



City of Slidell, Louisiana
Zoning Commission
Agenda

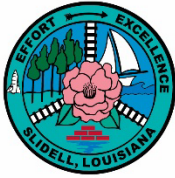


SCAN ME
for the
ZC website

April 20, 2026 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)

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from March 16, 2026
3. **Public Hearing**
 - a. **CUP2026-0002:** A request for a Conditional Use Permit for a Women’s Transitional Housing Center at 108 Christian Lane; identified as Lot 2B in Section 35, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.
4. **Other Business**
5. **General and Public Comments**
6. **Adjournment**

The next Zoning Commission meeting will be May 18, 2026.



City of Slidell, Louisiana
Zoning Commission
Minutes

March 16, 2026 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 Chair Washington at 7:40 p.m.

Commissioners Present

Landon Washington, Chair
Chad Duffaut, Jr.
Sandy Hicks
Michael Newton
Richard Reardon

Commissioners Not Present

Gayle Green, Vice Chair

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Reardon to approve minutes of February 9, 2026 as written; Commissioner Hicks seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**-There were no consent items for this meeting.

4. **Public Hearing**

- a. **CUP2026-0001** – a Conditional Use Permit for artisan manufacturing of cigars by up to 4 employees at 2992 Pontchartrain Drive.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval. Mr. Rolando Reyes, business owner, was present to answer questions. Commissioner Duffaut made a motion to approve **CUP2026-0001** and forward to City Council with a favorable recommendation. Commissioner Reardon seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **CUP2026-0001**.

- b. **TXT2026-0001** – a quarterly Text Amendment update to the Unified Development Code and Zoning Map update.

Introduced by Chair Washington. Director McElmurray addressed the Commission, explaining that it was on both agendas because there are zoning map updates. Commissioner Hicks made a motion to approve **TXT2026-0001**. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **TXT2026-0001**.

5. **Other Business**-There was none.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:52 p.m. on motion by Commissioner Reardon, seconded by Commissioner Newton, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. CUP2026-0002

Conditional Use Permit for

Women’s Transitional Housing at 108 Christian Lane

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 108 Christian Lane (*Figure 1*)

Owner(s): Great River Region of The Christian Church (Disciples of Christ)

Applicant: Community Christian Concern, Brenda Wright, Director

Zoning: SCI (Slidell Civic & Institutional) (Old C-2)

Future Land Use: Commercial (*Figure 2*)

Request: Conditional Use Permit for a group home

Zoning Commission

Public Hearing: April 20, 2026

City Council (tentative)

Consent Agenda: April 28, 2026

Public Hearing: May 12, 2026

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

To be determined

FINDINGS

1. The subject property is zoned SCI Civic & Institutional and is developed with one structure that was previously used as Community Center for the now shuttered First Christian Church (*Figures 1 and 3*).
2. Community and group homes require a Conditional Use Permit in the SCI zoning district per UDC Section 6.6.3.C. and are subject to the use standards of Article 7 of the UDC. See Article 4 – Procedures, Section 4.8 of the City’s new Unified Development Code (UDC).
3. The Property Owner has agreed to donate the property and building to the Applicant for use as a Women’s Transitional Housing Center (*Figure 4*). Owner is currently processing a resubdivision to separate the old community center and adjacent land in preparation for the Donation to Applicant. Once the Applicant has received the donation, they plan to serve between 6 and 12 homeless women toward a final goal of self-sufficiency.
4. The Applicant provides that there is a significant need for a women’s housing center. Applicant is eager to move forward with this new endeavor and will rely on their experience and knowledge of the operation of such an establishment as with their Men’s Shelter at 2515 Carey Street in Slidell since 2010. See Applicant’s summary of the circumstances, factors, and arguments in support of the proposed conditional use (*Figure 5*).
5. The Applicant describes the use as necessary to serve women in Slidell in need for temporary housing and assistance in obtaining a self-sufficient existence.

6. Applicant proposes the following services to the women residing in the housing center with the following features:
 - A live-in caretaker
 - Mentoring
 - Food, clothing and hygiene items
 - Connection to local resources for employment preparation
 - Transportation
 - Mental and physical wellness, and addiction recovery
7. The existing building with an approximate 3,600 square feet currently has 15 parking spaces which would be sufficient for the proposed maximum of 12 women residing and the caretaker(s) operating the facility.
8. Zoning and existing land use adjacent to the proposed property boundaries in the area is as follows (**Figure 3**):
 - To the north is R2, Medium Density Residential (multi-unit single family residential)
 - To the east is RSF, Residential Single Family (single family residential)
 - To the west is MU1, Neighborhood Mixed Use (medical office)
 - To the South is SCI, Civic & Institutional (vacant/shuttered church)
9. All conditional uses must comply with the following General Standards (UDC Article 4, Sec. 4.8.E.):
 - (1) *The proposed conditional use must comply with all applicable zoning regulations.*
 - (2) *The location and size of the use, its operation [hours of operation for use], and access shall be such that the use will be in harmony with surrounding land uses.*
 - (3) *Buffering and/or landscaping above the minimum ordinance requirements.*
 - (4) *The location, nature and height of structures, walls and fences shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*
 - (5) *Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*
 - (6) *Adequate utilities, drainage and other necessary facilities have been or will be provided.*
 - (7) *Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*

RECOMMENDATION:

The proposed Women's Transitional Housing Center is appropriate at this location as proposed and in review with the requirements and standards for a group home; conditional use approval must be contingent on successful recordation of property subdivision.

FIGURES

Figure 1. Location and zoning map



Figure 2. Future Land Use (Comp Plan 2040)

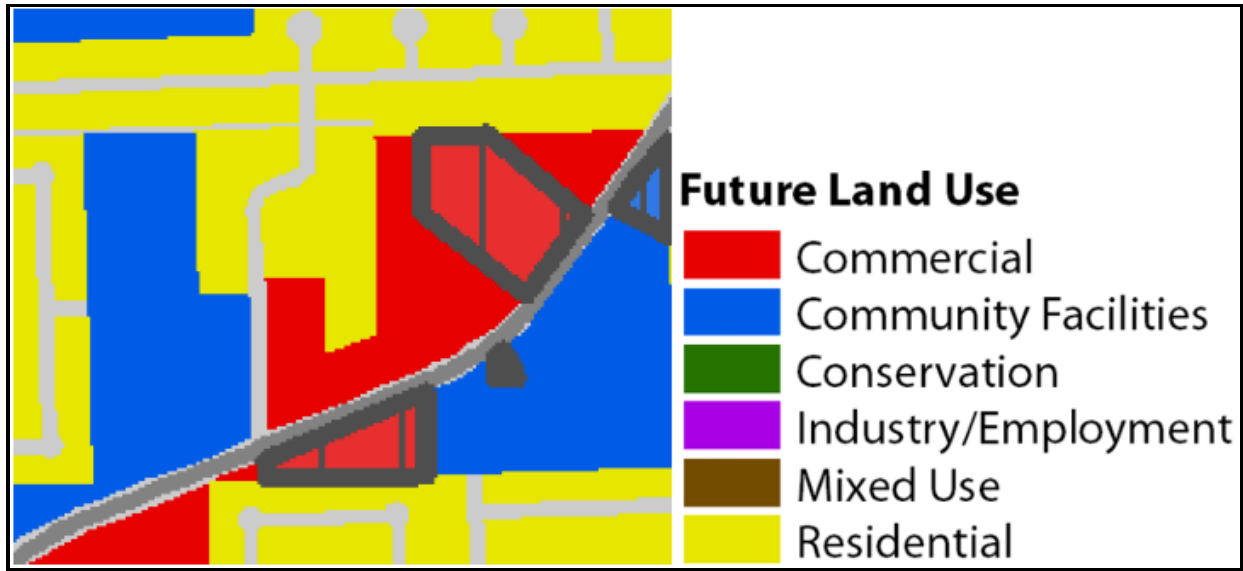


Figure 3. Street View (Google Nov. 2025)



Figure 4. Property Survey (2026)

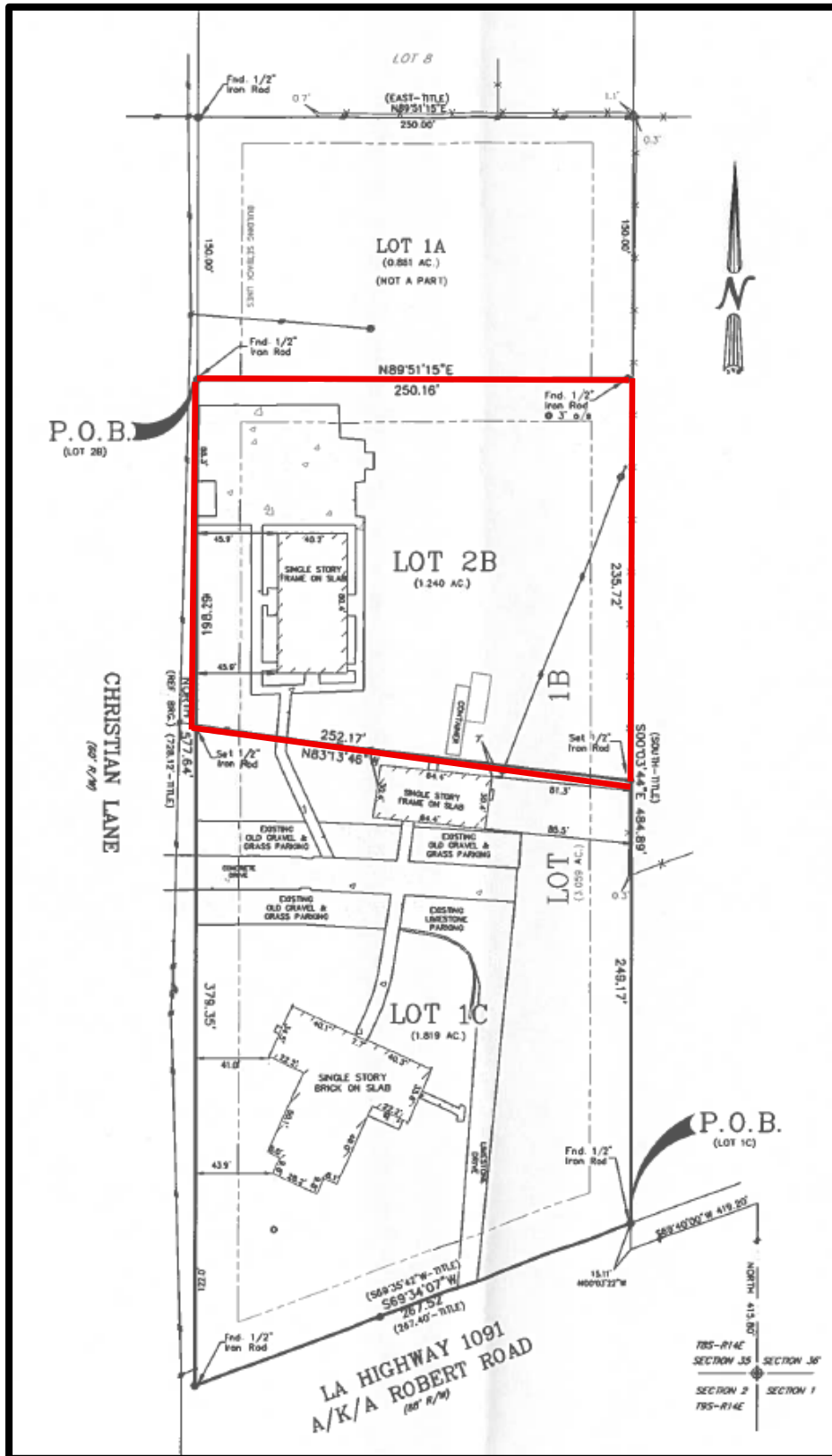


Figure 5. Summary of the Circumstances, Factors, and Arguments in Support of the Proposed Conditional Use

**SEE ATTACHED SUMMARY
(next 3 pages)**

Statement of Argument - statement containing summary of circumstances, factors, and arguments that petitioner offers in support of the proposed special use permit.

Affordable housing is a significant need in Slidell and St. Tammany Parish. Although St. Tammany Parish is one of the most affluent parishes in Louisiana, almost half of its residents are struggling to get by. In Slidell, 15.1% of us are living below the poverty level and another 33% are classified as ALICE by the United Way. This stands for **A**ssets **L**imited, **I**ncome **C**onstrained, **E**mployed. These are people who are working hard, and are above poverty level, but are not making enough money to meet the cost of living demands of our area. Together, this suggests that 48% of Slidell residents are one crisis away from potential disaster. A major medical issue, major car repairs, or job loss can begin a spiral that could lead to homelessness.

Slidell is a beautiful, dynamic, wonderful community and we have the opportunity to make it an even better place to live for the women most in need.

Both the Slidell 2040 Comprehensive Plan (adopted in 2022) and the CDBG Grant 2025-2029 Consolidated Plan discuss the need for affordable housing and shelters for the homeless. The Comprehensive Plan states that over half (58.9%) of Slidell renters are cost burdened, and that housing in Slidell is in high demand and short supply. It also states that “the number of unsheltered individuals in Slidell at any one time is between 25 and 35 persons, and there are about 20 homeless persons sheltered in emergency housing per night.” Our homeless friends assure me that there are actually significantly more than this that manage to stay under the radar.

Goal H-2 of the Slidell 2040 Comprehensive Plan is to “Increase access to affordable homeownership. The first strategy listed is to “Support credit counseling and homeownership education. (Strategy H-2-1). Strategy H-2-3 is to “provide additional temporary and permanent shelter for homeless residents of Slidell.”

The Near Term action to Implement Housing Goal H-2 is to “Coordinate with housing providers to create additional temporary and permanent shelter for homeless residents of Slidell. (Action H-2).

Community Christian Concern has been providing assistance to the needy of this community for over 40 years. We operate a food pantry, a thrift store, and a Men’s Housing Center. Last year alone we served over \$10,000 people and shared \$614,000 worth of basic necessities and financial assistance to those in need in Slidell and Pearl River.

Since 2010, we have housed over 200 men in our Men’s Housing Center. We supplement food, clothing, hygiene items, and household goods and provide mentoring, work experience, and skill development with a goal of self-sufficiency. We connect them with the Northlake Homeless Coalition and other local resources. Since 2020, 61% of these men have successfully transitioned out. Although there was originally resistance to opening a Men’s Housing Center in

our current location, we have operated in Olde Towne for over 15 years with no significant incidents or complaints.

The vision of Community Christian Concern is to meet needs, encourage self-sufficiency, and build a stronger community. One of the ways we do this is by addressing homelessness. Last year we handed out almost 2500 bags of food to the homeless (they can pick up a bag of ready-to-eat items from us every weekday.) We handed out countless tents, sleeping bags, socks, coats, blankets, and hygiene items. We also developed relationships with them.

We collaborate with over 30 non-profit agencies and churches, and more than 20 local politicians and community leaders have stated their support for the establishment of a women's housing center in St. Tammany parish.

Unfortunately, there are very few options for homeless women in St. Tammany Parish. As an example, Christina lived in the cemetery across the street from us until someone complained and she was arrested. She's now homeless again. Or Misty, a nurse who always gave money to people in need until one day she had a major heart attack, lost her job, and became homeless herself. Or the young female trying to make it in the music business who said she could get a real job if only she didn't have to spend every day begging for enough money to stay in a motel that night. A girl living in a hotel with her brother was brought to our door when he was arrested. She had no ID, didn't know her social security number, and had no clue what to do next. Another woman was living with a couple that abused her. When they were done with her, they dropped her and her belongings at our door. She didn't qualify for Safe Harbor because the abuse was not coming from a romantic partner. Then there's the 16-year old girl who came to us many years ago with nowhere to go. We were able to help her and she now credits CCC with giving her a fresh start. That girl is Kendra Maness, who you probably know as the founder of Slidell Magazine.

There are SO many stories! For most women, though ... try as we might, the best we can do for them is a tent and sleeping bag, some snacks, and some prayers. It's not enough! The only options available in all of St. Tammany Parish are 1. The Caring Center at \$600/month, which is cost prohibitive, 2. Family Reach Alliance, if they have children and no criminal record, and if there is space in their program or 3. Safe Harbor, if they are actively fleeing domestic violence from a romantic partner and if there is space available. So many vulnerable women in our community are encountering barriers to receiving even the assistance that is available.

Because of the work CCC has done, First Christian Church of Slidell is willing to donate a very valuable portion of a property to us expressly for the purpose of establishing a women's housing center here in Slidell! The property at 102 Christian Lane needs to be subdivided and rezoned so the church can sell the remaining property. Our portion of the property already has an existing structure that can be used for a housing center. We are ready and willing to do the work to set up the structure for this use.

This property is located within walking distance to medical facilities, a grocery store, a public library, and numerous employment opportunities. This meets the goal of being near services and jobs, since many women in this situation do not have transportation.

CCC is supported by churches and individual donors. We also bring in significant revenue from our thrift store and are successful in our fundraising efforts. We will be applying for federal, state, and local grants and will pursue corporate funding specifically for the Women's Housing Center.

We plan to house 6-12 homeless women in this facility, as well as a live-in caretaker. We will provide mentoring as well as food, clothing, and hygiene items and will provide connection to local resources for employment preparation, transportation, mental and physical wellness, addiction recovery, and permanent supportive housing, with the ultimate goal of self-sufficiency.

We look forward to partnering with the City of Slidell to bring a Women's Housing Center to St. Tammany Parish!