



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

December 12, 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)



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1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from November 28, 2022
3. **Consent Calendar.** Public hearing for the following item will be scheduled for January 9, 2023.
  - a. **T22-07:** An ordinance amending Chapter 16, Article V of the city’s Code of Ordinances to add provisions that, subject to certain exceptions, prohibit the parking of vehicles on surfaces that are not all-weather surfaces
4. **Public Hearing**
  - a. **T22-03:** An ordinance amending Appendix A, Part 2, Sec. 2.6 – A-3 multifamily residential and Sec. 2.23 - Sign regulation to ensure that sign regulations comply with applicable legal precedent, enable orderly and safe sign construction, and are clear and enforceable; requested by the Administration.  
**The Planning Department requests this item, T22-03, be tabled until such time all input into the language has been received.**
  - b. **T22-06:** A request to amend Appendix A – Zoning, Part 2, Schedule of District Regulations, Section 2.17 of the City of Slidell Code of Ordinances; to include a conditional use permit for light manufacturing within the C-3 Central Business District; requested by the Administration.
  - 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 (property owner), on behalf of William Doyle (prospective owner).
5. **Other Business**
  - a. Approval of 2023 Meeting Calendar
  - b. Election for 2023 Officers for Planning and Zoning Commissions
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be January 9, 2023.*



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

November 21, 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 7:37 p.m.

**Commissioners Present**

Mary Lou Hilts, Chair  
Richard Reardon, Vice Chair  
Gayle Green  
Landon Washington

**Commissioners Not Present**

Lance Grant  
Michael Newton

**Staff Present**

Daniel McElmurray, Planning  
Director  
Erica Smith, Secretary  
Eric Lundin, Desire Line  
Wesley Gillen, Desire Line

2. **Minutes.** Motion by Commissioner Green to approve minutes of October 17, 2022 as written; Commissioner Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. Commissioner Reardon made a motion to approve the Consent Calendar as presented, Commissioner Green seconded. A vote was taken, and with the result of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion was approved. These items will be on Public Hearing on December 12, 2022.

4. **Public Hearing**

- a. 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 automotive repair and maintenance; requested by the Administration.

Chairperson Hilts introduced the item and asked if there was anyone from the public who wished to speak. No one rose to speak.

Chairperson Hilts asked if the Commissioners had any questions.

Chairperson Hilts asked what would happen to existing auto repair and maintenance establishments along the corridor.

Eric Lundin reviewed the history of creating the C-1 and C-1A districts and status of existing auto repair and maintenance establishments and then explained that

- Existing establishments would be allowed to continue, but all new establishments would need to apply for a conditional use permit.
- Mayor believed that automotive repair and maintenance would be a suitable use along this corridor as long as there was an opportunity to apply conditions based on the properties relationship to surrounding uses, especially residential.

Chairperson Hilts asked if the City had spoken with the existing establishments. Eric Lundin responded in the affirmative and explained that some of them were the reason for the Administration sponsoring this amendment.

Eric Lundin reminded the Commission that a Conditional Use permit ran with the property. Commissioner Washington asked whether a change of ownership made a difference. Eric Lundin replied that change of ownership would not negate the permit.

There be no further questions, Chairperson Hilts asked for the Staff's recommendation. Eric Lundin stated that the Administration recommended approval of the amendment.

Commissioner Washington made a motion to forward the amendment to the City Council recommending approval, Commissioner Green seconded. A vote was taken, and with the result of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion passed.

- b. 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) to the north and Gause Blvd East to the south as C-4 Highway Commercial; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC.

Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak. Mr. Steele Pollard rose to speak in favor of zoning the property C-4 Highway Commercial. Commissioner Washington asked to be reminded what the plan for the property was. Mr. Pollard said they are thinking of selling the property but there had been discussions of upscale townhomes or garden offices.

Commissioner Washington asked if St. Tammany Parish Highway Commercial (HC) and City of Slidell C-4 zoning were the same. Eric Lundin said the City considers them to be equivalent zoning, though they are not an exact match. Eric Lundin referred the commissioners to a comparison chart in their packages.

Commissioner Washington reminded the Commission that they recently had a case where a property was rezoned from City of Slidell C-2 to C-4 then the owner sold it, and it was developed as an oil change establishment. So, rezoning to C-4 opens up a lot of different uses that could be developed in the future. Eric Lundin pointed out that the Gause Blvd East corridor was already mostly C-4 or St. Tammany Parish Highway Commercial.

There being no further question from Commissioners and no other members of the public who wished to speak, Chairperson Hilts closed the public hearing and asked for the Staff's recommendation. Eric Lundin said the staff recommended zoning the property C-4 Highway Commercial.

Commissioner Reardon made motion to forward the ordinance to the City Council recommending approval, Commissioner Green seconded. A vote was taken, and with the result of 3 YAYS, 1 NAY, 0 ABSTAIN the motion passed. Voting YEA were Chairperson Hilts and Commissioners Reardon and Green; Voting NAY was Commissioner Washington.

- c. Z22-09: A request to establish the zoning classification of property petitioned for annexation (A22-07), being a vacant parcel of land containing approx. 2.207 acres, located along the southern right-of-way of Gause Blvd West (US 190) and running from Gause Blvd intersection with Northshore Blvd eastward approx. 816 ft to the intersection with Mall Blvd as C-4 Highway Commercial; requested by Bayou Liberty Property LLC.

Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak.

Mr. Buren, a representative of Bayou Liberty Property, rose to speak in favor of zoning the property C-4 Highway Commercial. Mr. Buren asked the Commission to zone the property C-4 Highway Commercial as it was consistent with other properties in the area.

Chairperson Hilts asked the Commissioners if they had any questions. There being none, Commissioner Hilts close the public hearing and asked for the staff's recommendation. Eric Lundin responded that the staff recommends zoning the property C-4 Highway Commercial as it was consistent with the Comprehensive Plan Future Land Use Plan as well as with existing commercial property in the area.

Commissioner Reardon made a motion to forward the proposed ordinance to the City Council recommending approval, Commissioner Green seconded. A vote was taken, and with the result of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion passed.

- d. CU22-03: A request for a Conditional Use Permit for an automotive repair and maintenance use at 1570 Shortcut Hwy identified as Parcel B and containing 1.093 acre in Section 11, Township 9 South, Range 14 East; requested by Mike Saucier.

Chairperson Hilts introduced the item.

Eric Lundin informed the Commission that the Administration requested this item be postponed to the December 12, 2022, meeting as it is contingent on the City Council approving item 4.a above namely amending App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances to include a conditional use of automotive repair and maintenance.

Commissioner Green made a motion to postpone CU22-03 to the December 12, 2022, meeting; Commissioner Washington seconded. A vote was taken, with the result of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion passed.

## 5. Other Business

- a. 2023 Calendar. Eric Lundin reminded the Commissioners that they would be asked to approve their 2023 meeting calendar at their December meeting.
- b. 2023 Officers. Eric Lundin reminded the Commissioners that they would be asked to elect a Chairperson and Vice Chairperson for the 2023 calendar year at their December meeting.

## 6. General and Public Comments.

- a. Presentation by Burke Kleinpeter Incorporated (BKI) on the City of Slidell Waterfront Development Plan by Emily May and Garret Groves.

Emily May presenting on behalf of BKI explained the plan was built on a planned drainage improvement plan for Bayou watershed. Emily May said the plan would add pedestrian, biking, green space, and access improvements as an opportunistic additive to drainage improvements. Elements included

- The large gravel lot along Bayou Lane, West Hall, Pennsylvania Ave, and the railroad tracks would be repurposed as a trail head to include a visitor center and parking.

- The former City barn site at the confluence of Bayou Pattassat and Bayou Bonfouca would be repurposed as a green space and event space for pop up events and this area would be connected to heritage park by a walkway that would run along Bayou Bonfouca's shoreline.
- Bayou Pattassat would be expanded from approximately 30' to 80' as well as expanding the 8<sup>th</sup> Ave and Possum Hollow drainage canals creating a loop.
- Several city owned lots along 8<sup>th</sup> Ave are proposed for passive development and pop up event space.

Ms. May described how other existing plans, to include the Bicycle Master Plan and the St Tammany Parish Hazard Mitigation Plan, would be leveraged and incorporated into the Waterfront Plan.

Ms. May described to process of capturing community and stakeholder input to include the formation of a steering committee of civic leaders, surveys, and interviews.

During questions, Commissioner Washington expressed concern about the plans effect on the southern branch of Bayou Pattassat that seemed to be left out of the plan. Commissioner Washington pointed out that this branch extended across Third St. (Sgt Alfred) into the Lincoln Park neighborhood. He further pointed out that segments of this branch, a natural watercourse, had been subsurfaced, redirected, and passed through culverts under roads. The branch is already susceptible to backing up and overbank flooding. So, he asked if these improvements on the northern branch and between Carey St and Bayou Bonfouca make the flooding on the southern branch worse?

Ms. May responded that the amenities planned should not, but that these are in addition to the underlying drainage improvement plans for the Bayou Pattassat watershed, which the Waterfront Plan does not address.

Eric Lundin mentioned that over the next several months the plans was to update the Commission on the City's infrastructure to include drainage. What the staff could do was provide two updates on drainage 1) overall drainage plan and 2) a Bayou Pattassat watershed specific update.

Director McElmurray indicated that he would take this for action.

7. **Adjournment.** Meeting adjourned at 8:43 p.m. on motion by Commissioner Green, second by Commissioner Reardon, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



**STAFF REPORT**  
**Case No. T22-06**  
**Light Manufacturing Conditional Use in C-3 District**

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**Petitioner(s):** Administration  
**Zoning:** C-3 Central Business District  
**Future Land Use:** Mixed-Use Neighborhood  
**Request:** Amend  
**Location:** C-3 Central Business District.

**Planning & Zoning Commissions**  
**Consent Agenda:** November 28, 2022  
**Public Hearing:** December 12, 2022  
**City Council (tentative)**  
**Consent Agenda:** January 10, 2023  
**Public Hearing:** February 14, 2023

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**RECOMMENDATIONS:**

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<b>Planning Department</b> Approval	<b>Olde Towne Preservation District</b> Approval	<b>Planning &amp; Zoning</b> To Be Determined
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**1. FINDINGS**

A. *Light Manufacturing.* 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:

- 1) 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.
- 2) Planning, zoning, and policy are critical for ensuring that land is available that suits contemporary industrial manufacturing needs, including those for light manufacturing services.
- 3) 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.

B. *City of Slidell C-3 Central Business District.*

- 1) The City of Slidell’s C-3 Central Business district is generally located between Fronts St (U.S. Hwy 11) on the west, Sgt. Alfred St on the east, Pennsylvania Ave on the north, and Brakefield St. on the south (Figure 1). There is a northern extension bounded by Front St on the west, 4<sup>th</sup> St on the east, East Hall on the north, and a southern extension bounded on the north by Bayou Patassat, south by an extension of Mayfield Ave, east by Front St, and the west by William Tall St.

- 2) Historically, the Central Business District served as both the commercial and residential center of the city and provided support to the industrial facilities located on the nearby waterfront and rail line. The City created a wide array of permitted uses for the C3 district to include single and multi-family residential, service stations, storage yards, repair service shops, storage, to include outdoor storage, nightclubs, wholesale, new and used auto sales, and farmer supplies and warehouses. The City also identified automobile wrecker service storage yards as a Conditional Use (COO, Appendix A, Part 2, sections 2.1701 and 2.1701A). The uses of storage, wholesale, farm warehouse, and automobile wrecker storage yards are classified as industrial by the City of Slidell (COO, Appendix A, Part 2. Section 2.2001).
- 3) The mixed-use character of the C-3 district means that residential, commercial, and some industrial uses can be located on adjoining lots. Set back requirements in the C-3 district are minimal. Industrial and commercial properties can build to the lot line and the setback for single-family residential is only 5.0 feet for side yards and 25' for rear yards (COO, Appendix A, Part 2. Section 2.1704).
- 4) As currently written, the organizational structure of the Conditional Use Subsection to the C3 Central Business District makes adding a new conditional Uses difficult and does not clearly associate standard conditions to the specific uses they are meant to mitigate (Section 2.1701A).

C. *Olde Towne Preservation District.*

- 1) The C-3 Central Business District is wholly within the City's Olde Towne Preservation District (OTPD), which is a State of Louisiana and U.S. Department of Interior recognized Local Preservation District (Figure 1).
- 2) The OTPD is made up of different areas/neighborhoods mostly residential, one mixed-use residential/commercial/governmental, and one industrial. The C-3 Central Business District is the mixed-used district (Figure 1).

D. *Conditional Use Process.*

- 1) 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" (Land Use: In Nutshell, Thomson West, 2006, pp. 86-88).
- 2) The City's Conditional Use application and approval process begins with the submittal of an application to the Director of Planning who coordinates a review by other affected City Departments as well as other neighboring, regional, and state entities. The review process is used to determine if the proposed Use may have adverse effect on adjacent properties or the environment and to identify recommended conditions that could mitigate these effects. For Industrial uses such as light manufacturing, the information provided in Zoning Permit application can be used to identify possible nuisances to help craft recommended conditions.
- 3) 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 recommended Conditions, propose modified conditions, or recommend denial of the application.

- 4) 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.

E. *Environmental Standards and Review Process.*

- 1) Environmental Standards. All activities conducted within the City of Slidell must conform to the Environmental Standards found in App. 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 could mitigate the effects of light manufacturing on an adjacent residential property.
- 2) Zoning Permit. The proposed ordinance would require a light manufacturing project in C-3 Central Business District to apply for and receive a “Zoning Permit” (App. A, Section 2.2001.(4)).
  - a) 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.
  - b) 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, and US. Army Corps of Engineers.
  - c) If the Director of Planning determines the proposed project does not conform with the environmental standards or does not have all required state and federal permits, they can return the permit to the developer for revision or deny the permit. Denials of a Zoning Permit can be appealed to the Board of Adjustment.

2. *Conclusions.*

- 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 Central Business District area of the Olde Towne Preservation District has historically had a mix of residential, commercial, and some industrial uses in close proximity to each other.
- D. The combination of a mix of uses on adjoining lots and minimum to no setback requirements makes protecting residential properties from the effects of light industrial challenging.



- E. 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.
  - F. The Conditional Use subsection of the C3 Central Business District should be rewritten to make it easier to add new Conditional uses and to more clearly identify standard conditions for specific uses.
3. *Recommendation.* The Administration recommends the City Council approve the proposed ordinance to amend Appendix A: Zoning, Part 2: Schedule of District Regulations Adopted, Section 2.17701A Conditional Use to
- A. Reorganize Section 2.1701A to make each conditional use or category of uses their own subsection and make it easier to associate standard conditions use they are intended to.
  - B. Add light manufacturing as a Conditional Use.

4. *Recommendation – Olde Towne Preservation District Commission*

At its November 9, 2022 meeting, the Olde Towne Preservation District Commission provided a recommendation to City Council for approval of the proposed conditional use permit for light manufacturing within the C-3 Central Business District, which includes the Olde Towne Preservation District.

### C-3 Central Business District

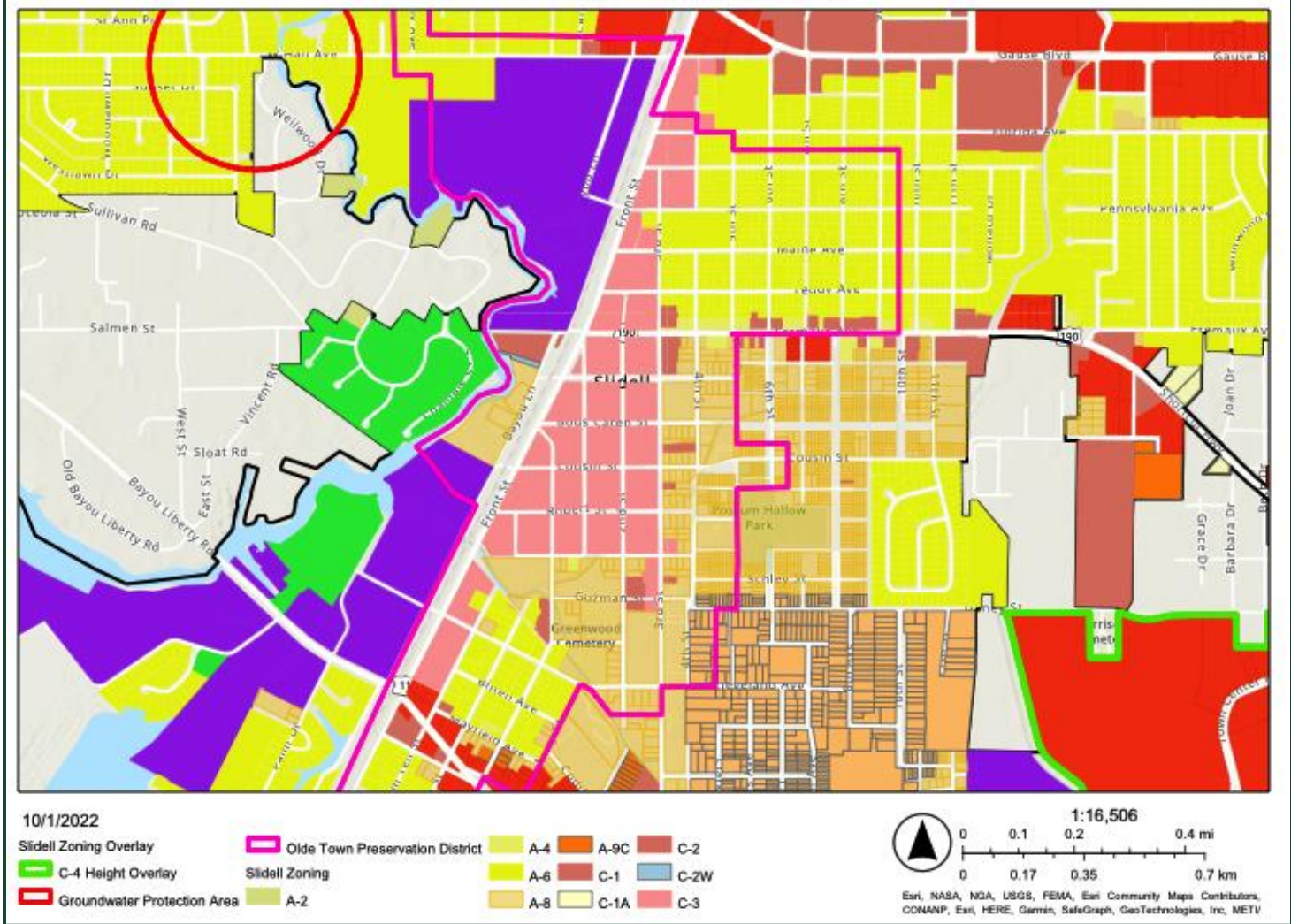


Figure 1: Map of C-3 Central Business District