

AMENDED 11/17/2022



City of Slidell, Louisiana
Zoning Commission
Agenda

November 21, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



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ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from October 17, 2022
3. **Consent Calendar.** This item will be scheduled for a public hearing on December 12, 2022.
 - a. **T22-03:** An ordinance amending Appendix A, Part 2, Sec. 2.6 – A-3 multifamily residential and Sec. 2.23 - Sign regulation to ensure that sign regulations comply with applicable legal precedent, enable orderly and safe sign construction, and are clear and enforceable
 - b. **T22-06:** A request to amend Appendix A – Zoning, Part 2, Schedule of District Regulations, Section 2.17 of the City of Slidell Code of Ordinances; to include a conditional use permit for light manufacturing within the C-3 Central Business District
4. **Public Hearing**
 - a. T22-04-Revised: A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of automobile repair and maintenance; requested by the Administration.
 - b. **222-08:** A request to establish the zoning classification of property petitioned for annexation (A22-06), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; as C-4 Highway Commercial; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC
 - c. **222-09:** A request to establish the zoning classification of property petitioned for annexation (A22-07), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; as C-4 Highway Commercial; requested by Bayou Liberty Property LLC
 - d. **CU22-03:** A request for a Conditional Use Permit for an automobile repair and maintenance use at 1570 Shortcut Hwy; identified as Parcel B1 containing 1.095 ac in Section 11, Township 9 South, Range 14 East; requested by Mike Saucier
5. **Other Business**
 - a. Waterfront Development Plan presentation by BKI.
6. **General and Public Comments**
 - a. 2023 Meeting Calendar
7. **Adjournment**

The next Zoning Commission meeting will be December 12, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

October 17, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:35 p.m.

Commissioners Present

Mary Lou Hilts, Chair
Lance Grant
Gayle Green
Michael Newton
Landon Washington

Commissioners Not Present

Richard Reardon, Vice Chair
Tim Rogers

Staff Present

Theresa Alexander, Planner
Erica Smith, Planning
Eric Lundin, Desire Line

2. **Minutes.** Motion by Commissioner Green to approve minutes of the September 19, 2022 meeting as written; Commissioner Washington seconded. A vote of 5 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes.

3. **Public Hearing**

- a. CU22-02: A request for a Conditional Use Permit for a light manufacturing use at 1000 Caruso Blvd, Unit 251; identified as Lot 2A Slidell Commerce Center (MRO); requested by Zaire Humphrey.

Chairperson Hilts introduced item and asked if there was anyone from the public that wished to speak.

Mr. Zaire Humphrey rose speak in favor of the item. Mr. Humphrey said the business would be to mix and package spices.

Commissioner Washington asked how many people would be employed in the business. Mr. Humphrey said only himself, but he hoped to grow the business and add employees in the future.

Commissioner Washington then asked if he had a facility in New Orleans. Mr. Humphrey answered yes. The one in New Orleans had a retail store front, and this one planned for Slidell would be used to mix and package the spices which would then be transported to the shop in New Orleans.

Chairperson Hilts asked Mr. Humphrey to provide more details on the process. Mr. Humphrey explained that spice ingredients would be prepared by chopping, grinding, and mixing then packaged and labelled. The finished products would be stored on site until transported to the New Orleans facility.

Chairperson Hilts asked the Administrations for their comments and recommendation.

Eric Lundin said that, based on the zoning permit submitted by Mr. Humphrey, there should be no adverse impacts on neighboring properties. Most of the processing would take place inside and the amount of spice being manufactured should not exceed the containment provided by the suite in which it will be housed. While there may be some truck traffic to transport

materials and ingredients to the site then onward move finished products to New Orleans, the volume and type should be consistent with other truck traffic already servicing other businesses located in the MRO. Eric Lundin said Administration recommends approval of the Conditional Use permit without any additional conditions not already included in the City's environmental standards.

Commissioner Green made a motion to recommend approval of the Conditional Use permit with no additional conditions; Commissioner Grant seconded. A vote was taken and with the result of vote 6 YAYS, 0 NAYS, and 0 ABSTENTIONS the motion was approved.

- b. T-2205: A request to amend App. A, Part 10, Sec 10.7 of the City of Slidell Code of Ordinances; to delete in its entirety table identified as "Zoning Schedule (Incorporated Area)"; requested by Administration.

Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak on the item. No one rose to speak.

Chairperson Hilts asked staff for their comments and recommendation.

Eric Lundin explained that the table was created and placed in the code decades ago and was no longer used. Dimensional requirements for the various zoning districts are also found in Part 2 of the appendix, and it has been City policy for decades to maintain Part 2 and not this table in Section 10.7. As a result, the information in the zoning schedule table in section 10.7 is inaccurate and unnecessary. The Administration recommended deletion of the table to avoid confusion and the chance a property owner might inadvertently use the information in the table instead of the current and correct information in Part 2.

Commissioner Grant made a motion to recommend deletion of the zoning schedule in Section 10.7 of App. A of the City of Slidell Code of Ordinances; Commissioner Newton seconded. A vote was taken and with the result of 5 YAYS, 0 NAYS, and 0 ABSTENTIONS the motion was approved.

5. Other Business

- a. Text Amendment – Sign Ordinance. Eric Lundin explained that an ordinance to repeal and replace in its entirety the sign code for the City of Slidell would be coming before the Commission in the near future. The replacement ordinance will be longer and more complex than ordinances the Commission normally considers so an advance copy will be sent to the commissioners to aid in their preparation. Currently, the draft ordinance was undergoing its last edit by the Administration's leadership.
- a. Text Amendment - Light Manufacturing. Eric Lundin informed the Commission that an amendment to the C3 – Central Business District to add Light Manufacturing as a Conditional Use would be coming before the Commission. While similar to adding Light Manufacturing as a Conditional Use in C-4 that the Commission dealt with a few months back there are some differences to include lesser setbacks in C-3 and the mixed use nature of the district where you can have commercial, residential, and, if passed, light manufacturing on adjoining lots.

6. General and Public Comments.

- a. Commissioner Green informed the Commission that the St Tammany Democratic Parish Executive Committee would hold a meeting on Friday November 4th from 7:00 PM to 10:00 PM and that the theme would be 1950s Sock Hop.
7. **Adjournment.** Meeting adjourned at 8:02 p.m. on motion by Commissioner Grant, second by Commissioner Green and a vote of 5 YAYS, 0 NAYS, 0 ABSTENTIONS.

DRAFT for Approval