

City of Slidell, Louisiana
Zoning Commission
Agenda

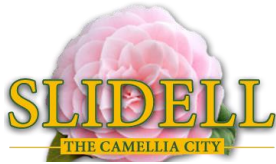
September 19, 2022 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



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1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from August 15, 2022
3. **Consent Calendar.** These items will be scheduled for a public hearing on October 17, 2022.
 - a. **CU22-02:** A request for a Conditional Use Permit for a light manufacturing use at 1000 Caruso Blvd, Unit 251; identified as Lot 2A Slidell Commerce Center (MRO); requested by
 - b. **T22-04:** A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of light manufacturing and related matters
 - c. **T22-05:** A request to amend App. A, Part 10, Sec. 10.7, of the City of Slidell Code of Ordinances; to delete in its entirety table identified as “Zoning Schedule (Incorporated Area)”
4. **Public Hearing**
 - a. **Z22-06:** A request to establish the zoning classification of property petitioned for annexation (**A22-05**), located at the southwest quadrant of the intersection of Airport Road and Sunset Drive; identified as a vacant undeveloped land containing 0.470 acres, in Section 30, T-8-S, R-14-E, Greensburg Land District, St. Tammany Parish; from Parish A-4 Single-family Residential to City C-4 Highway Commercial
 - b. **Z22-07:** A request to amend the zoning map for property located at 1901, 1921, and 1943 Bayou Lane; identified as three parcels of land containing 2.82 acres; from C-2 Neighborhood Commercial to C-2W Waterfront Mixed Use.
5. **Other Business**
 - a. Olde Towne Waterfront Master Plan
 - b. Proposed amendment to City’s Sign ordinances
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be October 17, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

August 15, 2022 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 7:12 p.m.

Commissioners Present

Mary Lou Hilts, Chair
Richard Reardon, Vice Chair
Lance Grant
Gayle Green
Michael Newton
Landon Washington

Commissioners Not Present

Tim Rogers

Staff Present

Theresa Alexander, Planner
Eric Lundin, Planning Consultant

2. **Minutes.** Motion by Commissioner Green to approve minutes of July 18, 2022 as written; Commissioner Reardon seconded. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes.

3. **Consent Calendar**

Chairperson Hilts introduced the Consent Calendar for the September 19, 2022 meeting consisting of

- a. Z22-06: A request to zone a 0.470 Acre parcel located in the southwest quadrant of the intersection of Airport Road and Sunset Drive, Section 30, T-8-S, R-14-E, Greensburg Land District, St. Tammany Parish Louisiana from St. Tammany Parish A-4 Single-Family Residential to City of Slidell C-4 Highway Commercial; by Kingsmill Airport Road, LLC. Zoning request is contingent up approval of annexation request A22-05.
- b. Z22-07. A request to rezone Parcel 1, Parcel 2, and Parcel 3, Section 10, T-9-S, R-14-E with Parcel 3 having the municipal address of 1941 Bayou Lane from C-2 Neighborhood Commercial to C-2W Waterfront Mixed Use.

Commissioner Reardon made a motion to adopt the consent calendar as published, Commissioner Green seconded. A vote was taken, and the motion passed by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS. Items Z22-06 and Z22-07 will be on Public Hearing on September 19, 2022.

4. **Public Hearing**

- a. **Z22-05:** 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; by Donald M. Archie by Donald M. Archie as the Independent Executor of the Succession of Donald Y Archie.

Chairperson Hilts introduced item Z22-05: 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; by Donald M. Archie by Donald M. Archie as the Independent Executor of the Succession of Donald Y Archie.

Chairperson Hilts asked if anyone from the public wish to speak. There was no one.

Chairperson Hilts asked the staff for their recommendation.

Eric Lundin stated that the City future land use plan identified the Lindberg Corridor as commercial; that the Parish zoning for the property was Highway Commercial – 2 (HC-2), which is equivalent to the City of Slidell C-4 Highway Commercial; and that the adjacent properties remaining in the Parish were also zoned HC-2. Therefore, the Staff recommends property be zoned City of Slidell C-4 Highway Commercial, if annexed.

Commissioner Washington mentioned that it was difficult looking up the Parish zoning regulations so as to compare them with City zoning regulations. Eric Lundin stated that he has a zoning use comparison chart between St. Tammany Parish HC - 2 and the City of Slidell C-4 Highway Commercial and would provide it to the commissioners. Eric Lundin added that in the future they would include a Parish-City comparison chart with annexation packages.

Commissioner Washington made a motion to forward a recommendation to City Council that the property be zoned C-4 Highway Commercial; Commissioner Grant seconded. A vote was taken with the result that the motion was approved by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS.

5. Other Business

- a. Eric Lundin took opportunity to explain to the applicant the reason for different votes – one for annexation and one for zoning. The reason is that the commissioners could recommend annexation and but recommend a difference zoning classification that what was recommended by the Staff. Therefore, two votes are necessary.

Commissioner Washington asked how this would occur. Eric Lundin explained that after reviewing the staff report and listening to the public hearing a Commissioner would then make a motion recommending a zoning classification, which could differ from the one recommended by the staff. If the motion is seconded and passed then that would be the recommendation forwarded to the City Council, even if differs from the recommendation in the staff report.

6. General and Public Comments.

Commissioner Washington asked for an update on Ducksworth Park redevelopment. Theresa Alexander said she would contact the Community Development Block Grant Coordinator and get an update which she would forward to the Commissioners.

7. **Adjournment.** Meeting adjourned at 7:32 p.m. on motion by Commissioner Reardon, second by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTENTIONS.