CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE AUGUST 4, 2004 MEETING

TABLED CASES

PUBLIC HEARING

APPPEARERS

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. ZC04-07-057
   Existing Zoning: R (Rural) District
   Proposed Zoning: A-1 (Single Family Residential) District
   Acres: 1,859.94 acres
   Petitioner: Alaska Seaboard Partners Limited Partnership
   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
   (Tabled from 8/4/04 Meeting)

2. 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
   (Tabled from 8/4/04 Meeting)

3. 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
   (Tabled from 8/4/04 Meeting)

4. ZC04-08-067
   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
   (Tabled from 8/4/04 Meeting)
<table>
<thead>
<tr>
<th>Item</th>
<th>Case Number</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Acres</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>ZC04-09-069</td>
<td>SA (Suburban Agriculture) District</td>
<td>A-2 (Suburban) District</td>
<td>15.29 acres</td>
<td>Donald Wilson</td>
<td>Lowe Davis Investments, L.L.C.</td>
<td>Parcel located on the northwest corner of Lowe Davis Road and Plantation Street, S26, T6S, R11E, Ward 3, District 3</td>
<td>3</td>
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<tr>
<td>6.</td>
<td>ZC04-09-070</td>
<td>A-6 (General Multiple Family) District</td>
<td>C-2 (Highway Commercial) District</td>
<td>1.54 acres</td>
<td>A. J. Engolia</td>
<td>Joyce and Anthony J. Engolia</td>
<td>Parcel located on the east side of US Highway 11, south of Oak Harbor Blvd. and north of Eden Isles Drive, being lots 23, 24, 26, and 27 in Eden Isles Subdivision, Unit 1, S44, T9S, R14E, Ward 9, District 12</td>
<td>12</td>
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<tr>
<td>7.</td>
<td>ZC04-09-071</td>
<td>A-2 (Suburban) District</td>
<td>LC (Light Commercial) District</td>
<td>0.52 acres</td>
<td>Robert Welch</td>
<td>Mary Lynn Catledge</td>
<td>Parcel located on the southeast corner of LA Highway 59 and Caroline Street in square 156 of the Town of Mandeville Subdivision, S38, T8S, R11E, Ward 4, District 10</td>
<td>10</td>
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<tr>
<td>8.</td>
<td>ZC04-09-072</td>
<td>C-1 (Neighborhood Commercial) District</td>
<td>C-2 (Highway Commercial) District</td>
<td>8.92 acres</td>
<td>Jim Bennett</td>
<td>Northlake Group, LLC</td>
<td>Parcel located on the east side of LA Highway 1077, north of I-12, and south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
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<tr>
<td>10.</td>
<td>ZC04-09-074</td>
<td>A-2 (Suburban) District</td>
<td>A-3 (Suburban) District</td>
<td>0.94 acres</td>
<td>Barataria Oaks Estates, L.L.C. and Huey J. Brown</td>
<td>Barataria Oaks Estates, L.L.C. and Huey J. Brown</td>
<td>Parcel located at the northeast corner of Sharp Road and Lochmere Drive, S36, T7S, R11E, Ward 4, District 5</td>
<td>5</td>
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</tbody>
</table>
12. **ZC04-09-076**

Existing Zoning: A-3 (Suburban) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 15,000 sq. ft.  
Petitioner: Sandra Lowrey  
Owner: Roland Lowrey and Sandra Lowrey  
Location: Parcel located at the northeast corner of Brownswich Road and Walnut Street, being lots 7-8 of square 1 in Ozone Pines Subdivision, S31, T8S, R15E, Ward 8, District 9  
Council District: 9

13. **ZC04-09-077**

Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: M-2 (Intermediate Industrial) District  
Acres: 0.67 acres  
Petitioner: Joseph Schneider, Jr., AIA  
Owner: Abita Brewing Co., L.L.C.  
Representative: Joseph Schneider  
Location: Parcel located at the southeast corner of LA Highway 36 and Barbee Road, S36, T6S, R11E, Ward 3, District 3  
Council District: 3

14. **ZC04-09-078**

**TEXT CHANGE** An ordinance to amend the St. Tammany Parish Land Use Regulations, Ordinance No. 523, and Subdivision Regulations, Ordinance No. 499, to amend the transportation impact analysis regulations

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

1. **ZC02-12-081**

Zoning: PUD (Planned Unit Development) District  
Acres: 129.464 acres  
Petitioner: Lonesome Development, L.L.C, c/o Tim Henning  
Owner: Lonesome Development, L.L.C.  
Location: Parcel located on the north side of LA Highway 1085, west of Francis Road & east of White Chapel Road, S1, 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. **CP04-08-091 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
Use Size: 980 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  
(Tabled from 8/4/04 Meeting)

2. **CP04-09-093 - Use: Mini Storage**

Zoning: C-1 (Neighborhood Commercial) District  
Use Size: 96,000 sq. ft.  
Petitioner: Northlake Group, L.L.C.  
Owner: Northlake Group, L.L.C.  
Location: Parcel located on the east side of LA Highway 1077, north of I-12, and south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1  
Council District: 1

3. **CP04-09-094 - Use: Expansion of Non-Conforming Use (Concrete Plant)**

Zoning: M-1 (Light Industrial) District  
Use Size: 5,700 sq. ft.  
Petitioner: Wayne M. Stone  
Owner: Wayne M. and Diane Stone  
Location: Parcel located on the west side of Industrial Drive, north of Browns Village Road, S27, T8S, R14E, Ward 9, District 14  
Council District: 14

DRAFT - August 19, 2004  
3
AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -TUESDAY, SEPTEMBER 7, 2004
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

4. **CP04-09-095 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 2,000 sq. ft.
   - **Petitioner:** Joe Lusher
   - **Owner:** JLCO Consturction, Inc.
   - **Location:** Parcel located on the west side of Annette Drive, north of Sheree Lane, being lot 8 of square 1 in Oaklawn East Subdivision, Section Two, S33, T8S, R 13E, Ward 7, District 7
   - **Council District:** 7

5. **CP04-09-096 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 2,560 sq. ft.
   - **Petitioner:** Jerry Anderson
   - **Owner:** Jerry Anderson
   - **Location:** Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
   - **Council District:** 3

6. **CP04-09-097 - Use: Hotel**
   - **Zoning:** C-2 (Highway Commercial) District
   - **Use Size:** 65,000 sq. ft.
   - **Petitioner:** Evonne Machen
   - **Owner:** Luis Gomar and Carmen Rioja de Rodriguez
   - **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

7. **CP04-09-098 - Use: Mobile Home**
   - **Zoning:** A-4 (Single Family Residential) District
   - **Use Size:** 1,500 sq. ft.
   - **Petitioner:** James E. Smith
   - **Owner:** Ester J. Smith and James Effie Smith
   - **Location:** Parcel located on the west side of Jackson Lane, south of US Highway 190, S17, T9S, R15E, Ward 8, District 13
   - **Council District:** 13

8. **CP04-09-099 - Use: Archery Range**
   - **Zoning:** R (Rural) District
   - **Use Size:** 3.87 acres
   - **Petitioner:** Dorothy Grantham
   - **Owner:** Marvin Anthony Grantham
   - **Location:** Parcel located on the north side of Marvin Grantham Road, east of Sticker Road, S22, T5S, R13E, Ward 5, District 6
   - **Council District:** 6

9. **CP04-09-100 - Use: Mobile Home**
   - **Zoning:** SA (Suburban Agriculture) District
   - **Use Size:** 1,280 sq. ft.
   - **Petitioner:** Mike Fitzsimons
   - **Owner:** Michael Jason Fitzsimons
   - **Location:** Parcel located on the east side of Fitzsimons Road, south of the Soap and Tallow Branch, S35, T6S, R10E, Ward 1, District 1
   - **Council District:** 1

10. **CP04-09-101 - Use: Manufactured Home**
    - **Zoning:** SA (Suburban Agriculture) District
    - **Use Size:** 627 sq. ft.
    - **Petitioner:** Dennis Keehn
    - **Owner:** Dennis Keehn
    - **Location:** Parcel located on the north side of North Mimosa Drive, on the south side of Rising Sun Drive, west of Choctaw Springs Entrance Road, being lot 10 of Mimosa Park Subdivision, S48, T8S, R12E, Ward 1, District 7
    - **Council District:** 7

11. **CP04-09-102 - Use: Mobile Home (2nd Residence)**
    - **Zoning:** SA (Suburban Agriculture) District
    - **Use Size:** 910 sq. ft.
    - **Petitioner:** Elizabeth T. Taylor
    - **Owner:** Elizabeth T. Taylor and Tasso Taylor, III
    - **Location:** Parcel located on the north side of Taylor Lane, west of Lee Road, being a portion of lot 7 of Lee Road Heights Subdivision, S15, T6S, R11E, Ward 3, District 2
    - **Council District:** 2

DRAFT - August 19, 2004
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Use</th>
<th>Zoning</th>
<th>Use Size</th>
<th>Petitioner</th>
<th>Owner</th>
<th>Location</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP04-09-103</td>
<td>Mobile Home</td>
<td>SA (Suburban Agriculture) District</td>
<td>980 sq. ft.</td>
<td>Shirley Fitch</td>
<td>Leslie Fitch</td>
<td>Parcel located on the north side of Oak Drive, east of Maple Drive, being lot 33 of square 8 in River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9</td>
<td>9</td>
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<tr>
<td>CP04-09-104</td>
<td>Hotel</td>
<td>C-2 (Highway Commercial) District</td>
<td>30,000 sq. ft.</td>
<td>Dapco Ventures, L.L.C.</td>
<td>Wainer Brothers</td>
<td>Parcel located on the south side of the proposed Nord du Lac East Boulevard, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1</td>
<td>1</td>
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<tr>
<td>CP04-09-105</td>
<td>Guest House</td>
<td>A-2 (Suburban) District</td>
<td>900 sq. ft.</td>
<td>Herbert Kit Cooper</td>
<td>Dianne and Herbert Kit Cooper</td>
<td>Parcel located on the east side of Bode Avenue, south of Judy Avenue, being lot 13 of Thelma Estates Subdivision, S23, T7S, R11E, Ward 4, District 7</td>
<td>7</td>
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<tr>
<td>CP04-09-106</td>
<td>Private Recreational Area</td>
<td>R (Rural) District</td>
<td>3.75 acres</td>
<td>Nick Burchaell</td>
<td>Louisiana Horse Sales, L.L.C.</td>
<td>Parcel located along Pierre Cemetery Road, north of Hornsby Branch, S31, T4S, R10E, Ward 2, District 3</td>
<td>3</td>
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<tr>
<td>CP04-09-107</td>
<td>Wireless Tower (Extension)</td>
<td>C-2 (Highway Commercial) District</td>
<td>1.32 acres</td>
<td>Karen Frazier</td>
<td>Bellsouth Mobility, Inc.</td>
<td>Parcel located on the northwest corner of 12th Street and H Street, S10, T7S, R11E, Ward 3, District 5</td>
<td>5</td>
</tr>
<tr>
<td>CP04-09-108</td>
<td>Cat Hospital</td>
<td>C-2 (Highway Commercial) District</td>
<td>5,030 sq. ft.</td>
<td>Dr. Karen Becnel</td>
<td>John and Gloria Thompson</td>
<td>Parcel located on the southwest corner of LA Highway 59 and Spartan Drive, being lot 10 in the Spartan Commercial Park, S1, T8S, R11E, Ward 4, District 10</td>
<td>10</td>
</tr>
<tr>
<td>CP04-09-109</td>
<td>Movie Theater</td>
<td>C-2 (Highway Commercial) District</td>
<td>45,134 sq. ft.</td>
<td>Elizabeth Cox-GSRES</td>
<td>Wainer Brothers</td>
<td>Parcel located on the south side of the proposed Nord du Lac East Boulevard, east of LA Highway 21, S47, T7S, R11E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>CP04-09-110</td>
<td>Addition to Cross Gates Athletic Club</td>
<td>C-2 (Highway Commercial) District</td>
<td>62,737 sq. ft.</td>
<td>Jeff Schoen</td>
<td>Crossgates Recreation Inc.</td>
<td>parcel located on the northeast corner of Military Road and Steele Road, S38, T9S, R15E, Ward 8, District 9</td>
<td>9</td>
</tr>
</tbody>
</table>
PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:

1. **PR04-09-010** - Use: Drive Thru Bank  
   Corridor: Highway 21 Planned Corridor  
   Zoning: C-2 (Highway Commercial) District  
   Use Size: 14,785 sq. ft.  
   Petitioner: John T. Campo, Jr., NCARB, AIA  
   Owner: Resource Bank  
   Location: Parcel located on the southwest corner of LA Highway 21 and LA Highway 1085, S47, T7S, R11E, Ward 1, District 1  
   Council District: 1

OLD BUSINESS

1. **CP00-11-090** - Use: Pond with Removal of Dirt  
   Zoning: R (Rural) District  
   Use Size: 2.94 acres  
   Petitioner: Michael A. Accardo  
   Owner: Michael A. Accardo  
   Location: Parcel located on the south side of LA Highway 16, west of Loftin Lesley Road, east of Benson Road, S48, T5S, R13E, Ward 5, District 5  
   Council District: 5

2. **ZC03-02-012**  
   Existing Zoning: A-2 (Suburban) District  
   Proposed Zoning: PUD (Planned Unit Development) District  
   Acres: 109.98 acres  
   Petitioner: J.V. Burkes  
   Owner: Cross Gates, Inc.  
   Location: Parcel located east of Military Road, north of Old River Road, directly abutting the southern boundary of Turtle Creek Subdivision, S37, T9S, R15, Ward 9, District 8  
   Council District: 8

NEW BUSINESS

ADJOURNMENT