

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MARCH 3, 2020
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 FEBRUARY 4, 2020 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. **2019-1745-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District)
Proposed Zoning: HC-2 (Highway Commercial District)
Acres: .47 acres
Petitioner: No Limit Investments, LLC - Kasey Cole
Owner: No Limit Investments, LLC - Kasey Cole
Location: Parcel located on the west side of LA Highway 1090, north of Brownsitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell
Council District: S31, T8S, R15E, Ward 9, District 9.
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POSTPONED FROM 2/4/2020 MEETING

2. **2019-1751-ZC**
Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-3 (Suburban District) & I-1 (Industrial District)
Proposed Zoning: A-4 (Single Family Residential District)
Acres: 83.51 acres
Petitioner: Jones Fussell, L.L.P. - Jeff Schoen
Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Council District: 5
POSTPONED FROM 2/4/2020 MEETING

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3. 2019-1752-ZC

Existing Zoning: A-4 (Single Family Residential District)
Proposed Zoning: A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
Acres: 83.51 acres
Petitioner: Jones Fussell, L.L.P. - Jeff Schoen
Owner: St. Tammany Land Co., LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, and Markle Interests, LLC
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, being a 83.51 acre parcel, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Council District: 5

POSTPONED FROM 2/4/2020 MEETING

4. 2016-155-ZC

Major Amendment to the PUD (Planned Unit Development Overlay)
Acres: 69.69 acres
Petitioner: Kenneth Lopiccolo, Sr.
Owner: Military Road Land Co., LLC – Frank J. Lopiccolo
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, Covington, S14, T6S, R11E, Ward 3, District 2.
Council District: 2

POSTPONED FROM 2/4/2020 MEETING

5. 2019-1753-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 98 acres
Petitioner: Kenneth Lopiccolo Sr.
Owner: Graber, LLC - William Graber III
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington, S13, 14,& 43, T6S, R11E, Ward 3, District 2.
Council District: 2

POSTPONED FROM 2/4/2020 MEETING

6. 2019-1754-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: PUD (Planned Unit Development Overlay)
Acres: 141 acres
Petitioner: Kenneth Lopiccolo Sr.
Owner: Graber, LLC - William Graber III
Location: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington, S13, 14,& 43, T6S, R11E, Ward 3, District 2.
Council District: 2

POSTPONED FROM 2/4/2020 MEETING

7. 2019-1712-ZC

Text Change: An Ordinance to amend the St. Tammany Parish Unified Development Code, Section 130-1264 relative to permitted uses in the PF-1 Public Facilities District to add a new permitted use “Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park, crematoriums (animals only) and pet cemetery”.

St Tammany Parish Council by motion 11/7/2019

8. 2020-1768-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Oak Street, west of Beach Street and I-10, Slidell, S44, T9S, R14E, Ward 9, District 12.
Acres: .11 acres
Petitioner: Damon Cousin
Owner: Damon Cousin
Council District: 12

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9. **2020-1769-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 190, east of Raymond Road, west of Lynwood Drive, Lacombe, S48, T8S, R12E, Ward 4, District 7.
Acres: 2 acres
Petitioner: Karen Mathes
Owner: Karen Mathes
Council District: 7
10. **2020-1770-ZC**
Existing Zoning: A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning: NC-5 (Retail and Service District) & RO (Rural Overlay)
Location: Parcel located on the east side of LA Highway 40, south of Sharp Chapel Road and north of Fairhaven Road, being 22318 Highway 40, Bush, S12, T5S, R11E, Ward 2, District 6.
Acres: 5 acres
Petitioner: Andrew Albin
Owner: Mary Lou Albin
Council District: 6
11. **2020-1773-ZC** **WITHDRAWN**
Existing Zoning: A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the south side of LA Highway 40, east of Bob Baxter Road, west of LA Highway 1083, Bush, S39, T5S, R12E, Ward 5, District 6.
Acres: 129 acres
Petitioner: Integrisite, Inc. – Staci Matz
Owner: Michael Jenkins
Council District: 6
12. **2020-1782-ZC**
Existing Zoning: A-3 (Suburban District)
Proposed Zoning: CBF-1 (Community Based Facilities District)
Location: Parcel located on the north side of Indian Village Road, east of Indian Mound Lane and west of Old Pearl River; Slidell, S15, T9S, R15E, Ward 8, District 13.
Acres: .24 acres
Petitioner: Allen Walker
Owner: Alana Peltier, Amos McManus Sr., Durwin McManus, Sonya Mayo, and Rosemary McManus
Council District: 13
13. **2020-1784-ZC**
Existing Zoning: HC-2(Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.
Acres: 5.2 acres
Petitioner: Granville Semmes III - Billie Semmes
Owner: Garrett Motor Cars, LLC - Billie Semmes
Council District: 12
14. **2020-1785-ZC**
Existing Zoning: HC-2(Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell, S23, T9S, R14E, Ward 8, District 12.
Acres: 2.15 acres
Petitioner: Granville Semmes III - Billie Semmes
Owner: OST Dealership - Billie Semmes
Council District: 12

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15. 2020-1786-ZC

Text Change: Ordinance amending the St. Tammany Parish Unified Development Code, Section 130-5 Definitions - to amend the language and to add to the Definition of Automotive Sales.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT