

City of Slidell, Louisiana
Zoning Commission
Agenda

October 17, 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,
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 September 19, 2022
3. **Consent Calendar.** These items will be scheduled for a public hearing on November 21, 2022.
 - a. **Z22-08:** A request to establish the zoning classification of property petitioned for annexation (A22-06), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; as C-4 Highway Commercial; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC
 - b. **Z22-09:** A request to establish the zoning classification of property petitioned for annexation (A22-07), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; as C-4 Highway Commercial; requested by Bayou Liberty Property LLC
 - c. **CU22-03:** A request for a Conditional Use Permit for an automobile repair and maintenance use at 1570 Shortcut Hwy; identified as Parcel B1 containing 1.093 ac in Section 11, Township 9 South, Range 14 East; requested by Mike Saucier
 - d. **T22-04-Revised:** 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 automobile repair and maintenance; requested by the Administration.
4. **Public Hearing -**
 - 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 Zaire Humphrey
 - 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; requested by the Administration
 - 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)"; requested by the Administration.

Request Withdrawn by the Administration

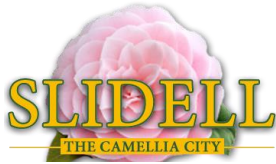
5. **Other Business**

- a. Text Amendment – Sign Ordinance
- b. Text Amendment – Light Manufacturing in C-3

6. **General and Public Comments**

7. **Adjournment**

The next Zoning Commission meeting will be November 21, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

September 19, 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 7:24 p.m.

Commissioners Present

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

Commissioners Not Present

Lance Grant

Staff Present

Theresa Alexander, Planner
Evelyn Campo, Planning Consultant

2. **Minutes.** Motion by Commissioner Green to approve minutes of August 15, 2022 as written; Commissioner Newton seconded. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes. Upon further consideration of the minutes, Commissioner Green made a motion to amend the minutes to list the address for Z22-07 as 1901 Bayou Lane and Commissioner Washington seconded the motion. A vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes as amended.

3. **Consent Calendar**

Chairperson Hilts introduced the Consent Calendar for the October 17, 2022 meeting consisting of

- 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);
- 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)".

Councilwoman Denham spoke in favor of CU22-02, noted it would bring new commerce into the outlet mall for a spice company (Mr. Zaire and his father Mr. Humphrey were present as well), requested that the Commissioners vote in favor of this request.

Commissioner Washington made a motion to adopt the consent calendar as published, Commissioner Reardon seconded. A vote was taken and the motion passed by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS. Items CU22-02, T22-04, and T22-05 will be on Public Hearing on October 17, 2022.

4. **Public Hearing**

- a. Chairperson Hilts introduced item 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.

Chairperson Hilts asked the staff for their recommendation.

Theresa Alexander noted this request was associated with annexation A22-05.

Chairperson Hilts asked if anyone from the public wished to speak.

Kevin Davis spoke in support of the request (on behalf of the applicant) stating they wanted to place a small medical therapy (physical therapy) building, may have a different commercial or medical client in the subject location.

No commissioners had additional questions.

Commissioner Rogers made a motion to forward a favorable recommendation on Z22-06; Commissioner Green seconded. A vote was taken with the result that the motion was approved by a vote of 6 YAYS, 0 NAYS, and 0 ABSTENTIONS.

- b. Chairperson Hilts introduced item 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.

Chairperson Hilts asked if anyone from the public wished to speak.

Paul Mayronne spoke in support of the request (on behalf of Roberts Landing, LLC the owner of the site). He noted that the campus consists of four parcels including Palmetto's restaurant. He noted that the owner was planning to combine the four parcels into a single parcel and that to pursue the resubdivision they needed to get consistent zoning on the property. He noted that they believe the zoning request is consistent with the City's vision for that area and noted that one of the parcels is already zoned C-2W. Mr. Mayronne noted that there are no specific improvements planned for the site at this time.

Chairperson Hilts asked what the applicant/owner was planning to do with the subject site. Mr. Mayronne noted there were no plans to bring new immediate improvements to the site. He also noted that the owners may end up hosting more weddings and events on the left side of the site and in the cottage and that this may result in more improvements in the future.

Commissioner Reardon inquired if there was a house on the existing property. Mr. Mayronne noted that there is a cottage in front of Palmetto's and another small home along Bayou Lane.

Chairperson Hilts invited any further public comment. There was none.

Chairperson Hilts requested the staff's recommendation. Evelyn Campo noted that Palmetto's use as a restaurant and event venue is consistent with the City's plans for the area and the request was reasonable.

Commissioner Washington inquired whether the subject zoning change would allow the sites owner to conduct any of the uses permitted in the C-2W zoning district? Staff replied yes but Mr. Mayronne noted that the use would remain the same as it is.

Commissioner Reardon inquired about the subject address asking if it was 1941 or 1901. Ms. Alexander noted that 1941 is the empty lot, 1901 is the address associated with this site. Ms. Alexander asked if the Commissioners would like to amend the minutes to reflect the 1901 address and Commissioner Reardon replied yes.

Commissioner Reardon made a motion to forward a favorable recommendation on Z22-07 and Commissioner Newton 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. Theresa Alexander noted an upcoming meeting on Thursday at 5:00 pm to discuss the Olde Towne Waterfront Master Plan. Commissioner Washington noted concern about drainage and that he would plan to attend the meeting.
- b. Theresa Alexander noted that the City was undertaking a study of the sign regulations. Evelyn Campo explained the necessity for this study and noted that the proposed text will come before the Commission.

6. **General and Public Comments.**

None

7. **Adjournment.** Meeting adjourned at 8:03 p.m. on motion by Commissioner Reardon, second by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTENTIONS.