

1 Introduced October 27, 2020, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 20-10-3339**

5 **ORDINANCE NO. 4001**

6  
7 An ordinance annexing into the City of Slidell property bounded by Fremaux  
8 Ave, E I-10 Service Rd, Walnut St, and Magnolia Ave, and establishing its City zoning  
9 classification as C-4 Highway Commercial (Cases A20-01 and Z20-04).

10  
11 WHEREAS, the Slidell City Council received petitions from the owners of  
12 2.056 acres of property bounded by US Hwy 190 (Bus.)/Fremaux Ave, E I-10 Service Rd,  
13 Magnolia Ave, and Walnut St, to annex the property into the City of Slidell and establish its  
14 City zoning classification as C-4 Highway Commercial; and

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16  
17 WHEREAS, the property is identified as all or a portion of Lots 6-15, Sq. 12,  
18 Lots 1-24, Sq. 13, and former Pine Ave right-of-way, Beverly Hills Subd., St. Tammany  
19 Parish, Louisiana, and is owned by: Lots 6-15, Sq. 12 by Russell Guerin and Bette &  
20 Lawrence McEvoy; the former Pine Ave right-of-way by Slidell Fremaux Convenience  
21 Store, LLC; Lots 1-8, Sq. 13 by Jeanene and Roy Viola; Lots 9-12 and 21-24, Sq. 13 by  
22 Steven Rogers; Lots 13-15, Sq. 13 by Dorian F. and William Monday; and Lots 16-20, Sq.  
23 13 by the Wilma Ketterman Testamentary Trust; and

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29 WHEREAS, the property is contiguous with the City's corporate limits along its  
30 entire western edge, for a distance of roughly 190 feet; and

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32 WHEREAS, the property is zoned by the Parish as HC-2 Highway  
33 Commercial; and

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39 WHEREAS, the property is mostly vacant land, with a two-family dwelling on  
Walnut St where no business is conducted; and

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5 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
6 is undeveloped commercial land; and  
7

8 WHEREAS, the Planning Department forwarded the petition for annexation,  
9  
10 with concurrent establishment of City zoning, to the St. Tammany Parish Council and  
11 St. Tammany Parish Development Department via certified mail on September 22, 2020;  
12  
13 and  
14

15 WHEREAS, the Slidell Director of Planning duly advertised public hearings for  
16 Cases A20-01 and Z20-04; and  
17

18 WHEREAS, the Planning Commission held a public hearing for Case A20-01  
19 and recommended approval; and  
20

21 WHEREAS, the Zoning Commission held a public hearing for Case Z20-04  
22 and recommended approval.  
23

24 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
25 hereby annex into the corporate limits of the City of Slidell, Councilmanic District E the  
26 property bounded by Fremaux Ave, E I-10 Service Rd, Walnut St, and Magnolia Ave, more  
27 specifically identified as all or a portion of Lots 6-15, Sq. 12, Lots 1-24, Sq. 13, and former  
28 Pine Ave right-of-way, Beverly Hills Subd., St. Tammany Parish, Louisiana, and establish  
29 its City zoning classification as C-4 Highway Commercial.  
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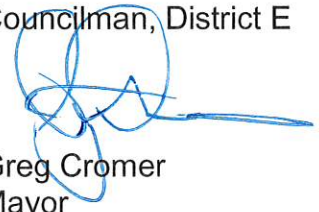
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**ORDINANCE NO. 4001**  
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**ADOPTED** this 24th day of November, 2020.



Kenny Tamborella  
President of the Council  
Councilman, District E



Greg Cromer  
Mayor



Thomas P. Reeves  
Council Administrator

DELIVERED	11/25/20
9:30 am	to the Mayor
RECEIVED	11/30/20
1:00 pm	from the Mayor

## Case Nos. A20-01 & Z20-04

Annexation and Establishment of City Zoning Classification of 2.056 acres  
Along Fremaux Ave between E I-10 Service Rd and Walnut St

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** Fremaux Ave, bounded by E I-10 Service Rd, Walnut St, and Magnolia Ave (Figure 1)

**Owner(s)/Applicant(s):**

1. Russell Guerin (50%) and Bette & Lawrence McEvoy (50%)
2. Slidell Fremaux Convenience Store, LLC
3. Jeanene and Roy Viola
4. Steven Rogers
5. Dorian F. and William Monday
6. Wilma Ketterman Testamentary Trust

**Zoning:** Parish HC-2 Highway Commercial

**Requests:** Annex and establish City zoning classification as C-4 Highway Commercial

**Planning & Zoning Commissions**

**Consent Agenda:** September 21, 2020

**City Council**

**Consent Agenda:** October 27, 2020

**Public Hearing:** November 24, 2020

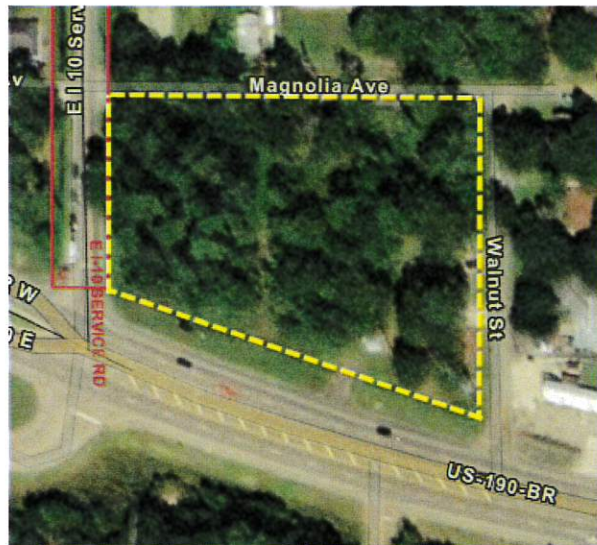


Figure 1 Location map.  
**Public Hearing:** October 19, 2020

**Recommendations**

Planning Department  
Approval

Planning & Zoning Commissions  
Approval

**Findings**

1. The subject property consists of 34 lots and a vacated Parish right-of-way in the Beverly Hills Subdivision of St. Tammany Parish; it is in six different ownerships. The property is mostly vacant, with a two-family dwelling on Walnut St, and is comprised of 2.056 acres (Figure 2).
2. Mr. Wilson LaFoe, managing member of Slidell Fremaux Convenience Store, LLC, has purchase agreements with the other five owners to buy all of the subject property (Table 1).
3. The subject property is contiguous with the City's corporate limits along its entire western edge, for a distance of roughly 190 feet.



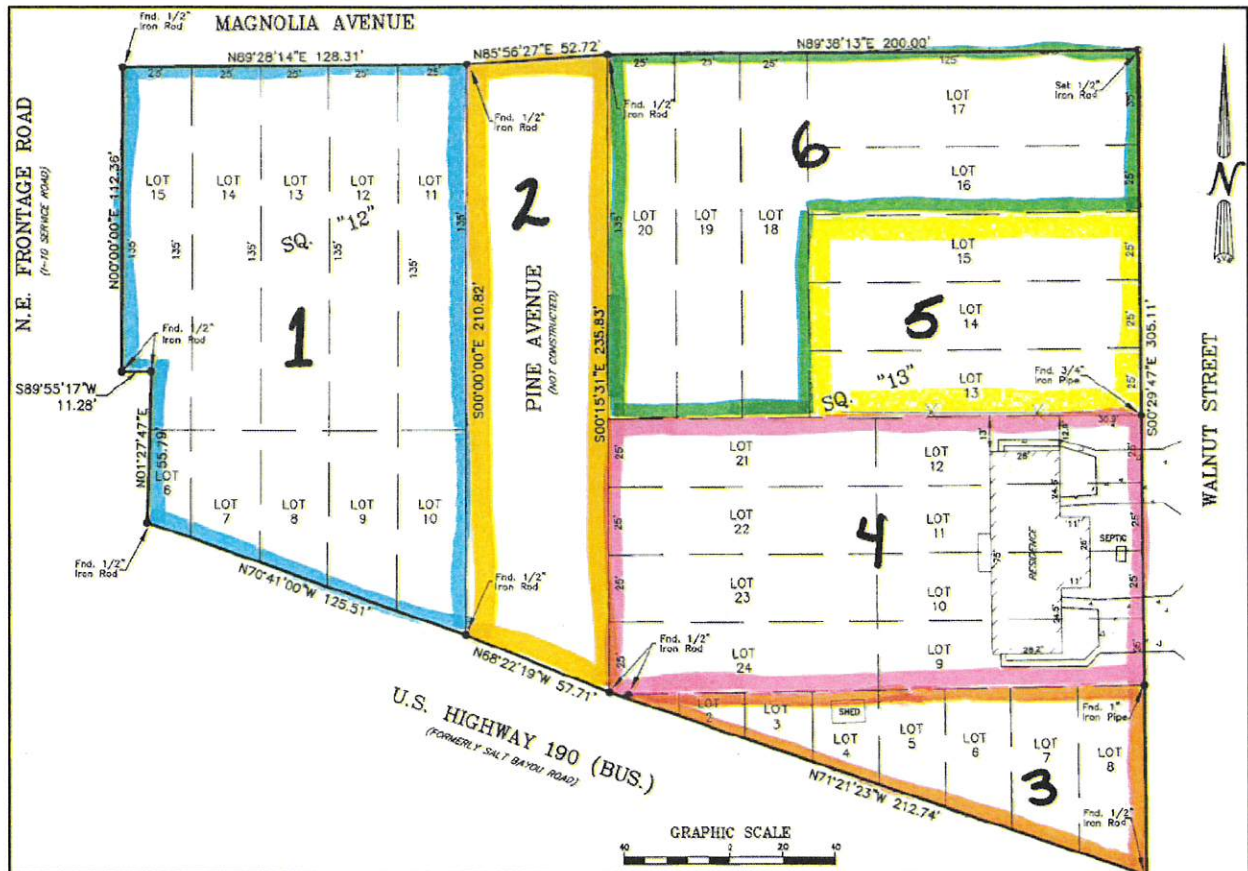


Figure 2. Subject Properties, with six highlighted areas corresponding to ownership.

Table 1. Ownership

SLIDELL FREMAUX CONVENIENCE STORE LLC  
ANNEXATION / ZONING REQUEST

PROPERTY	Legal Description	OWNER(S)	PERCENTAGE
1	6, 7, 8, 9, 10, 11, 12, 13, 14, 15 - Sq. 12, Beverly Hills	RUSSELL B. GUERIN	50
		BETTE B. McEVOY and LAWRENCE J. McEVOY	50
2	VACATED PINE AVE, Beverly Hills Subdivision	SLIDELL FREMAUX CONVENIENCE STORE LLC*	100
3	1, 2, 3, 4, 5, 6, 7, 8, Sq. 13, Beverly Hills Subdivision	JEANENE F. VIOLA and ROY P. VIOLA	100
4	9, 10, 11, 12, 21, 22, 23, 24, Sq. 13, Beverly Hills Subdivision	STEVEN E. ROGERS	100
5	13, 14, 15, Sq. 13, Beverly Hills Subdivision	DORIAN FARNER MONDAY and WILLIAM E. MONDAY	100
6	16, 17, 18, 19, 20, Sq. 13, Beverly Hills Subdivision	WILMA KETTERMAN TESTAMENTARY TRUST**	100

\*Wilson LaFoe, Managing Member

\*\*Dorian Farner Monday, Trustee

4. The subject property is zoned by the Parish as HC-2 Highway Commercial (Figure 3). The applicants propose to establish City zoning as C-4 Highway Commercial.
5. C-4 allows similar uses as HC-2; it is not less restrictive in uses permitted.
6. The subject property is located on a major road about 700 feet from an interstate interchange.
7. Other nearby properties are zoned Parish HC-2 Highway Commercial (Figure 3).
8. C-4 is appropriate for this location because of proximity to an interstate interchange and commercial zoning of nearby properties.
9. City utilities are not currently available to this property; the closest utilities are on the west side of I-10 (Figure 4). According to the City Engineering Department, City water and sewer will be available to the subject property in roughly 4 to 6 months. Mr. LaFoe understands that once City utilities are within 300 feet the subject property, any development of the property will be required to connect to City water and sewer.
10. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

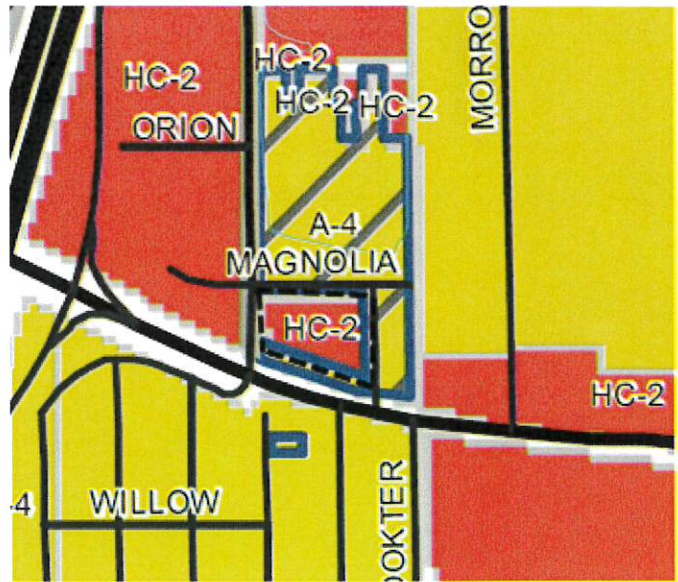


Figure 3. Parish Zoning.

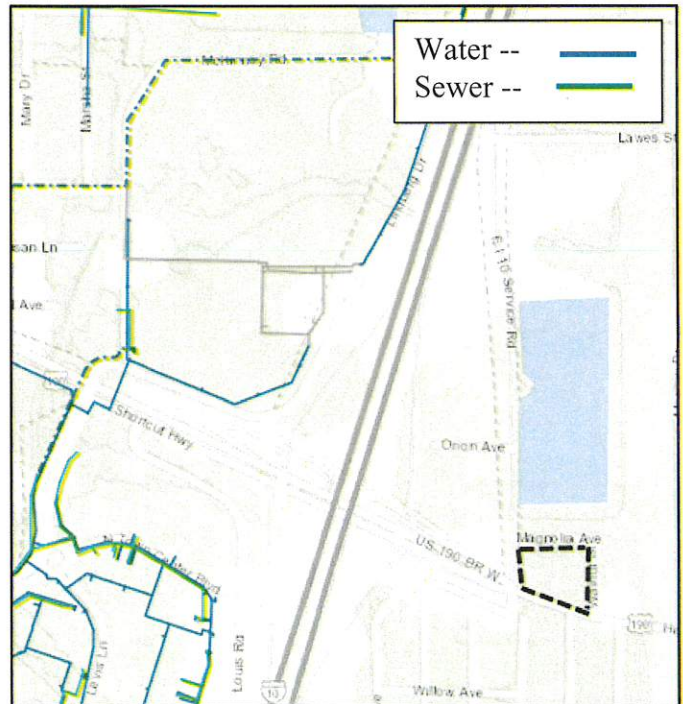


Figure 4. City water and sewer





Planning Department

# Petition for ANNEXATION

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for annexation into the City of Slidell.

## Petitioned Property

Street Address: Pine Avenue (Revoked)

Bounded by (streets): Magnolia Avenue (North)

and U.S. Highway 190 (Business) --South

Acres Proposed to be Annexed: 0.272 Acres

Current Use: Undeveloped

Proposed Use: Convenience Store

Current Parish Zoning District: Residential/Commercial

Proposed City Zoning District\*: Commercial (C-4)

*\*Separate Petition for Zoning Map Amendment*

## Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: None

Number of Non-Resident Property Owners: 1

Name: Slidell Fremaux

~~XXXX~~ Convenience Store, LLC

Authorized Agent, if applicable:

J. Wilson LaFoe

599 Highland Colony  
Mailing Address: Parkway, Suite 120

City, State, Zip: Ridgeland, MS 39157

Phone # 601-668-9138

Email: jwlafoe@dlinv.net

Received By:	Fee \$	Case # <u>A20-01</u>
Related Case(s): <u>E20-04</u>		

## Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
- Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
- Legal description of petitioned property
- A certificate from of the St. Tammany Parish Registrar of Voters listing the registered voters residing in the area to be annexed
- A copy of the last paid tax statement
- Original Certificate of Assessor certifying ownership and assessed valuation of property

## Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Slidell Fremaux Convenience Store, LLC

Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

By: [Signature] 9/2 / 2020  
Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_  
J. WILSON LAFOE

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of September, 2020.

Notary Public JEFFREY D. SCHOEN  
La. Bar Roll No. 11809



Planning Department

# Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

### Petitioned Property

Current Zoning District: Residential/Commercial

Current Use: Undeveloped

Street Address: Pine Avenue (Revoked)

Lot, Square/Block, Subdivision (or attach metes and bounds):  
\_\_\_\_\_

Bounded by (streets): Magnolia Avenue (North)  
and U.S. Highway 190  
(Business)--South

### Property Owner(s)

Name(s): Slidell Fremaux Convenience Store, LLC

Name(s): \_\_\_\_\_

Authorized Agent, if applicable:

By: \_\_\_\_\_

J. Wilson LaFoe

Mailing Address: 599 Highland Colony Parkway,  
Suite 120

City, State, Zip: Ridgeland, MS 39157

Phone # 601-668-9138

Email: jwlafoe@dlinv.net

### Proposed Zoning Map Amendment

Proposed Zoning District: Commercial (C-4)

Proposed Use: Convenience Store

Acres Proposed to be (Re)zoned: 0.272 Acres

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property

### Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Slidell Fremaux Convenience Store, LLC  
Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

By: J. Wilson LaFoe \_\_\_\_\_ 9/2/2020  
Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_  
J. Wilson LaFoe

SWORN TO AND SUBSCRIBED before me this 2nd  
day of September 2020.

Notary Public Jeffrey D. Schoen  
La. Bar Roll No. 11809

Received By:	Fee \$	Case # <u>Z20-04</u>
Related Case(s): <u>A20-01</u>		