

**MINUTES**  
**ZONING COMMISSION**  
**CITY OF ZACHARY**

**Monday, May 01, 2023**

**6:30 PM**

**A. CALL TO ORDER**

Commissioner Slaughter called the meeting to order at 6:30 p.m., on Monday, May 01, 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 Slaughter

**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 Floyd

The motion was seconded by Commissioner Benzer

To approve to amend the agenda to move item G3A above G1.

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 April 03, 2023, regular meeting and approve them as written.

The motion was made by Commissioner Floyd

The motion was seconded by Commissioner Peay

To approve the minutes of the April 30, 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**

Commissioner Slaughter addressed the audience regarding the order to speak on an agenda item.

**ALTER AGENDA**

**3. New Business**

- a. **CUPHB-2-23 (Kayla's Kajun Kitchen)** – Proposed home-based business, located on Lot 97, on property located at 5566 Newell Street, Zachary, La 70791

Commissioner Slaughter opened the PUBLIC HEARING at 6:39 p.m. Kayla Williams, 5566 Newell Street, was present to speak in favor of the conditional use permit. Maris Kennedy, 2715 Peachtree Lane, Zachary was present to speak in opposition and explained the neighborhood restrictions for the area. Howard McDaniel, 5437 Sofie Anne, Zachary was present to express concerns regarding a business in a subdivision, Billy Mann, 5748 Sophie Anne, was present to speak in opposition of the conditional use permit, Victor Durand, 5462 Sofie Anne, Zachary, was present to speak in opposition of the conditional use permit, Thaddeus Rathburn, 5543 Newell Street, Zachary was present to speak in opposition regarding the cook trailer parked in the driveway, increased garbage waste from food, and not having a privacy fence, Patti White, 5531 Deanne Marie, Zachary was present to speak in opposition of the conditional use permit. There being no one else to speak in favor or against the conditional use permit Commissioner Slaughter closed the PUBLIC HEARING at 6:56 p.m.

The motion was made by Commissioner Price

The motion was seconded by Commissioner Hilton

To approve a recommendation of a **CUPHB-2-23 (Kayla's Kajun Kitchen)** – Proposed home-based business, located on Lot 97, on property located at 5566 Newell Street, Zachary, La 70791

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contingent upon completion of a 6' shadowbox opaque masonry fence or to store the cook trailer offsite by the May 23, 2023 council meeting.

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

**RETURN TO REGULAR ORDER**

**G. ZONING**

**1. Consent Agenda**

- a. **CUPMV-2-23 (4010 Highway 19)** – Proposed mobile vendor for Bigg Sol We Bee Grubbin, on property located at 4010 Highway 19, Zachary, La 70791.  
The motion was made by Commissioner Peay  
The motion was seconded by Commissioner Scott
  
- b. **RZ-1-23 (10100 Main Street)** – To rezone Lot X-2 of the Ivy Barksdale Tract from Neighborhood Commercial (NC) to Industrial (I), on property located at 10100 Main Street, Zachary, La 70791.

To approve a recommendation of a **CUPMV-2-23 (4010 Highway 19)** – Proposed mobile vendor for Bigg Sol We Bee Grubbin, on property located at 4010 Highway 19, Zachary, La 70791 and **RZ-1-23 (10100 Main Street)** – To rezone Lot X-2 of the Ivy Barksdale Tract from Neighborhood Commercial (NC) to Industrial (I), on property located at 10100 Main Street, Zachary, La 70791.

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

**2. Old Business**

**H. REPORT OF THE CITY PLANNER**

Commissioner Slaughter reminded everyone to finish the annual training that are required.

**I. REPORT OF THE CHAIRMAN**

**J. ADJOURNMENT**

The meeting was adjourned at 7:16 p.m.

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Dana LeJeune Recording Secretary