CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE SEPTEMBER 7, 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. **ZC04-07-057**
   - 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 9/7/04 Meeting)

2. **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 9/7/04 Meeting)

3. **ZC04-09-073**
   - Existing Zoning: SA (Suburban Agriculture) District
   - Proposed Zoning: C-2 (Highway Commercial) District
   - Acres: 4.13 acres
   - Petitioner: Lawrence W. Haik, Sr.
   - Owner: Richard Oroil, et al.
   - Location: Parcel located on the south side of US Highway 190, east of 17th Street and west of 15th Street, being squares 7, 8, and 9 in Lacombe Park Subdivision, S40, T8S, R12E, Ward 7, District 7
   - Council District: 7
   - (Tabled from 9/7/04 Meeting)

4. **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
   - (Tabled from 9/7/04 Meeting)

5. **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
   - (Referred back to Zoning Commission by the Parish Council)

Draft - September 28, 2004
<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Zoning Case Numbers</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>8.</td>
<td>ZC04-10-081</td>
<td>A-2 (Suburban) District</td>
<td>A-3 (Suburban) District</td>
<td>4.75 acres</td>
<td>A. Wayne Buras</td>
<td>Woodlands, L.L.C.</td>
<td>Parcel located on the north side of LA Highway 1085, west of Bootlegger Run Subdivision, S3, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>9.</td>
<td>ZC04-10-082</td>
<td>A-2 (Suburban) District</td>
<td>A-4 (Single Family Residential) District</td>
<td>1.87 acres</td>
<td>Clarence Pellegrin</td>
<td>Elizabeth and Clarence Pellegrin</td>
<td>Parcel located on the north side of Dupard Street, west of South Street, in square 214 of the Town of Mandeville Subdivision, S38, T8S, R11E, Ward 4, District 10</td>
<td>10</td>
</tr>
<tr>
<td>10.</td>
<td>ZC04-10-083</td>
<td>SA (Suburban Agriculture) District</td>
<td>PUD (Planned Unit Development) District</td>
<td>375 acres</td>
<td>Cheryl and Mark Malkemus</td>
<td>The Planche Company, L.L.C., et al.</td>
<td>Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road, S31, 37, 45, 46; T6S &amp; T7S; R10E &amp; 11E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>11.</td>
<td>ZC04-10-084</td>
<td>SA (Suburban Agriculture) District</td>
<td>LC (Light Commercial) District</td>
<td>10,476 sq. ft.</td>
<td>Karl Cavaretta</td>
<td>Succession of Jewel Clayton Cooper, Sr.</td>
<td>Parcel located on the east side of LA Highway 21, north of the intersection of LA Highway 21 and LA Highway 1077, being lots 3 and 4 of New Madisonville Subdivision, S38, T7S, R10E, Ward 1, District 1</td>
<td>1</td>
</tr>
<tr>
<td>12.</td>
<td>ZC04-10-085</td>
<td>A-2 (Suburban) District</td>
<td>LC (Light Commercial) District</td>
<td>0.310 acres</td>
<td>Leroy Cooper</td>
<td>Kelly Scott Lewis</td>
<td>Parcel located at the northeast corner of LA Highway 434 and Main Street, being lot 7-A of square 100 in Lacombe Park Subdivision, S37, T8S, R13E, Ward 7, District 7</td>
<td>7</td>
</tr>
</tbody>
</table>
13. **ZC04-10-086**

Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: C-2 (Highway Commercial) District

Acres: 6.667 acres  
Petitioner: Donald Jenkins  
Owner: St. Tammany Home Builders Association  
Location: Parcel located on the east side of Krentel Road, south of Bayou Lacombe, S8, T8S, R13E, Ward 7, District 7

Council District: 7

14. **ZC04-10-087**

Existing Zoning: SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts  
Proposed Zoning: PUD (Planned Unit Development) District

Acres: 89.56 acres  
Petitioner: Leroy Cooper/Cooper Engineering, Inc.  
Owner: Favret Investments, L.L.C.  
Location: Parcel located south of LA Highway 22, west of Penn's Chapel Road, S54, T7S, R11E, Ward 4, District 4

Council District: 4

15. **ZC04-10-088**

Existing Zoning: C-2 (Highway Commercial) District  
Proposed Zoning: A-4 (Single Family Residential) District

Acres: 7,626 sq. ft.  
Petitioner: John M. Schroder  
Owner: Deep South Development Corp.  
Location: Parcel located south of LA Highway 1088, west of Forest Brook Subdivision, S5, T8S, R12E, Ward 4, District 7

Council District: 7

16. **ZC04-10-090**

Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District

Acres: 12,500 sq. ft.  
Petitioner: Elwin Ordoyne III  
Owner: Ronald and Jacqueline Murray  
Location: Parcel located on the west side of Dwyer Street, north of Coast Boulevard, being lots 32-35 of Square 14 in Central Park Subdivision, Section A, S23, T9S, R14E, Ward 8, District 12

Council District: 12

17. **ZC04-10-091**

Text Change: An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 5.03, to provide for change in the commercial signage regulations, relative to properties with frontage on the interstate highway system

---

**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. **CP04-09-093 - 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

   (Tabled from 9/7/04 Meeting)

2. **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

   (Tabled from 9/7/04 Meeting)
3. **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  
   (Tabled from 9/7/04 Meeting)

4. **CP04-09-105 - Use: Guest House**  
   Zoning: A-2 (Suburban) District  
   Use Size: 900 sq. ft.  
   Petitioner: Herbert Kit Cooper  
   Owner: Dianne and Herbert Kit Cooper  
   Location: 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  
   Council District: 7

5. **CP04-10-112 - Use: Recreational Facility**  
   Zoning: SA (Suburban Agriculture) District  
   Use Size: 7.658 acres  
   Petitioner: YMCA of Greater New Orleans, c/o Darrell Johnson  
   Owner: Koby Properties, L.L.C.  
   Location: Parcel located on the east side of Francis Road, north of LA Highway 1085, S45, T7S, R10E, Ward 1, District 1  
   Council District: 1

6. **CP04-10-113 - Use: Expansion of School**  
   Zoning: ID (Institutional) District  
   Use Size: 20,000 sq. ft.  
   Petitioner: Greg Homer  
   Owner: Christ Episcopal Church  
   Location: Parcel located on the south side of Christwood Boulevard, east of LA Highway 21, S41, 46, 47 & 52; T7S; R10E & 11E, Ward 1, District 1  
   Council District: 1

7. **CP04-10-114 - Use: Mobile Home**  
   Zoning: SA (Suburban Agriculture) District  
   Use Size: 1,280 sq. ft.  
   Petitioner: Yolanda Galloway  
   Owner: Yolanda Galloway  
   Location: Parcel located on the north side of West Hillcrest Drive, west of Parkline Boulevard, being lot 42 of square 17 in Slidell Ozone Heights Subdivision, S34, T8S, R14E, Ward 9, District 14  
   Council District: 14

8. **CP04-10-115 - Use: Mobile Home**  
   Zoning: SA (Suburban Agriculture) District  
   Use Size: 1,280 sq. ft.  
   Petitioner: Anthony R. Willinger  
   Owner: Anthony R. Willinger  
   Location: Parcel located on the east side of 31st Street, south of Jackson Street, being lots 39-41 of square 23 in Forest Glen Addition Subdivision, S48, T8S, R12E, Ward 7, District 7  
   Council District: 7

9. **CP04-10-116 - Use: Mobile Home (2nd Residence)**  
   Zoning: SA (suburban Agriculture) District  
   Use Size: 660 sq. ft.  
   Petitioner: Michael and Joni Colburn  
   Owner: Michael and Joni Colburn  
   Location: Parcel located on the south side of Home Estates Drive, east of Camp Villere Road, S33, T8S, R14E, Ward 9, District 11  
   Council District: 11

10. **CP04-10-117 - Use: Mobile Home**  
    Zoning: SA (Suburban Agriculture) District  
    Use Size: 2,560 sq. ft.  
    Petitioner: Robin Franklin  
    Owner: Robin Franklin  
    Location: Parcel located on the north side of East Timberline Drive, west of Palm Street, being lot 21 of square 7 in Slidell Ozone Heights Subdivision, S34, T8S, R14E, Ward 9, District 14  
    Council District: 14
11. CP04-10-118 - Use: Sewage Treatment Plant  
   Zoning: M-2 (Intermediate Industrial) District  
   Use Size: 2 acres  
   Petitioner: Southeastern Louisiana Water & Sewer Co., L.L.C.  
   Owner: Alfred Seeger, et al.  
   Location: Parcel located north of LA Highway 1085, west of LA Highway 1077, S3, T7S, R10E, Ward 1, District 1  
   Council District: 1

12. CP04-10-119PR - Use: Drive-In Bank  
   Zoning: C-1 (Neighborhood Commercial) District  
   Use Size: 3,252 sq. ft.  
   Petitioner: R. A. "Drew" Jardine  
   Owner: Statewide Bank  
   Location: Parcel located at the southwest corner of Brewster Road and LA Highway 21, S46, T7S, R10E, Ward 1, District 1  
   Council District: 1

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
   (Tabled from 9/7/04 Meeting)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT