



City of Slidell

PLANNING DEPARTMENT

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Randy Fandal
Mayor

Daniel W. McElmurray, PLA, AICP
Director of Planning

December 15, 2025

Mr. Edwin Paul Pearson
64 Long Lake Drive
Carriere, Mississippi 39426

RE: 1284 E. Howze Beach Rd. – Future Development of Loco Joe’s Fireworks location

Dear Edwin,

Below please find a summary of items discussed at the December 15 meeting regarding your above-mentioned property:

- Chuck Dammon indicated that the development of the property into three parcels with a car wash, a permanent fireworks stand, and a hotel, is being contemplated, with openness by the owner, Edwin Pearson, to partnering with others for the project. It was clarified by Mr. Pearson that the fireworks business has been sold, and the feasibility of placing a gas station on the site is being considered, depending on distance regulations.
- The previous moratorium affecting fireworks sales was emphasized but it was noted that the fireworks ordinance had been updated earlier in the year, removing prohibition of firework sales for this location.
- The importance of determining property lines and the feasibility of annexing the smaller piece of land into the City was discussed, with the mention that Parish concurrence will be required.
- Parish Planning Director Ross Liner explained that changes to a PUD typically require a public hearing and the owner's request, highlighting the unique nature of the current PUD for the smaller piece of property. Ross will research the matter, referencing previous documentation related to the casino's involvement with the PUD. Final zoning of the property if both parcels are within the Parish is complicated but would rely heavily on the terms of the PUD.
- Ross conveyed the Public Works Department indication that the Parish does not have an interest in owning the 50'x1000' piece of property, although the existing drainage is necessary to retain.
- City Chief of Staff Mike Noto indicated that no City water and sewer is available at this location, and such services are cost-prohibitive for the City to provide at this time. It was indicated that water and sewer availability is via Magnolia but will require a bore permit.

- Danny McElmurray, City Planning Director, indicated the importance and complexities of jurisdictional challenges between City and Parish regulations.
 - Projects can only move forward if both pieces of property are within one jurisdiction and are resubdivided into one parcel.
 - The design standards within the City for commercial buildings were outlined, noting that these are more stringent requirements than when compared to the Parish.
- Regarding fill, Chuck and Edwin indicated that the USACE fill permit is valid through 2029 for the larger parcel. The need for a development plan to obtain a fill permit from the City was explained, emphasizing the importance of managing water drainage on the property and resolving jurisdictional issues.
- Edwin Pearson expressed frustration over the damage to the property's drainage system due to construction activities, highlighting a significant hole and inadequate drainage solutions. Drainage resolution was noted to require collaboration with the Parish Council and Parish Department of Public Works (Jay Watts). The need for additional fill to address the drainage issues was acknowledged.
- Parish Councilmember Jeff Corbin expressed the expectation of significant community concerns, particularly those in Lakeshore Estates and Lakeshore Villagers, regarding the construction of a fireworks stand and its implications at the entry to Lakeshore Estates. The legal ability to proceed with the construction despite community opposition was acknowledged.
- It was noted by Councilmember Corbin that state representatives are working on a comprehensive development plan for the area around the Oak Harbor interstate exit, which includes fishing pier improvements and community beautification projects.

We have preserved the recorded digital minutes of the meeting in the property file for 1284 E Howze Beach Road as part of the Department's permanent records. We look forward to working with you on this project, and please let us know if you have any questions or need additional information.

Sincerely,



Daniel W. McElmurray, Director
Planning Department