-2 (Suburban) Districts
Commission Action - A-1 (Suburban), A-2 (Suburban), PF-1 (Public Facilities) & RO (Rural Overlay) Districts
- q. Jim Rigol - Parcels located within Section 28 & 29, T5S, R11E, north of Million Dollar Road - 1302 acres
 Present Zoning – R (Rural) District
 Proposed Zoning – A-1A (Suburban) & RO (Rural Overlay) Districts
 Requested Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts
- r. Bernie Willie - Parcels located on the north sides of Riverside Drive & Wardline Road, on the south side of Cody Road, on the east & west sides of Million Dollar Road & Coyne Road - 175 acres
 Present Zoning – R (Rural) District
 Proposed Zoning – A-2 (Suburban) & RO (Rural Overlay) Districts
 Requested Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts
- s. Military Road Civic Association - Parcel located on the west side of Military Road, north of the intersection with LA Highway 36 - 19 acres
 Present Zoning – SA (Suburban Agricultural) District
 Proposed Zoning – HC-2 (Highway Commercial) Districts
 Requested Zoning – A-1A (Suburban) District
Commission Action - A-1A (Suburban) District (northern portion) HC-2 (Highway Commercial) District (southern portion)
- t. Michael G. Thompson - Parcel located on the west side of LA Highway 1082, south of PJ Tooley Road - 62 acres
 Present Zoning – R (Rural) District
 Proposed Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
 Requested Zoning - E-3 (Estate) & RO (Rural Overlay) Districts
Commission Action - E-3 (Estate) & RO (Rural Overlay) Districts
- u. Ray Monk, Alvin Roussel, William Marshall, Shelly Spotswood - Parcels located within Section 6, T5S, R11E - 634 acres
 Present Zoning – R (Rural) District
 Proposed Zoning – A-2 (Suburban) & RO (Rural Overlay) Districts
 Requested Zoning - A-1 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-1 (Suburban) & RO (Rural Overlay) Districts

- v. Jeff Schoen - Parcel located on the east side of LA Highway 25, north and south of Coastal Blvd - 9.46 acres
Present Zoning – PUD (Planned Unit Development) District
Proposed Zoning – I-2 (Industrial) District
Requested Zoning - HC-2 (Highway Commercial) & PUD (Planned Unit Development Overlay) Districts
Commission Action - HC-2 (Highway Commercial) District (Lots 1A, 4, & 5) & I-2 (Industrial) District (Lots 2A & 3)

- w. Ronald G. Burger - Parcel located on the west side of LA Highway 1082, north of PJ Tooley Road, being 82415 Highway 1082
Present Zoning – R (Rural) District
Proposed Zoning – A-2 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning - E-1 (Estate) & RO (Rural Overlay) Districts
Commission Action - E-1 (Estate) & RO (Rural Overlay) Districts

- x. P. Adair Brown - Parcel located at the northwest intersection of LA Highway 1082 & Smith Road - 9.43 acres
Present Zoning – A-1 (Suburban) District
Proposed Zoning – A-1 (Suburban) & RO (Rural Overlay) Districts
Requested Zoning - A-2 (Suburban) & RO (Rural Overlay) Districts
Commission Action - A-2 (Suburban) & RO (Rural Overlay) Districts

- y. William Ferrer- Parcel located on the northwest side of LA Highway 21, north of the intersection of Highway 21 and Highway 36 - 5 acres.
Present Zoning - SD (Special District)
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-2 (Suburban) District

- z. Nelwyn McInnis (Nature Conservancy) - Parcels located along Lake Ramsey Road, west of Cameo Drive, east of South Lakeshore Drive in Sections 11, 12, 13, and 14, T6S, R10E - 186 acres.
Present Zoning - SA (Suburban Agricultural) & A-2 (Suburban) Districts
Proposed Zoning - A-1 (Suburban) & A-2 (Suburban) Districts
Requested Zoning - PF-2 (Public Facilities) District

- aa. Martin Johnson - Parcels located on west side of Church Road, south of LA Highway 1077, north of C. Gotti Road - 10.08 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - PF-1 (Public Facilities) District

- bb. Bruce Nesbit - Parcel located on the north side of LA Highway 1078, south of Thompson Road, east of Linda Road - 24 acres
Present Zoning - A-5 (Two Family) & A-6 (Multiple Family) Districts
Proposed Zoning - A-6 (Multiple Family) District
Requested Zoning - A-5 (Two Family) & A-6 (Multiple Family) Districts

- cc. Bernie Willie - Parcel located on the north side of US Highway 190 north of the intersection of West 21st Street and US Highway 190 in Sections 25, 29, &30, T6S, R11E - 701 acres.
Present Zoning - SA (Suburban Agricultural), C-2 (Highway Commercial), A-1 (Suburban), MH (Mobile Home), and PUD (Planned Unit Development) Districts.
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1A (Suburban) District
- dd. Bernie Willie - Parcel located on the north side of Balm Road, west of Hwy 25 in Section 7, T5S, R10E - 591 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- ee. Bernie Willie - Parcels located south of LA Highway 1078, north of Boyd Road, east of Tantela Ranch Road in Sections 9 & 19, T6S, R10E - 579 acres.
Present Zoning - SA (Suburban Agricultural) & A-2 (Suburban) Districts
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- ff. Bernie Willie - Parcels located along River Ridge Drive, east of Robinson Road in Section 9, T6S, R10E - 48 acres.
Present Zoning - A-2 (Suburban) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- gg. Bernie Willie - Parcels located on the south side of LA Highway 1078, west of Roubion Road, east of Robinson Road in Section 4, T6S, R10E - 144 acres.
Present Zoning - SA (Suburban Agricultural) & A-2 (Suburban) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- hh. Bernie Willie - Parcels located on the north side of LA Highway 1078, south of Joiner Road, west of LA Highway 25 in Sections 1, 2, 3, & 4, T6S, R10E - 428 acres.
Present Zoning - SA (Suburban Agricultural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- ii. Bernie Willie - Parcels located on the west side of LA Highway 25, south of LA Highway 1077, north of LA Highway 1078 in Section 36, T5S, R10E - 98 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- jj. Bernie Willie - Parcels located south of LA Highway 1077, north of Joiner Road, west of LA Highway 25, Section 35, T5S, R10E - 656 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District

- kk. Bernie Willie - Parcels located on the east and west sides of Booth Road, south of Bessie Booth Road, north of Joiner Road, Section 34, T5S, R10E - 648 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- ll. Bernie Willie - Parcels located on west side of LA Highway 25, north of LA Highway 1077, south of Jim Core Road, Section 26, T5S, R10E - 323 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- mm. Bernie Willie - Parcels located along LA Highway 1077 west of LA Highway 25 in Sections 28, 29, and 30 - 1,898 acres.
Present Zoning - R (Rural) District
Proposed Zoning - A1-A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- nn. Bernie Willie - Parcels located to the north and west of the City Boundaries of Folsom in Sections 33 & 34, T4S, R10E; Sections 3, 4, 5, 7, 8, & 38, T5S, R10E; Section 39, T5S, R9E - 3,230 acres
Present Zoning - R (Rural) & A-2 (Suburban) Districts
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- oo. Bernie Willie - Parcels located on the north and south sides of Pierre Cemetery Road in Section 6, T5S, R10E - 497 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- pp. Bernie Willie - Parcels located on the west and east sides of LA Highway 450 in Sections 17 & 18, T4S, R11E - 433 acres
Present Zoning - R (Rural) & A-2 (Suburban) Districts
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District
- qq. Bernie Willie - Parcels located on the west and east sides of LA Highway 437 in Sections 20 & 29, T4S, R11E - 915 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District
- rr. Bernie Willie - Parcels located west of LA Highway 1129, north of Section Road in Sections 3, 4, 9 & 10, T5S, R11E - 726 acres
Present Zoning - A-2 (Suburban) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District

- ss. Bernie Willie - Parcels located on the north and south sides of LA Highway 40 and the east and west side of Section Road in Sections 16 & 21, T5S, R11E - 1,299 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District

- tt. Bernie Willie - Parcels located on the north and south sides of LA Highway 40 west of LA Highway 1129 in Section 27, T5S, R11E - 625 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1A (Suburban) District

- uu. Bernie Willie - Parcel located at the southeast intersection of LA Highway 25 and River Road - 4.13 acres
Present Zoning - C-2 (Highway Commercial) District
Proposed Zoning - HC-2 (Highway Commercial) District
Requested Zoning - NC-1 (Professional Office) District

- vv. Bernie Willie - Parcels located on the west side of Isabel Swamp Road in Section 50 & 51, T5S, R12E and Sections 43 & 60, T4S, R12E - 939 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District

- ww. Bernie Willie - Parcels located on the north and south sides of LA Highway 40 west of Isabel Swamp Road in Sections 5, 6, 42, & 50, T5S, R12E - 665 acres
Present Zoning - R (Rural) & SA (Suburban Agricultural) Districts
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District

- xx. Bernie Willie - Parcels located on the east and west sides of LA Highway 40 north of Wallace King Road, south of Fairhaven Road in Sections 13 & 14, T5S, R12E - 1,319 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1 (Suburban) District

- yy. Bernie Willie - Parcels located on the east side of LA Highway 1129 north of LA Highway 1081, south of Taylor Road in Section 26, T5S, R11E - 161 acres
Present Zoning - R (Rural) & A-3 (Suburban) Districts
Proposed Zoning - A-3 (Suburban) District
Requested Zoning - A-2 (Suburban) District

- zz. Bernie Willie - Parcels located on the north side of LA Highway 1081, east of LA Highway 1129, south of Taylor Road in Section 26, T5S, R11E - 471 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-2 (Suburban) District
Requested Zoning - A-1A (Suburban) District

aaa. Bernie Willie -Parcels located north of LA Highway 1081, on the north, south, east, and west sides of Pat O'Brien Road in Section 25, T5S, R11E - 486 acres
Present Zoning - R (Rural) District
Proposed Zoning - A-1A (Suburban) District
Requested Zoning - A-1 (Suburban) District

bbb. Bernie Willie -Parcels located on the west side of LA Highway 25, north of Stonehill Road, south of Damiano Road in Section 33, T4S, R10E - 26 acres
Present Zoning - C-2 (Highway Commercial) District
Proposed Zoning - HC-2 (Highway Commercial) District
Requested Zoning - A-1 (Suburban) District

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT