CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JUNE 1, 2004 MEETING

APPROVAL OF THE MINUTES OF THE JULY 6, 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 ORDNANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **ZC04-07-050**
   - Existing Zoning: SA (Suburban Agriculture) District
   - 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
   - (Tabbed from 7/6/04 Meeting)

2. **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
   - 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
   - (Tabbed from 7/6/04 Meeting)

3. **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
   - Council District: 2
   - (Tabbed from 7/6/04 Meeting)

4. **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
   - (Tabbed from 7/6/04 Meeting)
5. **ZC04-06-048.**

- **Existing Zoning:** SA (Suburban Agriculture) District
- **Proposed Zoning:** M-2 (Intermediate Industrial) District
- **Acres:** 32,371 sq. ft.
- **Petitioner:** Tina Dubroc
- **Owner:** Edwina G. Smith, et al. c/o Marvin M. Thorning
- **Location:** Parcel located on the south side of US Highway 190, west of Pontchartrain Boulevard, being lot 3 of farm number 541 in Forest Glen Subdivision, S48, T8S, R12E, Ward 4, District 7
- **Council District:** 7

6. **ZC04-08-065.**

- **Text Change:** An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.13, to modify the standards for accessory buildings and structures, and Section 10, to modify the definition of accessory buildings, accessory structures, or uses

7. **ZC04-08-066.**

- **Existing Zoning:** C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts
- **Proposed Zoning:** PUD (Planned Unit Development) District
- **Acres:** 81.73 acres
- **Petitioner:** Kelly McHugh
- **Owner:** Ronald and Mark Watson and J/MAC Development, LLC
- **Location:** Parcel located on the south side of US Highway 190, east of Transmitter Road and west of S. Tranquility Drive, S33, T8S, R13E, Ward 7, District 7 & 11
- **Council District:** 7 & 11

8. **ZC04-08-068.**

- **Text Change:** An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No.523, Section 5.0316, to provide for changes in the commercial signage regulations

**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

(Tabled from 7/6/04 Meeting)

**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. **CP04-08-085 - Use: Barn WITHDRAWN**

- **Zoning:** A-1 (Suburban) District
- **Use Size:** 3,000 sq. ft.
- **Petitioner:** Travis and Sue Byrd
- **Owner:** Travis and Sue Byrd
- **Location:** Parcel located on the east side of Warrior Trace, north of Fairhaven Road and south of Tomahawk Lane, being lot 89 in Simalusa Estates Subdivision, S11 & 12, T5S, R11E, Ward 2, District 2
- **Council District:** 2

2. **CP04-08-086 - Use: Church**

- **Zoning:** SA (Suburban Agriculture) District
- **Use Size:** 8,608.38 sq. ft.
- **Petitioner:** Salco Construction, Inc.
- **Owner:** North Cross United Methodist Church
- **Location:** Parcel located on the west side of LA Highway 21, north of Dummyline Road, S41, T7S, R10E, Ward 1, District 1
- **Council District:** 1
3. **CP04-08-087 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 2,880 sq. ft.
   - **Petitioner:** Sabrina Abhale
   - **Owner:** Laura L. White
   - **Location:** Parcel located on the east side of Stafford Road, north of House Road, and south of Rev. Clark Road, S14, T6S, R11E, Ward 3, District 2
   - **Council District:** 2

4. **CP04-08-088 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 2,560 sq. ft.
   - **Petitioner:** Kim Bennett
   - **Owner:** Therese’ Boldt
   - **Location:** Parcel located on the east side of Tantella Ranch Road, north of Boyd Road, S38, T6S, R10E, Ward 1, District 1
   - **Council District:** 1

5. **CP04-08-089 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 960 sq. ft.
   - **Petitioner:** Kenny Johnson and Angela McKey
   - **Owner:** Kenny Johnson and Angela McKey
   - **Location:** Parcel located on east side of South Mill Road, south of US Highway 190, S32, T8S, R13E, Ward 7, District 7
   - **Council District:** 7

6. **CP04-08-090 - Use: Duplex Lots**
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 17,867 acres
   - **Petitioner:** Sean Burkes
   - **Owner:** Southeast Investments, LLC
   - **Location:** Parcel located on the south side of the intersection of Allen Road and Voters Road, S24, T9S, R14E, Ward 8, District 13
   - **Council District:** 13

7. **CP04-08-091 - Use: Mobile Home**
   - **Zoning:** A-4 (Single Family Residential) District
   - **Use Size:** 960 sq. ft.
   - **Petitioner:** Margie Rose Miskell
   - **Owner:** Margie Rose Miskell
   - **Location:** Parcel located on the west side of Panther Drive, north of US Highway 190 (Business), being lots 3-5 of square 1 in Beverly Heights Manor Subdivision, S13, T9S, R14E, Ward 8, District 13
   - **Council District:** 13

8. **CP04-08-092 - Use: Mobile Home (2nd Residence)**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 2,560 sq. ft.
   - **Petitioner:** Shannon Dardar
   - **Owner:** Shannon Dardar and Nancy DeAbate
   - **Location:** Parcel located on the south side of Strain Road, east of LA Highway 59, being lot 19A1 in the Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 7
   - **Council District:** 7

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

1. **PR04-07-008 - 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

*(Tabled from 7/6/04 Meeting)*

Draft July 20, 2004
2. 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

(Tabled from 7/6/04 Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT