CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JUNE 1, 2004 MEETING

TABLING OF CASES

PUBLIC HEARING

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. **ZC04-05-041**
   - Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.17, to modify the standards for land clearing.
   - (Tabled from 6/1/04 Meeting)

2. **ZC04-06-049**
   - TEXT CHANGE: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.16, to modify the standards for landscaping.
   - (Tabled from 6/1/04 Meeting)

3. **ZC04-07-050**
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 0.45 acres
   - Petitioner: Albert and Sonya Brignac
   - Owner: Albert and Sonya Brignac
   - Location: Parcel located on the south side of US Highway 190 between 8th Street and Lake Road, being a portion of lots 3, 7, 8, 9, and 10 of square 101 in the Town of Lacombe Subdivision, S37, T8S, R13E, Ward 7, District 7
   - Council District: 7

4. **ZC04-07-051**
   - Existing Zoning: R (Rural) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 3.457 acres
   - Petitioner: Ian Magruder
   - Owner: Kathman Realty, Inc. and Hester Kathman c/o Robert Masson
   - Location: Parcels located on the north side of LA Highway 22, being lots 16 and 17 of square 13 and lot 23 of square 5 in Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1
   - Council District: 1

5. **ZC04-07-052**
   - Existing Zoning: MH (Mobile Home) and A-4 (Single Family Residential) Districts
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 2.5 acres
   - Petitioner: Nicholas Milazo
   - Owner: Nicholas and Marilyn Milazo
   - Location: Parcel located on the northwest corner of Hoover Drive and US Highway 190, being lots 39-45 of square 5 in Lindbergh Glen Subdivision, Annex No. 2, S13, T9S, R14E, Ward 8, District 13
   - Council District: 13
6. **ZC04-07-053**  
**Existing Zoning:** A-4 (Single Family Residential) District  
**Proposed Zoning:** C-1 (Neighborhood Commercial) District  
**Acres:** 15,000 sq. ft.  
**Petitioner:** Charlie Garic  
**Owner:** Sharon Brown  
**Location:** Parcel located on the northeast corner of Natchez Drive and Tyler Drive, being lot 6 of square 14 in Robbert Park Subdivision, Annex No. 3, S12, T9S, R14E, Ward 8, District 13  
**Council District:** 13

7. **ZC04-07-054**  
**Existing Zoning:** SA (Suburban Agriculture) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 37,280 sq. ft.  
**Petitioner:** A. Wayne Buras  
**Owner:** Claiborne Investment Group, L.L.C. c/o Jay Pellegrini, Sr.  
**Location:** Parcel located on the southwest corner of First Street and Ramos Street, being lot 116 and a portion of lot 117 in the Town of Claiborne Subdivision, S42, T6S, R11E, Ward 3, District 3  
**Council District:** 3

8. **ZC04-07-055**  
**Existing Zoning:** SA (Suburban Agriculture) District  
**Proposed Zoning:** PUD (Planned Unit Development) District  
**Acres:** 206.437 acres  
**Petitioner:** Lonesome Development, L.L.C., c/o Tim Henning  
**Owner:** Lonesome Development, L.L.C., et al.  
**Location:** Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077, S8, 17, & 20, T6S, R10E, Ward 1, District 1  
**Council District:** 1

9. **ZC04-07-056**  
**Existing Zoning:** A-2 (Suburban) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 8.783 acres  
**Petitioner:** Jean Freeman  
**Owner:** Carl and Emma Jean Freeman  
**Location:** Parcel located at the southeast corner of River Road and LA Highway 25, S17, T6S, R11E, Ward 3, District 2  
**Council District:** 2

10. **ZC04-07-057**  
**Existing Zoning:** R (Rural) District  
**Proposed Zoning:** A-1 (Single Family Residential) District  
**Acres:** 1,859.94 acres  
**Petitioner:** Steve Duvermay  
**Owner:** Alaska Seaboard Partners Limited Partnership  
**Location:** Parcel located east of LA Highway 1129, north of Simalusa Estates, S25, 26, 35, 36, 39, & 44, T4S, R11E; and S1 & 2, T5S, R11E, Ward 2, District 2  
**Council District:** 2

11. **ZC04-07-059**  
**Existing Zoning:** A-3 (Suburban) District  
**Proposed Zoning:** C-1 (Neighborhood Commercial) District  
**Acres:** 42,500 sq. ft.  
**Petitioner:** Steve Duvermay  
**Owner:** Investment Realty Associates  
**Location:** Parcel located on the northwest corner of Amber Street and Cane Avenue, being lot 5 of square 18 in Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 8  
**Council District:** 8

12. **ZC04-07-060**  
**Existing Zoning:** A-2 (Suburban) District  
**Proposed Zoning:** LC (Light Commercial) District  
**Acres:** 57,600 sq. ft.  
**Petitioner:** David Webber  
**Owner:** William and Anita Barfield; James Scott  
**Representative:** James Scott  
**Location:** Parcel located on the west side of Vivian Street, between Fifth and Sixth Streets, being square 3 of Maileville Subdivision, S42, T7S, R11E, Ward 3, District 1  
**Council District:** 1
13. **ZC04-07-061**  
Existing Zoning: A-4 (Single Family Residential) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 9.98 acres  
Petitioner: Foster Engineering  
Owner: Marks’ Lake, Inc., c/o Michael Tufaro  
Location: Parcel located on the south side of Moonraker Drive, S32, T9S, R14E, Ward 9, District 13  
Council District: 13

14. **ZC04-07-062**  
Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 9.13 acres  
Petitioner: Thomas Johnston  
Owner: Succession of Mildred Blossman, c/o Herbert Oalmann, Jr.  
Location: Parcel located north of 10th Street, east of the intersection of Jefferson Avenue and 10th Street, and south of Arthur Road, S42, T6S, R11E; S42, T7S, R11E, Ward 3, District 3  
Council District: 3

15. **ZC04-07-063**  
Existing Zoning: LC (Light Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.4166 acres  
Petitioner: Grace Burkes  
Owner: Fritchie Sisters, L.L.C.  
Representative: J.V. Burkes & Associates, Inc.  
Location: Parcel located at the southeast corner of US Highway 190 (Business) and Nellie Drive, S11, T9S, R14E, Ward 8, District 14  
Council District: 14

16. **ZC04-07-064**  
Existing Zoning: PUD (Planned Unit Development) District  
Proposed Zoning: A-3 (Suburban) District  
Acres: 11.39 acres  
Petitioner: Sean Burkes  
Owner: Cross Gates, Inc.  
Location: Parcel located east of Leeds Drive, south of Parkpoint Drive, S37, T9S, R15E, Ward 8, District 9  
Council District: 9

**AMENDMENT(S) TO THE PLANNED UNIT DEVELOPMENT**

1. **ZC02-09-066**  
Existing Zoning: R (Rural) District  
Proposed Zoning: PUD (Planned Unit Development) District  
Acres: 53.807 acres  
Petitioner: Kelly J. McHugh & Assoc.  
Owner: Tchefuncte Trace South, LLC  
Location: Parcel located on the south side of LA Highway 22, east of LA Highway 1085 (Bootlegger Road), & west of Guste Island Road, S17/20, T7S, R10E, Ward 1, District 1  
Council District: 1

**CONDITIONAL USE PERMIT REQUEST CASES** - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. **CP04-06-068** - Use: Mobile Home  
Zoning: SA (Suburban Agriculture) District  
Use Size: 2,100 sq. ft.  
Petitioner: Diane Sam bola  
Owner: Diane and Gerald Sam bola  
Location: Parcel located at the west end of Dewberry Road, S9, T6S, R11E, Ward 3, District 2  
Council District: 2  
(Tabled from 6/1/04 Meeting)
2. CP04-07-072 - Use: Household Agriculture
   Zoning: A-2 (Suburban) District
   Use Size: 4 acres
   Petitioner: Gary Loyd
   Owner: Gary and Madelyn Loyd
   Location: Parcel located on the north side of Royal Pine Drive, east of LA Highway 437 (Lee Road), being lot 1 of Royal Pine Acres Subdivision, Phase 1, S14, T6S, R11E, Ward 3, District 2
   Council District: 2

3. CP04-07-073 - Use: Mobile Home
   Zoning: SA (Suburban Agriculture) District
   Use Size: 1,216 sq. ft.
   Petitioner: James and Diane Davis
   Owner: James and Diane Davis
   Location: Parcel located on the north side of Fern Street between Spruce Street and Eden Street, being lots 3 and 4 of square 11 in Abita Nursery Subdivision, S36, T6S, R11E, Ward 3, District 3
   Council District: 3

4. CP04-07-074 - Use: Mobile Home
   Zoning: A-3 (Suburban) District
   Use Size: 2,000 sq. ft.
   Petitioner: Robert and Carolyn Pizzella
   Owner: Robert and Carolyn Pizzella
   Location: Parcel located on the northeast corner of Iron Street and Niblick Street, being lot 15 of square 7 in Hillcrest Country Club Estates Subdivision, Addition No. 2, S27, T6S, R12E, Ward 10, District 6
   Council District: 6

5. CP04-07-075 - Use: Mobile Home
   Zoning: SA (Suburban Agriculture) District
   Use Size: 1,232 sq. ft.
   Petitioner: Andy Howard
   Owner: Andy Howard
   Location: Parcel located on the south side of Rabbit Run, east of Stallion Run, being lot 84 of Ponderosa Ranches Subdivision, Phase 2, S15, T8S, R14E, Ward 9, District 6
   Council District: 6

6. CP04-07-076 - Use: Single Family Residences
   Zoning: A-6 (General Multiple Family) District
   Use Size: 14.98 acres
   Petitioner: Buddy Coate
   Owner: Marina Developers, LLC
   Location: Parcel located on the east and west sides of Mako Nako Drive, south of Marina Boulevard, being lots 1-51 in Marina Beau Chene Subdivision, S54, T7S, R11E, Ward 4, District 4
   Council District: 4

7. CP04-07-077 - Use: Mobile Home
   Zoning: SA (Suburban Agriculture) District
   Use Size: 1,344 sq. ft.
   Petitioner: Daphne Jones Jenkins
   Owner: Brian and Daphne Jones Jenkins
   Location: Parcel located between 10th Street and 11th Streets, north of 1st Avenue, being lots 6, 7, 12, and 13 of square 54 in the Town of Alton Subdivision, S23, T8S, R14E, Ward 8, District 14
   Council District: 14

8. CP04-07-078 - Use: Condominiums
   Zoning: C-2 (Highway Commercial) District
   Use Size: 8,223 acres
   Petitioner: Mike Fitzpatrick c/o First Const. Corp.
   Owner: The Aguilar Group, Inc., et al.
   Representative: Scalfano Engineering, Inc./David Scalfano
   Location: Parcel located on the north side of Holiday Boulevard, west of US Highway 190, S15, T7S, R11E, Ward 3, District 1
   Council District: 1
9. **CP04-07-079 - Use: Gas Station, Convenience Store, and Restaurant**
   - **Zoning:** M-1 (Light Industrial) District
   - **Use Size:** 2,700 sq. ft.
   - **Petitioner:** Bryan White
   - **Owner:** Enterprise Corp. II
   - **Location:** Parcel located on the west side of LA Highway 434, north of Krentel Road, S17, T8S, R13E, Ward 7, District 7
   - **Council District:** 7

10. **CP04-07-080 - Use: Addition to Sewer Treatment Plant**
    - **Zoning:** R (Rural) District
    - **Use Size:** 1.1 acres
    - **Petitioner:** Paul Mayronne
    - **Owner:** Southeastern LA Water & Sewer Co., LLC
    - **Location:** Parcel located on the southeast corner of LA Highway 22 and Koepp Road, S42, T7S, R10E, Ward 1, District 1
    - **Council District:** 1

11. **CP04-07-081 - Use: Church Addition**
    - **Zoning:** A-2 (Suburban) District
    - **Use Size:** 15,664 sq. ft.
    - **Petitioner:** Vernon Cobb
    - **Owner:** Trinity Evangelical Free Church
    - **Location:** Parcel located at the east end of 10th Street, east of US Highway 190, S42, T7S, R11E, Ward 3, District 3
    - **Council District:** 3

12. **CP04-07-082 - Use: Boat Repair and Reconditioning**
    - **Zoning:** C-2 (Highway Commercial) District
    - **Use Size:** 2,000 sq. ft.
    - **Petitioner:** Stephen Ratley
    - **Owner:** Michele and Paul Huggins Jr.
    - **Location:** Parcel located on the east side of LA Highway 59, north of the intersection of Mire Drive and LA Highway 59, being lot 4 of square 3 in Red Gap Acres Subdivision, S13, T7S, R11E, Ward 3, District 5
    - **Council District:** 5

13. **CP04-07-083 - Use: Day Care Center**
    - **Zoning:** A-4 (Single Family Residential) District
    - **Use Size:** 12,936 sq. ft.
    - **Petitioner:** Lionel Hanley
    - **Owner:** Pamela M. Shields
    - **Location:** Parcel located on the west side of Hoover Drive, south of Lawes Street, north of Shortcut Highway (US Highway 190 Business), being lots 68 & 69 of square 5 in Lindbergh Glen Annex No. Two Subdivision, S12, T9S, R14E, Ward 8, District 13
    - **Council District:** 13

14. **CP04-07-084 - Use: Mobile Home**
    - **Zoning:** SA (Suburban Agriculture) District
    - **Use Size:** 1,680 sq. ft.
    - **Petitioner:** Latoya Barnes
    - **Owner:** Latoya Barnes
    - **Location:** Parcel located on the south side of 6th Street, west of St. Tammany Avenue, being lots 21 and 22 of square 44 in Morgan Subdivision, S27, T8S, R14E, Ward 9, District 6
    - **Council District:** 6

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. **PR04-07-007 - Use: Bank**
   - **Corridor:** Highway 21 Planned Corridor
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 4,308 sq. ft.
   - **Petitioner:** Michael Panzer
   - **Owner:** Bank One, NA
   - **Location:** Parcel located on the southeast corner of LA Highway 21 and Hyacinth Drive, being lot 402-A1 in Flower Estates Subdivision, Section A, S47, T7S, R11E, Ward 1, District 1
   - **Council District:** 1
2. **PR04-07-008 - Use: Commercial Building**
   - Corridor: East Gause Planned Corridor
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 11,256 sq. ft.
   - Petitioner: Chuck Dammon
   - Owner: Dinelli, LLC
   - Location: Parcel located at the southwest corner of East Gause Boulevard and Cross Gates Boulevard, S38, T9S, R15E, Ward 8, District 9
   - Council District: 9

3. **PR04-07-009 - Use: Restaurant**
   - Corridor: Highway 21 Planned Corridor
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 6,000 sq. ft.
   - Petitioner: Velvet Pines/ John Barry
   - Owner: All State Financial Company
   - Location: Parcel located on the east side of LA Highway 21, north of Hyacinth Drive and south of Zinnia Drive, S47, T7S, R11E, Ward 1, District 1
   - Council District: 1

**OLD BUSINESS**

1. **CP02-12-127 - Use: Office/ Warehouse & Distribution Center**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 695,185 sq. ft.
   - Petitioner: Bob Crawford
   - Owner: The Folgers Coffee Co
   - Location: Parcel located on the east side of LA Highway 434, north of I-12, S8 & 9, T8S, R13E, Ward 7, District 7
   - Council District: 7

**NEW BUSINESS**

**ADJOURNMENT**