

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Thursday, January 10, 2019

6:30 PM

Members Present: Mr. John Dry, Mr. Michael Freeman, Mr. William Kline, Mr. Hunter Landry, Mr. Thomas Scott, Mr. Robert Snowden

Members Absent: Mr. James Peay

Also Present: Mr. Marlon Lemond – Planning and Zoning/ Floodplain Manager

Ms. Tallie Langston-Planning and Zoning /Code Compliance

Mr. Ricky McDavid-City Assistant Attorney

Mr. John Hopewell- City Attorney

Mr. Stephen Villavaso – Villavaso and Associates

A regular meeting of the Zachary Zoning Commission was held January 10, 2019 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Dry offered the invocation and the Pledge of Allegiance was led by Commissioner Kline.

Minutes of the previous meeting:

Commissioner Scott motioned to waive the reading of the minutes of the December 3, 2018 regular meeting and approve them as presented. The motion was seconded by Commissioner Dry and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Presentation of Delegation: None

Announcements: Commissioner Kline reminded everyone that the Inauguration ceremonies will be held January 14, 2019 at 7 pm; congratulations newly elected Councilman Landry.

Commissioner Kline reminded the board that this is a new year and the yearly ethics training is required; please get your certificates to Ms. Tallie upon completion.

Zoning

a. Old Business – None

b. New Business-

1. **Rezone – Lots 2, 3, 4 of the W. T. Cathcart Tract – From RS to CS**

Mr. Villavaso presented this item. He explained that this is 4551 Old Slaughter Road and 2 vacant lots; of the 6 criteria that has to be met, the 6th item is of concern; recommend a zoning area study and land use around it; CS does go down Old Slaughter Road from 64 and across the street from this property, it's not clearly residential nor is it clearly a commercial district.

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(Commissioner Peay arrived.)

Commissioner Kline opened the PUBLIC HEARING at 7:21 pm.

Mike Gennaro, 1274 Rockport, representing the owner of the property, was present to speak for this item and explain that the daughter owns lot 4, Mrs. Albertha owns lots 2 and 3, lot 2 has the house on it and lots 3 and 4 are vacant; at this time-the daughter is not willing to sell her lot.

Discussions were had for clarification of ownership of lots and proposed actions allowable.

Upon discussion with Mr. McDavid, it was advised to table this item with the hearing open.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING to remain open.

Commissioner Kline motioned to **table** the rezoning of lots 2, 3, 4 of the W. T. Cathcart Tract **with the public hearing open**. The motion was seconded by Commissioner Landry and approved by roll call vote.

ACTION: Motion Tabled Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

2. Rezone – Tract 1 of the George Annison Property – from S-20/RE to RS

Mr. Villavaso presented this item. He explained this property has a dual zoning RE and RU and the request is to RS. This meets standards 1 through 6. The decrease in density maintains the character of the area.

Commissioner Kline opened the PUBLIC HEARING at 7:33 pm.

Terese Bennett, on behalf of the developer, was present to speak in favor of this item; she explained that the intent is single family residences.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:35 pm.

Commissioner Snowden abstained from this item.

Commissioner Landry motioned to **approve** the rezoning of Tract 1 of the George Annison Property from S-20/RE to RS. The motion was seconded by Commissioner Dry and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 0 Absent, 1 Abstain

***Post discussions revealed this as two parcels, not one and the owner/applicant will provide proof of ownership of second parcel.**

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Report of the City Planner: none

Report of the City UDC Consultant: none

Adjournment

With nothing further to discuss, Commissioner Scott motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 7:46 pm.

ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman