



City of Slidell, Louisiana
Planning Commission
Agenda

July 17, 2023 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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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from June 12, 2023
4. **Public Hearing**
5. **Other Business**
 - a. **V23-05 – Design Exception:** A request for review and approval of unique design exception as referenced in Section 2.2217 of Appendix A, Part 2 – Olde Towne Design Standards.
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be August 21, 2023.



City of Slidell, Louisiana
Planning Commission
Minutes

June 12, 2023 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Commissioner Washington at 7:00 p.m.

Commissioners Present

Gayle Green
Michael Newton
Eric Shives
Landon Washington

Commissioners Not Present

Mary Lou Hilts, Chair
Richard Reardon, Vice Chair
Lance Grant

Staff Present

Danny McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Green to approve minutes of May 15, 2023 as written; Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes. A motion was also made by Commissioner Shives to waive the reading of the minutes. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved this motion.

4. **Subdivision:**

a. **S23-06:** A request for a Final Plat to subdivide three (3) lots with 0.36 acres; at 505 Gause Blvd West (Hwy 190W); identified as Lots 15 and 16, and a part of Lot 4, Square 9, Northside Subdivision, in Section 3, Township 9 South, Range 14 East; into one (1) lot (Lot 14-A); requested by Allan A. Beaucoudray.

Introduced by Commissioner Washington. Director McElmurray addressed the Commission with the Planning Department’s Staff Report, and recommended approval. Mr. Allan Beaucoudray attended and answered questions by the Commission. Commissioner Washington made a motion to approve the subdivision, with a second by Commissioner Shives. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **S23-06**.

5. **Public Hearing:**

a. **V23-02:** A request for a design exception (Sec. 3.6 of Appendix B of the City’s Code of Ordinances) for New Residential Construction of nine (9) duplexes, identified as Lots 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, and 6I, at 201, 203, 205, 207, 209, 211, 213, 215 and 217 Hoover Drive, requested by Greg Gordon and Macaluso Builders LLC.

Introduced by Commissioner Washington. Director McElmurray addressed the Commissioner with the Planning Department’s Staff Report and recommended approval. Mr. Greg Gordon and Mr. Brian Macaluso attended and answered questions by the Commission. Commissioner Washington made a motion to approve, with a second by Commissioner Green. A vote of 3 YAYS, 1 NAY, 0 ABSTAIN approved **V23-02**.

- b. **A23-02:** A request to annex property located on the western right-of-way line of Tyler Drive, approx. 900 ft. south of Gause Blvd E, 125 ft. north of Natchez Dr; identified as Lot 1-A of Sq. 15, Robert Park Subdivision; into the City of Slidell; requested by Howard N Methvin, Jr.

Introduced by Commissioner Washington. Director McElmurray addressed the Commission with the Planning Department's Staff Report and recommended approval. Mr. Edward Fleming attended to answer questions by the Commission. A motion to approve was made by Commissioner Shives, seconded by Commissioner Green. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **A23-02**.

6. **Other Business:** There was none.
 - a.
7. **General and Public Comments:** There were none
8. **Adjournment.** Meeting adjourned at 7:39 p.m. on motion by Commissioner Green, seconded by Commissioner Newton, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 353 Robert Street (Figure 1)
Owner: SES Real Estate LLC
Applicant: ECO Builders Inc
Zoning: C-3 Central Business/Olde Towne Preservation District
Request: Design Exception from Sec. 2.2217 Site Features
OTPDC Meeting: 7/12/2023
PC Meeting: 7/17/2023

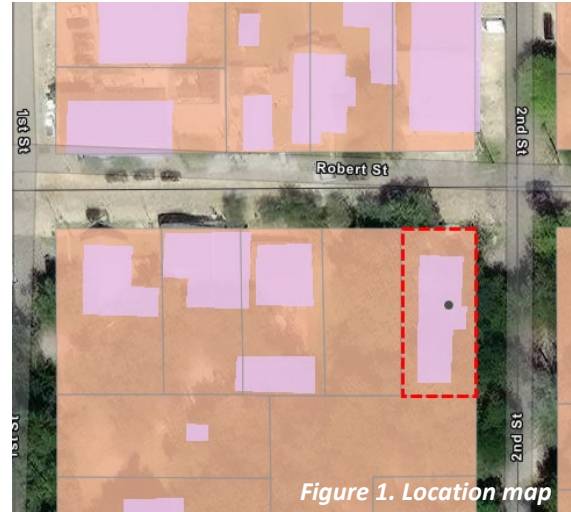


Figure 1. Location map

Current Conditions

1. The subject property is developed with a single-story commercial building (Figure 2) and forms the corner of Robert St and Second St. It is zoned C-3.
2. Owners have been renovating this location from its previous use as a hair salon to a Social Club, to include sitting rooms, lounges, card room, board room and private bar.
3. The property is within the C-3 Central Business District and the Olde Towne Preservation District and must comply with regulations for both districts.
4. Renovations of the exterior have been proposed and reviewed by the Planning Director (“Director”) on behalf of the Olde Towne Preservation District Commission (“OTPDC”) to include exterior paint colors (Pure White (walls) and Slate Tile (trim)), 6-foot solid wood fencing along the side and rear yards, and 4-foot black aluminum fencing (appearance of wrought iron) along the front yard (Figure 3) (CA22-46).



Figure 2. Subject property, street view (Jan. 2023)

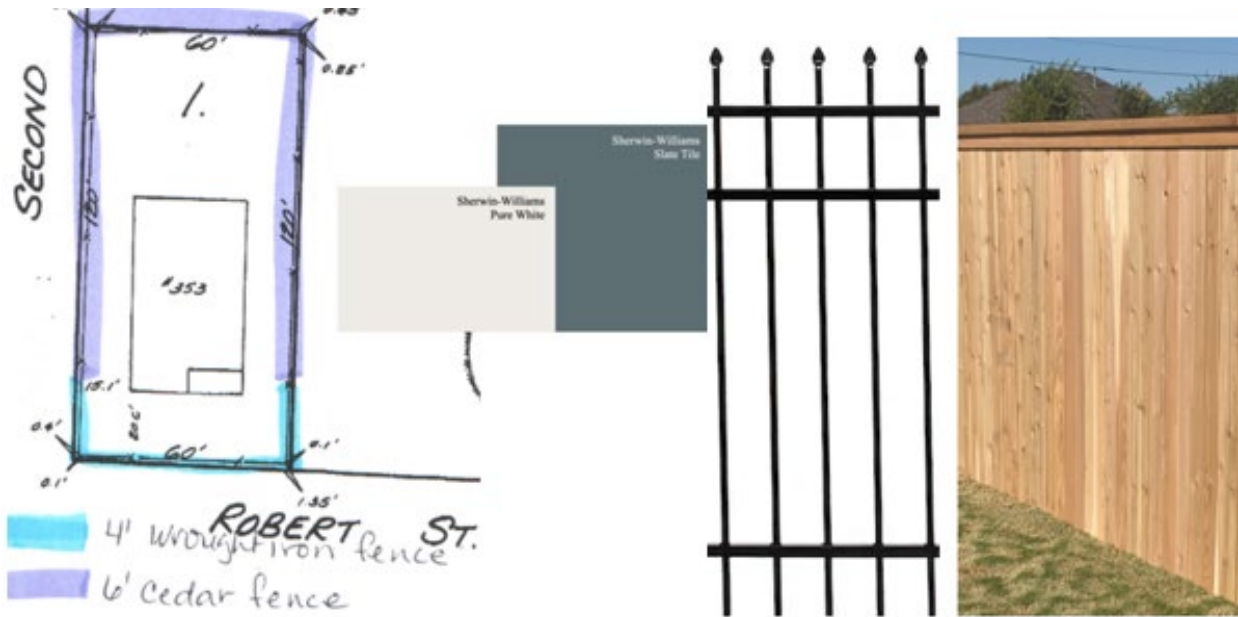


Figure 3. CA22-46 Review – 4' Aluminum Fence, 6' Solid Wood Fence, Exterior Paint.

Findings

5. Sec. 2.2217 outlines the design guidelines for the Olde Towne and Fremaux Corridor, and specifies that site features, including fences be “more than 48” in height along property lines of each public street (not to interfere with site triangles).” This standard applies to both Second and Robert Streets.
6. Applicant has requested to install a 6-foot solid wood fence along the Second Street (east side) property line and is now requesting a 6-foot black aluminum fencing along the front yard boundaries (Second St and Robert St). The applicant has also proposed changes to the previously approved paint colors, from Pure White and Slate Tile to Agreeable Gray (walls) and Tricorn Black (trim). (Figure 4)



Figure 4. Design Exception: 6 ft Aluminum Fence; 6 ft Solid Wood Fence; Exterior Paint

7. The Director has requested the OTPDC, and the Planning Commission, review the request by examining the functional aspect (App. B, Part 3, Sec. 3.6) of the fencing within the front and east side yard as well as its compatibility with the environment (adjacent properties) (Figure 5) (App. A, Part 2, Sec. 2.2217).



Figure 5. Comparison to Commercial and Residential Properties within adjacent area.

8. It is within the Olde Towne Preservation District Commission's, as well as the Planning Commission's authority to modify previous decisions and/or add conditions to the approval of exception requests.

Recommendation