

MINUTES
ZONING COMMISSION
CITY OF ZACHARY

Monday, March 06, 2023

6:30 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:30 p.m., on Monday, March 06, 2023, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Scott

Pledge of Allegiance by Commissioner Hilton

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Chris Hilton

Christina Price

Thomas Scott

Elizabeth Benzer

James Peay

Jason Floyd

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Hilton

To approve to amend the agenda to hear item G3E before G3D.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

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D. READING OF THE MINUTES

1. Approval of minutes of the February 06, 2023 regular meeting and approve them as written.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To approve the minutes of the February 06, 2023, regular meeting and approve them as written.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. ZONING

1. Consent Agenda

- a. **CUPMH-1-23 (9012 E Vernon Road)** – Proposed manufactured home to be placed on Lot 7 of Whiddon Acres property, located at 9012 E Vernon Road, Zachary, La 70791.
- b. **CUPMH-2-23 (3937 David Street)** – Proposed manufactured home to be placed on Lot 13-A of Kirkwood Subdivision property, located at 3937 David Street, Zachary, La 70791.
- c. **CUPMV-1-23 (10011 Main Street)** – Proposed mobile vendor for Aji City, on property located at 10011 Main Street, Zachary, La 70791.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve the consent agenda items.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

2. Old Business

3. New Business

- a. **CUPHB-1-23 (Total Upgrade)** – Proposed home-based business, located on Lot 67, on property located at 3436 Little Farms Drive, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:45 p.m. Bertram Davis, 3436 Little Farms, Zachary, was present to speak in favor of the conditional use permit. There being

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no one else to speak in favor or against the conditional use permit Commissioner Slaughter closed the PUBLIC HEARING at 6:45 p.m.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Price

To approve a **CUPHB-1-23 (Total Upgrade)** – Proposed home-based business, located on Lot 67, on property located at 3436 Little Farms Drive, Zachary, La 70791.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **ZOI – 52125-SS (Hillside Farms)** – Proposed resubdivision of Lot 10 into Lots 10-A and 10-B, on property located on Port Hudson-Pride Road.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

To approve a recommendation of no objection for **ZOI – 52125-SS (Hillside Farms)** – Proposed resubdivision of Lot 10 into Lots 10-A and 10-B, on property located on Port Hudson-Pride Road.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

- c. **ZOI – 54126-SS (Hillside Farms)** – Proposed resubdivision of Lot 11-A and Lot 12 of the Hillside Farms Subdivision into Lots 11-A-1, 11-A-2 and 12-A, on property located on Port Hudson-Pride Road.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Hilton

To approve a recommendation of no objection for **ZOI – 54126-SS (Hillside Farms)** – Proposed resubdivision of Lot 11-A and Lot 12 of the Hillside Farms Subdivision into Lots 11-A-1, 11-A-2 and 12-A, on property located on Port Hudson-Pride Road.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd

NAYS: None

ABSENT: None

ABSTAINED: None

ALTER AGENDA

- e. **ZOI – PA-3-23 (16481 Old Scenic Highway)** – The change from Agricultural/Rural land use to Commercial will accommodate the commercial rezoning LC2 running concurrently.

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Slaughter

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To approve a recommendation of no objection for **ZOI – PA-3-23 (16481 Old Scenic Highway)** – The change from Agricultural/Rural land use to Commercial will accommodate the commercial rezoning LC2 running concurrently.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Floyd
NAYS: Peay
ABSENT: None
ABSTAINED: None

- d. **ZOI – Case 7-23 (16481 Old Scenic Highway)** – To rezone Lot C-1 of the Lucy Crumholt Subdivision from Rural (R) to Light Commercial Two (LC2), on property located at 16481 Old Scenic Highway.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Price

To approve a recommendation of no objection for **ZOI – Case 7-23 (16481 Old Scenic Highway)** – To rezone Lot C-1 of the Lucy Crumholt Subdivision from Rural (R) to Light Commercial Two (LC2), on property located at 16481 Old Scenic Highway.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Floyd
NAYS: Peay
ABSENT: None
ABSTAINED: None

RETURN TO REGULAR ORDER

- f. **ZOI – PUD-3-22 (Northridge Phase 1)** – Proposed 64.25 acre development to include 215 low density residential lots and common open space areas within PUD 3-22.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve a recommendation of objection for **ZOI – PUD-3-22 (Northridge Phase 1)** – Proposed 64.25 acre development to include 215 low density residential lots and common open space areas within PUD 3-22.

YEAS: Hilton, Slaughter, Price, Scott, Benzer, Peay, Floyd
NAYS: None
ABSENT: None
ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRMAN

The motion was made by Commissioner Benzer

The motion was seconded by Commissioner Peay

To approve Commissioner Scott as the Chairman of the board.

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YEAS: Benzer, Peay
NAYS: Price, Scott, Floyd, Hilton, Slaughter
ABSENT: None
ABSTAINED: None

The motion was made by Commissioner Scott
The motion was seconded by Commissioner Price

To approve Commissioner Slaughter as the Chairman of the board.

YEAS: Benzer, Peay, Price, Scott, Floyd, Hilton, Slaughter
NAYS: None
ABSENT: None
ABSTAINED: None

The motion was made by Commissioner Hilton
The motion was seconded by Commissioner Floyd

To approve Commissioner Scott as the Vice-Chairman of the board.

YEAS: Benzer, Peay, Price, Scott, Floyd, Hilton, Slaughter
NAYS: None
ABSENT: None
ABSTAINED: None

The motion was made by Commissioner Scott
The motion was seconded by Commissioner Slaughter

To approve Commissioner Peay as the Secretary of the board.

YEAS: Benzer, Peay, Price, Scott, Floyd, Hilton, Slaughter
NAYS: None
ABSENT: None
ABSTAINED: None

J. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Dana LeJeune Recording Secretary

Approved by: _____
Commissioner Slaughter