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**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, JUNE 1, 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 APRIL 6, 2004 MEETING**

**APPROVAL OF THE MINUTES OF THE MAY 4, 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 1. ZC04-02-010**

Existing Zoning: C-1 (Neighborhood Commercial) District

Proposed Zoning: A-6 (General Multiple Family) District

Acres: 1.93 acres

Petitioner: Mike Perkins

Owner: Robert and Jeanette Essick

Location: Parcel located on the southeast corner of US Highway 11 and Eden Isles Boulevard, being lots 71-74 in Eden Isles Subdivision, Unit 1, S44, T9S, R14E, Ward 9, District 13

Council District: 13

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

**2 2. 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 5/4/04 Meeting)**

**3. ZC04-06-042**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 2.6 acres  
Petitioner: Nell Miquet  
Owner: Wesley Ray Dawsey  
Location: Parcel located on the southwest corner of Green House Road and LA Highway 41, S22, T7S, R14E, Ward 6, District 6  
Council District: 6

**4. ZC04-06-043**

Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 18,000 sq. ft.  
Petitioner: Roy Cadow  
Owner: Edward T. Riecke  
Location: Parcel located on the east side of LA Highway 59, north of Hoffman Road, being lots 11-16 of square 19 in Abita Springs Terrace Subdivision, S7, T7S, R12E, Ward 4, District 7  
Council District: 7

**5. ZC04-06-044**

Existing Zoning: SA (Suburban Agriculture) District  
Proposed Zoning: C-2 (Highway Commercial) and A-5 (Two Family Residential) Districts  
Acres: 62,500 sq. ft.  
Petitioner: Roy Cadow  
Owner: Edward Thomas Riecke Inter Vivos Trust/ Jean M. Champagne, Trustee  
Location: Parcel located on the southeast corner of LA Highway 59 and Crane Street, being lots 1-25 of square 40 in Abita Springs Annex Subdivision, S7, T7S, R12E, Ward 4, District 7  
Council District: 7

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**6. ZC04-06-045**

Existing Zoning: R (Rural) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 1.0 acre  
Petitioner: Randy Dawsey  
Owner: Alice Louise Galloway Dawsey  
Location: Parcel located on the west side of LA Highway 437, south of Barkers Corner, S34, T5S, R11E, Ward 2, District 2  
Council District: 2

**7. ZC04-06-046**

Existing Zoning: LC (Light Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 74,917 sq. ft.  
Petitioner: Stuart Rathe  
Owner: RJR LLC, II  
Representative: Michael Tilly  
Location: Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1  
Council District: 1

**8. ZC04-06-047**

Existing Zoning: R (Rural) and SA (Suburban Agriculture) Districts  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 78.7 acres  
 Petitioner: Leroy J. Cooper  
 Owner: Ruelle du Chene Developers, L.L.C.  
 Location: Parcel located on the west side of LA Highway 1077, north of the intersection of LA Highway 1077 and US Highway 190, S17, T6S, R10E, Ward 1, District 1  
 Council District: 1

**9. ZC04-06-048**

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

**10. 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.

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

**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 1. CP04-06-061 - Use: Commercial Building (> 20,000 sq. ft.)**

Zoning: M-1 (Light Industrial) District  
 Use Size: 29,858 sq. ft.  
 Petitioner: Peter Palisi, Jr.  
 Owner: SMP 3, LLC  
 Location: Parcel located on the south side of Seymour Myers Drive, west of LA Highway 1077, being lot 3 of Seymour Myers Industrial Park, Phase 1A, S10, T7S, R10E, Ward 1, District 1  
 Council District: 1

**2. CP04-06-062 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
 Use Size: 1,440 sq. ft.  
 Petitioner: Doug Wahl  
 Owner: Tammy McCardle Stavis  
 Location: Parcel located on the west side of Sunset Road, north of US Highway 190 (Business), being lots 7 and 8 of square 1 in Shady Acres Subdivision, S18, T9S, R15E, Ward 8, District 13  
 Council District: 13

**3. CP04-06-063 - Use: Mobile Home (2nd Residence)**

Zoning: SA (Suburban Agriculture) District

Use Size: 1,800 sq. ft.  
Petitioner: Terence Ryan  
Owner: Terence Ryan  
Location: Parcel located on south side of Boyd Road, east of Tantella Ranch Road, S15, T6S, R10E, Ward 1, District 1  
Council District: 1

**4. CP04-06-064 - Use: Mobile Home**

Zoning: A-4 (Single Family Residential) District  
Use Size: 1,440 sq. ft.  
Petitioner: Hubert and Debra Parker  
Owner: Hubert and Debra Parker  
Location: Parcel located on east side of Beth Drive, south of Alice Drive, being lots 5 & 6 of square 4 in Pine Shadows Subdivision, S11, T9S, R14E, Ward 8, District 12  
Council District: 12

**5. CP04-06-065 - Use: Mobile Home**

Zoning: SA (Suburban Agriculture) District  
Use Size: 1,216 sq. ft.  
Petitioner: Helen Rester  
Owner: Magee Team, LLC  
Location: Parcel located on the north side of W. Chestnut Street, west of 33rd Street, being lot 1-A of square 79 in Forest Glen Subdivision, S48, T8S, R12E, Ward 4 & 7, District 7  
Council District: 7

**6. CP04-06-066 - Use: Church**

Zoning: A-3 (Suburban) District  
Use Size: 12,800 sq. ft.  
Petitioner: Pastor Craig Wells  
Owner: Christopher Schneider  
Location: Parcel located on the west side of N. Military Road, north of Cedar Lane, S19, T8S, R15E, Ward 8, District 9  
Council District: 9

**7. CP04-06-067 - Use: Mobile Home (2nd residence)**

Zoning: SA (Suburban Agriculture) District  
Use Size: 2,560 sq. ft.  
Petitioner: Bronwyn Garcia  
Owner: Bronwyn and Filadelfo Garcia, Jr.  
Location: Parcel located on the north side of Wilson Road, east of LA Highway 21, S24, T6S, R11E, Ward 3, District 2  
Council District: 2

**8. CP04-06-068 - Use: Mobile Home**

Zoning: SA (Suburban Agriculture) District  
Use Size: 2,100 sq. ft.  
Petitioner: Diane Sambola  
Owner: Diane and Gerald Sambola  
Location: Parcel located at the west end of Dewberry Road, S9, T6S, R11E, Ward 3, District 2  
Council District: 2

**9. CP04-06-069 - Use: Mobile Home**

Zoning: SA (Suburban Agriculture) District  
 Use Size: 2,077 sq. ft.  
 Petitioner: Linda Tisdale  
 Owner: Dennis and Linda Tisdale  
 Location: Parcel located on the west side of LA Highway 25, south of Wilson Street, S18, T6S, R11E, Ward 3, District 3  
 Council District: 3

**10. CP04-06-070 - Use: Bed and Breakfast**

Zoning: SA (Suburban Agriculture) and R (Rural) Districts  
 Use Size: 1,500 sq. ft.  
 Petitioner: Dan Gray  
 Owner: Dan and JoAnn Gray  
 Location: Parcel located on the west side of LA Highway 1077, north of Gottschalk Road, S7 & 8, T6S, R10E, Ward 1, District 1  
 Council District: 1

**11. CP04-06-071 - Use: Animal Services Center**

Zoning: R (Rural) District  
 Use Size: 10,000 sq. ft.  
 Petitioner: Bruce Crouch  
 Owner: St. Tammany Parish Government  
 Location: Parcel located on the south side of LA Highway 36 between LA Highway 1088 and LA Highway 434, S21, T7S, R13E, Ward 6, 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. PR04-06-006 - Use: Medical Offices**

Corridor: Highway 21 Planned Corridor  
 Zoning: LC (Light Commercial) District  
 Use Size: 18,912 sq. ft.  
 Petitioner: Stuart Rathe  
 Owner: RJR, LLC II  
 Location: Parcel located on the north side of LA Highway 21, west of Cherokee Rose Lane, S46, T7S, R11E, Ward 1, District 1  
 Council District: 1

**OLD BUSINESS**

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**NEW BUSINESS****ADJOURNMENT**