

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, February 4, 2019

6:30 PM

Members Present: Mr. Michael Freeman, Mr. William Kline, Mr. James Peay, Mr. Thomas Scott, Mr. Robert Snowden, Mr. Tommy Womack

Members Absent: Mr. John Dry

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
Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Zoning Commission was held February 4, 2019 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Freeman motioned to waive the reading of the minutes of the January 10, 2019 regular meeting and approve them as presented. The motion was seconded by Commissioner Scott and approved by roll call vote.

ACTION: Motion Approved Vote: 4 Yeas, 0 Nays, 1 Absent, 1 Abstain

Presentation of Delegation: None

Announcements: Commissioner Kline reminded everyone of the yearly ethics training required; please get your certificates to Ms. Tallie upon completion.

Zoning

a. Old Business –

**1. Rezone – Lots 2 and 3 of the W. T. Cathcart Tract – From RS to CS
(Tabled with open public hearing – January 10, 2019)**

Mr. Neal presented this item. He explained the original request was for lots 2, 3, and 4; lot 4 has been removed from this request and it is now just a request for lots 2 and 3.

With the public hearing remaining open; Commissioner Kline re-opened the existing tabled hearing at 6:41 pm.

Mike Gennaro, 1274 Rockport, was present to speak in favor of this item and answer any questions.

With no one to speak in opposition, Commissioner Kline closed the public hearing at 6:46 pm.

Discussions were had regarding future land use, skipping vacant lots, no stated use, degradation of life for the residential lots in the area.

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Commissioner Womack motioned to **deny** the rezoning of lots 2 and 3 of the W. T. Cathcart Tract. The motion was seconded by Commissioner Peay and approved by roll call vote.

ACTION: Motion to Deny Vote: 4 Yeas, 1 Nays, 1 Absent, 0 Abstain

b. New Business-

2. Rezone – Tract 8-B-1-B-1 of the William J Wicker Place from RE to RU

Mr. Neal presented this item. He explained the request is to coincide with one of the planning items. The future land use is shown as Estate and the flood zone is currently X, no flood zone.

Commissioner Kline opened the PUBLIC HEARING at 6:49 pm.

Mickey Robertson, MR Engineering, 9345 Interline, was present to speak in favor of this item and answer any questions.

Barry Causey, 15330 Honors Court, was also present to speak in favor of this item and answer any questions.

They explained the proposed plan for the zoning request, linear parks, sidewalks, trails, 24% green space, 3 retention ponds; no control over a Parish ditch; water pressure in the area-looping a line from Wicker to Plank to help with area water and a lift station to help the area.

Mr. Chris Harrell, 21291 WJ Wicker Road, was present to speak in favor of this item.

In opposition were:

Dianne Fletcher, 21363 W. J. Wicker Road, citing advertising, drainage flow, 30 ft servitude, access points, RU allowing multifamily or mobile home parks in section 1.201A of the UDC.

Ellis Whitehead, 21921 W. J. Wicker Road, citing traffic, overcrowding schools, busses and Millwood Creek, would like a hydro-study for the impact on people.

Joanne W. Saale, 21407 W. J. Wicker Road, citing an issue with the whole subdivision.

Ken Wicker, 4128 Lake Pointe Ave, citing rezoning with no plan and selling it afterwards could be a big problem.

James McCall, 9452 Millwood Creek, lives South of this proposed subdivision, citing issues with drainage to the ditch north of Millwood-water does not get to Plank Road, what types of homes and size of lots, traffic with these 135 houses and adding 110 more on the west end of Millwood Creek is not ok

Dr. E. W. Dayton, 21361 W. J. Wicker Road, citing drainage to the west and some to Redwood Creek, water higher on east, putting houses 5 feet apart will flood.

Larry Perkins, 21973 W. J. Wicker Road, citing rezoning affecting quality of life, more flooding, more cars, police department, density causes problems.

Patrick Deslatte, 21321 W. J. Wicker Road, citing problems with water and flooding, increased traffic, has kids that can't play by the road, houses that touch each other is more issues.

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James Deslatte, 21321 W. J. Wicker Road, urging to not rezone, retention pond will stay full unless they pump them down.

With much discussion about standards, flooding, parish ditches, advertising, wetlands, walking trails, water pressure, the applicant asked to table all items for a month. With no one else requesting to speak, Commissioner Kline declared the PUBLIC HEARING to remain open.

Commissioner Freeman motioned to **table** the rezoning of tract 8-B-1-B-1 of the William J Wicker Place at the request of the applicant, leaving the **public hearing open**. The motion was seconded by Commissioner Womack and approved by roll call vote.

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

2. Conditional Use – Manufactured Home- 4808 Old Slaughter Road

Mr. Neal presented this item. He explained this property meets the requirements apart from the 5 acres.

Commissioner Kline opened the PUBLIC HEARING at 7:57 pm.

Howard George, 4808 Old Slaughter Road, was present to speak in favor of this item and answer questions. He explained that his house burned in 2017; he's replacing the home and wants to be home.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:00 pm.

Commissioner Womack motioned to **approve** the **Conditional Use – Manufactured Home- 4808 Old Slaughter Road**. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

3. Conditional Use – Alcohol – 20377 Old Scenic Hwy, Suites 201 & 202 (Arzi's)

Mr. Neal presented this item. He explained this property has an active conditional use on site.

Commissioner Kline opened the PUBLIC HEARING at 8:02 pm.

Yasmeen Laymon, Arzi's, was present to speak in favor of this item. He explained this would be food and alcohol with operating hours of 11 am to 9 or 10 pm.

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With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:03 pm.

Commissioner Scott motioned to **approve** the **Conditional Use – Alcohol – 20377 Old Scenic Hwy, Suites 201 & 202, Arzi’s**. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

Report of the City Planner: none

Report of the City UDC Consultant: none

Report of the Chairman:

Commissioner Womack asked to speak regarding adding email addresses to the website for citizens to contact them directly, reminding everyone to to “reply all”. Ms. Tallie stated she would check with MIS about getting the emails added.

Adjournment

With nothing further to discuss, Commissioner Kline motioned to adjourn the meeting. The motion was seconded by Commissioner Womack and approved by roll call vote. Meeting adjourned at 8:09 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman