

City of Slidell, Louisiana  
**Zoning Commission**  
Agenda

July 18, 2022 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA  
Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)  
For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from June 20, 2022
3. **Consent Calendar.** These items will be scheduled for a public hearing on August 15, 2022.
  - a. **T22-05:** A request to establish the zoning classification of property petitioned for annexation (A22-04), located to the west of Interstate 10 along Lindberg Dr, north of Shortcut Hwy (Hwy 90 BUS), 1,493 ft north of connecting section lines of Sections 11, 12, 13, and 14, Township 9 South, Range 14 East, an undesignated parcel of land containing 2.7410 acres; as C-4 Highway Commercial
4. **Public Hearing**

**T22-02:** A request to amend App. A, Part 2 - Schedule of District Regulations Adopted, Section 2.18 and 2.2001, and Part 9 - Definitions, of the City of Slidell Code of Ordinances; to amend the conditional use regulations for and define industrial activities and related matters
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be August 15, 2022.*



City of Slidell, Louisiana  
**Zoning Commission**  
**Minutes**

June 20, 2022 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:22 p.m.

**Commissioners Present**

Mary Lou Hilts, Chair  
Richard Reardon, Vice Chair  
Gayle Green  
Michael Newton  
Tim Rogers  
Landon Washington

**Commissioners Not Present**

Lance Grant

**Staff Present**

Theresa Alexander, Planner  
Angelique Levy, Secretary

2. **Minutes.** Motion by Ms. Green to approve minutes of May 16, 2022 as written; Mr. Reardon seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **T22-02:** A request to amend App. A, Part 2 - Schedule of District Regulations Adopted, Section 2.18, and Part 9 - Definitions, of the City of Slidell Code of Ordinances; to amend the conditional use regulations for and define industrial activities and related matters; by City of Slidell Administration.

Chairperson Hilts introduced case T22-02 and requested a motion to set public hearing. Mr. Reardon made a motion, with a second by Mr. Washington. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on July 18, 2022.

In response to questions on the text amendment request, Ms. Alexander provided a brief narrative of the proposed changes to the C-4 Conditional Uses by adding light manufacturing.

4. **Public Hearing**

- a. **Z22-03:** A request to establish the zoning classification of property petitioned for annexation (A22-02), located on Old Spanish Trail approx. 300 ft northwest of Joseph St, identified as Lots 1 and 2, Square 1, Lake Gardens, Section 44, Township 9 South, Range 14 East, into the City of Slidell, as C-4 Highway Commercial; by Joseph Hermo and Dawn Boyd.

Chairperson Hilts introduced the petition and opened the public hearing. Ms. Hilts recognized Mr. Joe Hermo representing the petition.

With no questions or comments from the Commission, Chairperson Hilts closed the public hearing and asked for the Planning Department's recommendation. Ms. Alexander stated the Planning Department recommends approval of this annexation and asked that the Commission forward to Council with a favorable recommendation.

Chairperson asked the Commission for a motion. A motion by Mr. Reardon and second by Ms. Green provided a recommendation to City Council for approval of Case Z22-03. The motion was approved by vote 6 YAYS, 0 NAYS, 0 ABSTAIN.

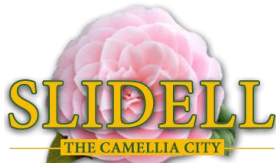
5. **Other Business**

No other business to discuss.

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

7. **Adjournment.** Meeting adjourned at 7:27 p.m. on motion by Ms. Green, second by Mr. Reardon, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval



Planning  
Department

Staff Report  
**Case No. T22-02**

Text Amendment adding  
Light Manufacturing as a Conditional Use in C-4 District

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**Petitioner(s):** Administration

**Location:** City Wide.

**Zoning:** C-4 Highway Commercial District

**Planning & Zoning Commissions**

**Future Land Use:** Commercial

**Consent Agenda:** June 20, 2022

**Public Hearing:** July 18, 2022

**Request:** Amend Appendix A: Zoning, Part 2:  
Schedule of District Regulations Adopted,  
Section 2.18 C-4 Highway Commercial to add  
light manufacturing as a Conditional Use

**City Council (tentative)**

**Consent Agenda:** June 28, 2022

**Public Hearing:** July 26, 2022

**RECOMMENDATIONS:**

**Planning Department**  
Approval

**Planning & Zoning Commissions**  
To Be Determined

**SUMMARY**

Providing light manufacturing uses with the resources needed to increase their competitiveness is important to the local economy, can provide new job opportunities in the City, and can support increased productivity across all sectors. With sensitive site design and an emphasis on accessibility for people and goods, light manufacturing activity can be part of dynamic urban and suburban spaces.

The Administration proposes adding “light manufacturing” as a Conditional Use in the C-4 Highway Commercial Zoning District subject to the City’s environmental standards; zoning permit process; and buffer, side and rear yard setback requirements.

Currently, most lots zoned C-4 Highway Commercial have frontage along the main commercial corridors within the City, and most often abut A-6 Single-Family Residential Districts at the rear property line. Many existing C-4 sites were established before requirements for rear buffer landscape areas or have limited space to expand a rear buffer. The close proximity of existing C-4 Highway Commercial sites to adjacent single-family residential uses has been a historic challenge for the City and would require site specific design and accessibility standards to appropriately address.

Permitting light manufacturing as a conditional use within the C-4 District will help to mitigate potential impacts on neighboring residential property by enabling the City to address specific conditions relative to the proposed location, distance to residential uses, and type of light manufacturing. Further, as an Industrial Use, applicants proposing to develop a light manufacturing use shall be required to apply for a Zoning Permit providing a “full description of the Use to be undertaken” and “the method and materials to be used,” enabling the City Administration to analyze the process, identify possible adverse effects, and provide recommended conditions to mitigate these effects prior to approval and development.

## FINDINGS

1. *Changing perceptions of light manufacturing.* Around and between 2010 and 2015, there was an emerging “light” manufacturing awareness among communities, national thought, and political leaders. As cities updated land-use codes to provide an assortment of new office and light industrial and manufacturing buildings offering environmentally friendly workplaces, so were institutions updating their research agendas and policy priorities to reflect the importance of industry to the U.S. economy and to global competitiveness (Source: APA PAS Report 577, Chapter 3). Significant findings and lessons learned from this trend include:
  - A. Providing “small and medium-sized enterprises” (SMEs) with the resources needed to increase their competitiveness is important to the local economy, can provide new job opportunities in the City, and can support increased productivity across all sectors.
  - B. Planning, zoning, and policy are critical for ensuring that land is available that suits contemporary industrial manufacturing needs, including those for light manufacturing services.
  - C. While manufacturing of any kind is often perceived as a high-risk, low-reward venture; with sensitive site design and an emphasis on accessibility for people and goods, light manufacturing activity can be part of dynamic urban and suburban spaces.
2. *Current regulation of Manufacturing Uses.* Currently the City of Slidell Code of Ordinances does not distinguish between light and heavy manufacturing. The proposed ordinance distinguishes between light and heavy manufacturing uses, where only Light Manufacturing Uses would be a permitted Conditional Use in the C-4 Highway Commercial District.
  - A. *Defining Manufacturing.* The proposed ordinance adds definitions for Manufacturing, Light Manufacturing, and Heavy Manufacturing to Appendix. A, Part 9: Definitions, as follows:
    - 9.22d.  
*Manufacturing:* the mechanical, physical, or chemical transformation of materials and substances, or components into new products or the assembly of component parts of manufactured products.
    - 9.22e.  
*Manufacturing, Heavy:* the manufacture or compounding process of raw materials where activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process and where activities may involve outdoor operations.
    - 9.22f.  
*Manufacturing, Light:* the product processing, fabricating, assembly, disassembly, and packaging takes place wholly within an enclosed building, and any fumes, gases, smokes, vapors, vibrations, noise or glare or other factors which are regarded as nuisances are mitigated entirely within the building. Current Zoning Regulations.
  - B. *Not permitted in C-4.* Currently, Manufacturing is a Conditional Use in the M-2 Light Industrial District and is prohibited in the C-4 Highway Commercial districts (Appendix. A: Zoning, Sections 2.1802 and 2.20(3)).
    - i. Current Conditional Uses in the C-4 Highway Commercial district include “...those light industrial activities permitted in the M-2 Light Industrial district which include assembly, retailing, wholesaling, and research service (App. A, Section 2.1801A).

- ii. Manufacturing is not currently included in the list of allowed industrial Conditional Uses in a C-4 Highway Commercial district.
  - C. *Proposed Change.* The proposed ordinance adds Light Manufacturing as a Conditional Use in the C-4 Highway Commercial District.
3. *Proximity to C-4 Highway Commercial lots to A-6 Single Family Residential Lots.* The close proximity of C-4 Highway Commercial lots to A-6 Single-family lots is a challenge.
- A. *Existing conditions.* In the City of Slidell properties zoned C-4 Highway Commercial Districts are located along the City’s main commercial corridors and predominantly about A-6 Single-family Residential lots at their rear property line.
  - B. *Existing standards.* Properties zoned C-4 Highway Commercial District are required to provide a minimum ten-foot landscape area and six-foot tall wood opaque fence along the property line.
  - C. *Legally nonconforming site development standards.* Many of the current lots zoned C-4 along the commercial corridor were developed prior to the current buffer landscape area requirements. As a result, the more common—and less restrictive—buffer requirement applied is a six-foot high wood fence.
  - D. *Limited available space for expanded buffer areas.* There is often limited area to accommodate an expanded buffer due to:
    - i. *Rear yard setback requirements.* In the C-4 Highway Commercial district the rear yard setback is 20 percent of the lot with a minimum of twenty-five (25) feet and a maximum of fifty (50) feet.
    - ii. *Parking areas.* Parking is permitted in the rear yard outside of the ten (10) foot landscaped area (App. A Section 2.2207 through 2.2211). For older lots without a landscape buffer, it is not uncommon for parking to take up the entire rear yard up to the property line.
  - E. If located immediately adjacent to a single-family residential home, the limited buffer depth and landscape requirement, and the less restrictive requirement of a six-foot high wooden opaque fence can be inadequate to buffer a home from the effects of a light manufacturing operation.
  - F. The City’s environmental standards, zoning permit process, and conditional Use Permit process can support site-specific solutions to mitigate the adverse effects of light manufacturing on neighboring residential properties.
4. *Environmental Standards.* All activities conducted within the City of Slidell must conform to the Environmental Standards found in Appendix A, Section 2.1901. These standards cover noise, vibration, smoke and particulates matter, toxic and noxious matter, odious or hazardous emissions, fire and explosive hazards, glare, heat, liquid and solid waste, radioactive materials, electromagnetic radiation, and outdoor storage. These regulations set not to exceed limits as measured at the property line for each of the above listed environmental areas. Conformance with these regulations support mitigation of the effects of light manufacturing on adjacent residential properties.
5. *Zoning Permit.* The proposed ordinance would require any light manufacturing project or service located in an area zoned C-4 Highway Commercial District to apply for and receive a “Zoning Permit” per Appendix A, Section 2.2001.(4) of the City Code of Ordinances. Standards and processes associated with the Zoning Permit include:

- i. The industrial use operator must submit an application for a “Zoning Permit” to the Director of Planning that includes a “full description of the Use to be undertaken” and the “method and materials to be used”. The Director of Planning can require the applicant to provide, at the applicant’s expense, “additional engineering or other environmental data” to enable the Director of Planning to determine if the proposed Use will conform to the environmental standards.
- ii. As part of the Zoning Permit process, the Director of Planning must confirm the applicant has acquired all required permits from state and federal agencies/departments that have jurisdiction over the proposed manufacturing activity. Typical agencies include, but are not limited to: Fire District 1, Louisiana Department of Environmental Quality, Louisiana Department of Natural Resources, Louisiana Office of Facility Planning and Control, and US Army Corps of Engineers.
- iii. If the Director of Planning determines the proposed project is not in compliance with City environmental standards or does not have all required state and federal permits, he or she may return the permit to the developer for revision or deny the permit. Zoning Permit denials may be appealed to the Board of Adjustment.

6. *Conditional Use Application and Process.*

A. *Definition.* Conditional Uses are “...those permitted Uses that are harmonious with as-of-right Uses, with the recognition that, in a specific location, they can negatively impact adjacent properties and may need to be limited or conditioned to mitigate such impacts” (Source: Land Use: In Nutshell, Thomson West, 2006, pp. 86-88).

B. *Process.*

- i. The City’s Conditional Use application and approval process begins with the submittal of an application to the Director of Planning, who is responsible for coordinating interdepartmental review with affected City departments, as well as other neighboring, regional, and state entities as applicable. The review process is used to determine if the proposed Use may have adverse effect(s) on adjacent property(s) or the environment and to identify recommended conditions to mitigate these potential effects. For Industrial Uses such as light manufacturing, the information provided in the Zoning Permit application supports identification of possible nuisances to help craft the recommended conditions to mitigate such impacts.
- ii. The Director of Planning forwards the application, along with recommended Conditions, to the Zoning Commission for their review and recommendation. After holding a public hearing, the Zoning Commission forwards the application along with their recommendation to City Council for review and a decision. The Zoning Commission can recommend approval of the Administration’s Conditions, propose modified conditions, or recommend denial of the application.
- iii. The City Council, after a public hearing, decides whether to approve the application with the recommended conditions, approve the application with modified conditions, or deny the Conditional Use application.

7. *Conclusion.*

A. Modern light manufacturing processes are such that properly designed or retrofitted buildings can contain the nuisance effects of the manufacturing process.

- B. The wide variety in the types of manufacturing, the design of the building where the manufacturing is to take place, and the specifics of the location and its relationship to surrounding residential properties make pre-determining a list of conditions/performance standards to mitigate the effects of manufacturing process impractical.
  - C. The Conditional Use process allows the City of Slidell the ability to tailor conditions to mitigate the effects on neighboring properties of a specific light manufacturing process at a specific location.
8. *Recommendation.* The Planning Department recommends the City Council approve the proposed ordinance to amend Appendix A: Zoning, Part 2: Schedule of District Regulations Adopted, Section 2.1801F to permit light manufacturing as a Conditional Use.