

MINUTES
ZONING COMMISSION
CITY OF ZACHARY

Monday, July 10, 2023,

6:30 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:30 p.m., on Monday, July 10, 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

ABSENT

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

D. READING OF THE MINUTES

1. Approval of minutes of the May 01, 2023, regular meeting, June 05, 2023, regular meeting, and approve them as written.

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The motion was made by Commissioner Scott

The motion was seconded by Commissioner Hilton

To approve the minutes of the May 01, 2023, regular meeting, June 05, 2023, regular meeting, and approve them as written.

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

NAYS: None

ABSENT: Floyd

ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. ZONING

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To remove item G1A from the consent agenda and to place it on the regular agenda.

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

NAYS: None

ABSENT: Floyd

ABSTAINED: None

1. Consent Agenda

- a. **RZ-2-23 (8766 Main Street)** – To rezone Lot 1-A of the Little Farms Subdivision from Estate Residential (RE) to General Commercial (CG), on property located at 8766 Main Street, Zachary, La 70791

Commissioner Slaughter opened the PUBLIC HEARING at 6:43 p.m. Wade Holden, Denham Springs, was present to speak in favor of the rezone. Gus Holden, Denham Springs, was present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Commissioner Slaughter closed the PUBLIC HEARING at 6:44 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Scott

To approve a recommendation of **RZ-2-23 (8766 Main Street)** – To rezone Lot 1-A of the Little Farms Subdivision from Estate Residential (RE) to General Commercial (CG), on property located at 8766 Main Street, Zachary, La 70791.

YEAS: Hilton, Price, Scott, Benzer, Peay

NAYS: Slaughter

ABSENT: Floyd

ABSTAINED: None

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- 2. Old Business**
- 3. New Business**

- a. ZOI – 54265-SS – Proposed resubdivision of Lot E into Lot E-1 and Lot E-2, on property located at 2500-2900 McHugh Road**

Commissioner Slaughter opened a PUBLIC HEARING at 6:49 p.m. There being no one to speak in favor or against the ZOI Commissioner Slaughter closed the PUBLIC HEARING at 6:50 p.m.
The motion was made by Commissioner Scott

The motion was seconded by Commissioner Hilton

To approve a recommendation of objection for **ZOI – 54265-SS – Proposed resubdivision of Lot E into Lot E-1 and Lot E-2, on property located at 2500-2900 McHugh Road.**

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

- b. ZOI – Case 38-23 – To rezone portions of the M. M. Miller Tract and W.N. McVea Tract from Rural (R) to Light Commercial Three (LC3), on property located at 16600-16700 and 16470 Old Scenic Highway and,**
- c. ZOI – PA 9-23 – The change from Agricultural/Rural land use to Neighborhood Center & Regional Neighborhood will accommodate the commercial rezoning LC3 running concurrently.**

The motion was made by Commissioner Scott

The motion was seconded by Commissioner Peay

To approve a recommendation of no objection for **ZOI – Case 38-23 – To rezone portions of the M. M. Miller Tract and W.N. McVea Tract from Rural (R) to Light Commercial Three (LC3), on property located at 16600-16700 and 16470 Old Scenic Highway.**

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

- d. ZOI – Case 31-23 – To rezone Lot C-1 of the West Holmon Tract from Rural (R) to Light Industrial (M1), on property located at 1880 E. Flonacher Road, and**
- e. ZOI – PA-7-23 – The change from change from Agricultural/Rural land use to Employment Center will accommodate the industrial rezoning M1 running concurrently.**

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Hilton

To approve a recommendation of objection for **ZOI – Case 31-23 – To rezone Lot C-1 of the West Holmon Tract from Rural (R) to Light Industrial (M1), on property located at 1880 E. Flonacher Road.**

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

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NAYS: None
ABSENT: Floyd
ABSTAINED: None

- f. **ZOI – 54269-SS** – Proposed resubdivision of Tract B-1 into Tracts B-1-A and B-1-B, on property located at 18630 Samuels Road.

The motion was made by Commissioner Hilton

The motion was seconded by Commissioner Slaughter

To approve a recommendation of no objection for **ZOI – 54269-SS** – Proposed resubdivision of Tract B-1 into Tracts B-1-A and B-1-B, on property located at 18630 Samuels Road.

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

- g. **ZOI – PUD-2-23 - 16481 Old Scenic Highway** To rezone property from Rural to Planned Unit Development (PUD) located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel)

[Application Related to PA-11-23](#), and

- h. **ZOI – PA-11 - 16481 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Employment Center located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel) **Related to PUD-2-23.**

Commissioner Slaughter opened the PUBLIC HEARING at 7:21 p.m. John Thompson, BGK Investments, was present to speak in favor of the ZOI. There being no one else to speak in favor or against the ZOI Commissioner Slaughter closed the PUBLIC HEARING at 7:30 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To approve a recommendation of no objection for **ZOI – PUD-2-23 - 16481 Old Scenic Highway** To rezone property from Rural to Planned Unit Development (PUD) located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel)

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ZOI – PA-11 - 16481 Old Scenic Highway To amend the Comprehensive Land Use Plan from Agricultural/Rural to Employment Center located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel) **Related to PUD-2-23.**

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NAYS: None
ABSENT: Floyd
ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRMAN

Commissioner Slaughter reminded everyone to finish the annual training.

J. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Dana LeJeune Recording Secretary