



City of Slidell, Louisiana
Zoning Commission
Agenda

July 20, 2020 immediately after Planning Commission at 7:00pm

Video conference **gotomeet.me/SlidellPlanning/p-z**

Teleconference **(646) 749-3122** access code **490-488-781**

Go to **myslidell.com/planning/planning-and-zoning** for the meeting agenda packet

For questions or to provide public comment before the meeting,

email planningdept@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from June 15, 2020 (p. 2)
3. **Consent Calendar.** These items will be scheduled for a public hearing on August 17, 2020.
 - a. **Z20-03:** A request to rezone Lots 7 (pt.), 9, 11, 13, 15, 17, 19, and 21, Sq. 11, Brugier Addition, Slidell, Louisiana, which properties front unimproved 4th St right-of-way; bounded by E Hall Ave, 6th St, Florida Ave, and Front St; from C-3 Central Business District to A-6 Single-family Urban (p. 3-4)
4. **Public Hearing.** No items.
5. **Other Business**
6. **Adjournment**

The next Zoning Commission meeting will be August 17, 2020.

COVID-19 Certification:

The Zoning Commission certifies that it is unable to meet in person due to COVID-19 restrictions.



City of Slidell, Louisiana
Zoning Commission
Minutes

June 15, 2020 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 7:06 p.m.

Commissioners Present

Mary Lou Hilts, Chairperson
 Richard Reardon, Vice
 Chairperson
 Michael Newton (7:10pm)
 Landon Washington
 Joseph Binder
 Timothy Rogers

Commissioners Not Present

Gayle Green

Others Present

Melissa Guilbeau, Planning
 Director
 Theresa B. Alexander,
 Commission Secretary

2. **Minutes.** Chairperson Hilts introduced the minutes from the May 18, 2020 meeting and asked the Commission if there were any questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Binder made a motion to approve the minutes as written which was seconded by Mr. Reardon. Motion passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

3. **Consent Calendar.** No items.

4. **Public Hearing**

Deferred from May 18, 2020

- a. **Zoning Text Amendment (T20-03):** A request to amend the text of Appendix A *Zoning* of the Code of Ordinances of the City of Slidell to allow car washes in neighborhood commercial areas and other related matters.

Chairperson Hilts introduced the text amendment and opened the public hearing. With no one from the public wishing to speak, Chairperson Hilts closed the public hearing and asked the Commission if there were any questions.

Mr. Reardon stated his concern about car washes abutting residential areas and proposed additional noise buffering either through additional landscaping, such as taller trees and a minimum 8 foot fence, or requiring building materials that are more soundproof. Mr. Reardon also offered that limiting the square footage of the facility would limit noise produced by the facility. Mr. Washington stated his concern was the traffic that would be associated with a car wash facility and that he would want a requirement for a traffic impact study of the car wash.

Mr. Binder made a motion to recommend denial of T20-03 which was seconded by Mr. Reardon and passed by a vote of 4 YAYS, 2 NAYS, 0 ABSTAIN, 1 ABSENT.

5. **Other Business.** None.

6. **Adjournment.** Mr. Reardon made a motion to adjourn which was seconded by Mr. Binder and passed by vote of 6 YAYS, 0 NEYS, 0 ABSTAIN, 1 ABSENT. Meeting adjourned at 7:41 p.m.



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: C-3 Central Business District

Current Use: Education

Street Address: Florida Avenue Elementary - 342 Florida Avenue, Slidell, LA 70458

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

Lots 7, 9, 11, 13, 15, 17, 19 and 21 - Square 11

Bounded by (streets): Unimproved 4th Street Right Of Way

East Hall Avenue

6th Street

Florida Avenue

Property Owner(s)

Name(s): St. Tammany Parish School Board

Name(s): W.L. "Trey" Folsie, III, Superintendent

Authorized Agent, if applicable:

Jones Fussell, LLC c/o Jeffrey D. Schoen

Mailing Address: 1001 Service Road East, Hwy. 190, Suite 103

City, State, Zip: Covington, LA 70433

Phone # (985) 892-4801

Email: jds@jonesfussell.com

Received By: JA Fee \$

Case # Z 20-03

Related Case(s):

Proposed Zoning Map Amendment

Proposed Zoning District: A-6 Single Family Urban

Proposed Use: Education

Acres Proposed to be (Re)zoned: 1.3

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.

W.L. "Trey" Folsie, III
Signature of Property Owner or Agent

6-23-2020
Date

Signature of Property Owner or Agent

Date

SWORN TO AND SUBSCRIBED before me this 23rd

day of June, 20 20

Denise P. Crawford
Notary Public

#034076

DENISE P. CRAWFORD

NOTARY PUBLIC

**ST. TAMMANY PARISH, LA
MY COMMISSION IS FOR LIFE**

LOTS 9, 11, 13, 15, 17, 19, AND 21, AND PORTION OF LOT 7,
SQUARE 11; SECTION 10, T9S, R14E
BRUGIER ADDITION
CITY OF SLIDELL
ST. TAMMANY PARISH
LOUISIANA

NOTES:

1)THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 25 FOR A CLASS 'B' SURVEY.

2)NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL OF THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN THE PARISH OF ST. TAMMANY, LOUISIANA, BEING LOTS 9, 11, 13, 15, 17, 19, 21 AND A PORTION OF LOT 7 IN THAT SUBDIVISION THEREOF KNOWN AS BRUGIER ADDITION CITY OF SLIDELL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA AVE AND THE WESTERLY RIGHT OF WAY LINE OF 6TH STREET AT A 1/2 INCH IRON ROD FOUND.

THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 500.00 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 26, SQ. 11,

THENCE LEAVING SAID RIGHT OF WAY LINE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID LOT 26 HAVING AN INTERIOR ANGLE OF 89 DEGREES, 15 MINUTES, 00 SECONDS A DISTANCE OF 141.75 FEET TO A 1/2" IRON ROD SET, ALSO KNOWN AS POINT OF BEGINNING,

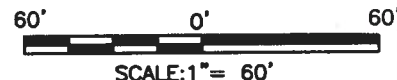
THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF LOT 26 A DISTANCE OF 150.00 FEET TO A POINT ON THE EASTERLY LINE OF FORMER 4TH STREET RIGHT OF WAY,

THENCE IN A NORTHERLY DIRECTION ALONG SAID EASTERLY LINE HAVING AN INTERIOR ANGLE OF 89 DEGREES, 15 MINUTES, 00 SECONDS A DISTANCE OF 369.25 FEET TO A 1/2" IRON ROD SET ON THE SOUTHWEST CORNER OF LOT 5A, SQ. 11,

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 5A, SQ. 11 HAVING AN INTERIOR ANGLE OF 90 DEGREES, 45 MINUTES, 00 SECONDS A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET,

THENCE IN A SOUTHERLY DIRECTION HAVING AN INTERIOR ANGLE OF 89 DEGREES, 15 MINUTES, 00 SECONDS A DISTANCE OF 369.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 55,387.50 SQUARE FEET (1.271 ACRES) (37,840 FEET TITLE) 0.869 ACRES, ALL AS SHOWN ON SURVEY BY LINFIELD, HUNTER & JUNIUS, INC. DATED JUNE 15, 2020.

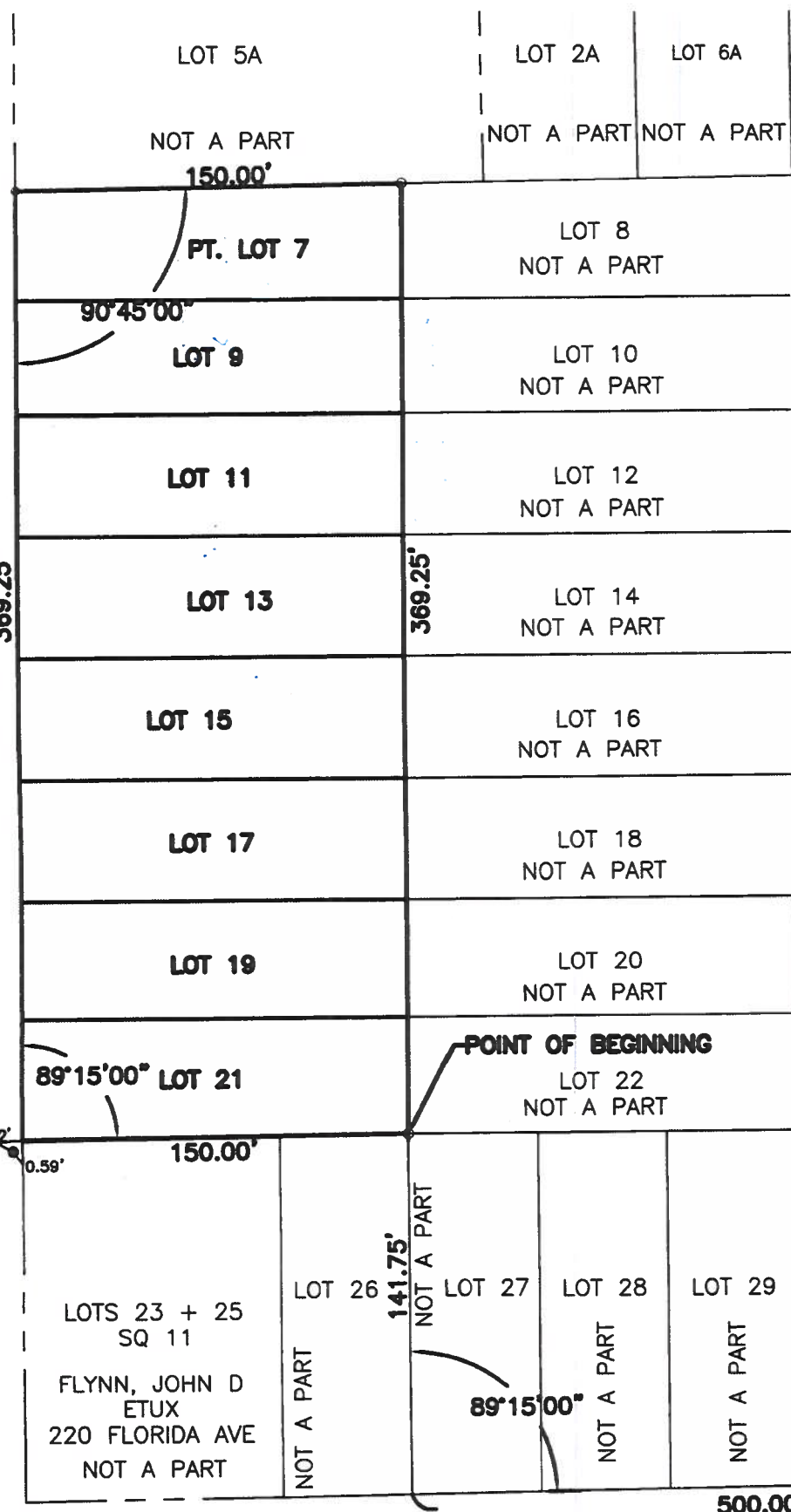


POC
1/2" IRON ROD
FOUND

6TH STREET

REMAINDER OF UNIMPROVED 4TH STREET ROW
369.25'

UNIMPROVED 50' 5TH STREET RIGHT OF WAY



FLORIDA AVENUE (ASPHALT)



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS,
LANDSCAPE ARCHITECTS AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002



STATE OF LOUISIANA
W.R. EUSTIS
License No. 915-000532
PROFESSIONAL
LAND SURVEYOR

ST. TAMMANY PARISH SCHOOL BOARD
WESLEY R. EUSTIS, P.E., P.L.S.
JUNE 15, 2020
LH&J JOB No. 19-171
(504) 833-5300