

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, OCTOBER 2, 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

ELECTION OF OFFICERS

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. **2018-1091-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 130-2213 Minimum Standards.

POSTPONED 9/18/2018 MEETING

2. **2016-155-ZC**
Major Amendment to the PUD Planned Unit Development Overlay
Acres: 69.69 acres
Petitioner: Paul Mayronne
Owner: Military Road Land Co, LLC - Frank J. Lopiccoco
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, S14, T6S, R11E, Ward 3, District 2.
Council District: 2

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3. 2017-845-ZC

Text Change:

An Ordinance amending the text of Chapter 130 St. Tammany Parish Unified Development Code, to add definitions for “Reception Venue Small”, “Reception Venue Medium”, “Reception Venue Large” and to amend the definition of Restaurant and Restaurant without lounge in Section 130.5 Definitions, add the new uses of: “Reception Venue Small” to Section 130-792, “Reception Venue Medium” to Section 130-897, “Reception Venue Large” to Section 130-918, amend Section 130-2163 Minimum parking requirements and add to Section 130-2213 Minimum Standards for reception venues.

4. 2018-974-ZC

Existing Zoning:

A-2 (Suburban District) & RO (Rural Overlay)

Proposed Zoning:

NC-5 (Retail and Service District)

Acres:

5.82 acres

Petitioner:

Dawn Park Pekarik & Juraj Pekarik

Owner:

Dawn Park Pekarik & Juraj Pekarik

Representative:

Jeffrey D. Schoen

Location:

Parcel located on the north side of LA Highway 433, west of Galatas Lane, east of Faciane Road, being 30425 LA Highway 433, Slidell , S38, T9S, R14E, Ward 9, District 11.

Council District: 11

POSTPONED 5/1/2018 MEETING

5. 2018-1164-ZC

Existing Zoning:

HC-1 (Highway Commercial District)

Proposed Zoning:

HC-3 (Highway Commercial District)

Acres:

4.7532 acres

Petitioner:

DL Investments LLC c/o Jeffrey D. Schoen

Owner:

Madisonville Enterprises LLC - Shelby P. LaSalle

Location:

Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road, S42, T7S, R10E, Ward 1, District 4

Council District: 4

6. 2018-1165-ZC

Existing Zoning:

NC-4 (Neighborhood Institutional District)

Proposed Zoning:

A-5 (Two Family Residential District)

Acres:

0.93 acres

Petitioner:

Spell Holdings, LLC - Mary Spell

Owner:

Spell Holdings, LLC - Mary Spell

Location:

Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A, S26, T5S, R11E, Ward 2, District 2

Council District: 2

7. 2018-1169-ZC

Existing Zoning:

PUD (Planned Unit Development Overlay)

Proposed Zoning:

A-1 (Suburban District)

Acres:

20.3 acres

Petitioner:

Guste Island Holdings, LLC - Kelly McHugh

Owner:

Guste Island Holdings, LLC - Kelly McHugh

Location:

Parcel located on the west side of Guste Island Road, south of LA Highway 22, S20, T7S, R10E, Ward: 1, District:4

Council District: 4

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- 8. 2018-1171-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 1.834 acres
Petitioner: Jennifer & Kenny Adams
Owner: Jennifer & Kenny Adams
Location: Parcel located on the south side of Galatas Road, east of C.S.
 Owens Road, west of LA Highway 1077, S14, T7S, R10E, Ward:
 1, District: 1

Council District: 1
- 9. 2018-1176-ZC**
Existing Zoning: A-1A (Suburban District)
Proposed Zoning: CB-1 (Community Based Facilities District) & RO (Rural Overlay)
Acres: 19.29 acres
Petitioner: Roman Lopez
Owner: Angelica Rivera
Location: Parcel located on the south side of Murray Road, west of LA
 Highway 41, S3, T8S, R14E, Ward 8, District 11

Council District: 11
- 10. 2018-1179-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-3 (Suburban District), MHO (Manufactured Housing Overlay)
 & RO (Rural Overlay)
Acres: 1.171 acres
Petitioner: Eric Penton
Owner: Eric Penton
Location: Parcel located on the north side of LA Highway 36, west of LA
 Highway 41, being Parcel A, S21, T7S, R14E, Ward 6, District 6

Council District: 6
- 11. 2018-1183-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 20.3 acres
Petitioner: Guste Island Holdings, LLC - Kelly McHugh
Owner: Guste Island Holdings, LLC - Kelly McHugh
Location: Parcel located on the east side of Guste Island Road, south of LA
 Highway 22, S20, T7S, R10E, Ward 1, District 4

Council District: 4
- 12. 2018-1184-ZC**
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 0.75 acres
Petitioner: Blanchard Lisa
Owner: Lisa Blanchard
Location: Parcel located on the north side of Lakeview Drive, being a portion
 of lot 21, Pontlake Estates, S32, T9S, R14E, Ward 9, District 13

Council District: 13

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13. 2018-1187-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 30.978 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, R12E, Ward 4, District 5
Council District: 5

14. 2018-1188-ZC

Existing Zoning: A-1 (Suburban District) & HC-2 (Highway Commercial District)
Proposed Zoning: A-4 (Single-Family Residential District), HC-2 (Highway Commercial District) & PUD (Planned Unit Development Overlay)
Acres: 42.065 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, R12E, Ward 4, District 5
Council District: 5

15. 2018-1189-ZC

Existing Zoning: CB-1 (Community Based Facilities District)
Proposed Zoning: A-8 (Multiple Family Residential District)
Acres: 0.91 acre
Petitioner: Marina Beau Chene LLC - Jared Riecke
Owner: Marina Beau Chene LLC - Jared Riecke
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A, S54, T7S, R11E, Ward 4, District 4
Council District: 4

16. 2018-1190-ZC

Existing Zoning: CB-1 (Community Based Facilities District) & A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Acres: 2.122 acres
Petitioner: Marina Beau Chene LLC - Jared Riecke
Owner: Marina Beau Chene LLC - Jared Riecke
Location: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K, S54, T7S, R11E, Ward 4, and District 4
Council District: 4

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17. 2018-1194-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 2.3 acres
Petitioner: Anderson Design + Build, LLC - Jon Anderson
Owner: Advance Mortgage Company, LLC - Bruce Wainer
Location: Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington, S13, T7S, R11E, Ward 3, District 5
Council District: 5

18. 2018-1195-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Acres: 1.4736 acres
Petitioner: Helen Anglade
Owner: Rubie Amie Teal
Location: Parcel located on the north side of Teal Road, east of LA Industrial Pit Road, S10, T7S, R14, Ward 6, District 6
Council District: 6

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT