

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. -WEDNESDAY, AUGUST 4, 2004
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

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 ORDINANCE 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, W ard 7, District 7

Council District: 7

(Tabled 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
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, W ard 1, District 1

Council District: 1

(Tabled from 7/6/04 Meeting)

3. ZC04-07-057

Existing Zoning: Zoning: R (Rural) District
Proposed Zoning: A-1 (Single Family Residential) District
Acres: 1,859.94 acres
Petitioner: Steve Duvernay
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 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

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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. **ZC04-08-067**
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
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

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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' Bolds
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: 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

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
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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