

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, April 1, 2019

6:30 PM

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

Members Absent: None

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. Stephen Villavaso – Villavaso and Associates
Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Zoning Commission was held April 1, 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 Womack motioned to waive the reading of the minutes of the March 11, 2019 regular meeting and approve them as presented. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: None

Report of the City UDC Consultant:

Mr. Villavaso and Mr. Neal presented the planned unit development (pud) information. This will provide more flexibility with planning a mixed use development with specific criteria set and active green spaces rather than passive green spaces. This would be similar to a TND development but more structured to subdivision development. Mr. Villavaso and Mr. Neal requested comments from the commission. The public hearing for this pud information will be May 6.

READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Commissioner Kline read a statement into the record regarding the Open Meetings Law, and citizens' right to participate in public meetings. The statement set forth general rules of conduct of the public meeting.

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Zoning

- a. Old Business – None
- b. New Business-
 1. **Rezone** – Lots 8-B-1-A-1-A-1 and 8-B-1-B-1 of the William J Wicker Property-
From RE to RS
{Deferred to May 6, 2019 at Applicant’s request}
 2. **Rezone- Lot B-1-A-1 of the James Pickering Tract – From S20/RS to CG
(1605 Mt. Pleasant Rd)**

Mr. Neal presented this item. He explained this is a 2.56 Acre tract with the future land use being CS.

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

Randy Herring, 23221 Sunnyside Lane, was present to speak in favor of this item and answer any questions. Mr. Herring explained the request for Commercial General zoning is due to the square footage of the proposed building for a restaurant – eight thousand square feet roughly.

Mr. Brandon Brown, Owner of The Francis and proposed purchaser of this property was present to answer questions.

Discussions were had regarding conditional use for alcohol, site plan, and rezoning, as well as future land use for the area.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:01 pm.

Commissioner Womack motioned to **approve the Rezone – Lot B-1-A-1 of the James Pickering Tract- From S20/RS to CG**. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

3. **Conditional Use- Alcohol – Lot B-1-A-1 of the James Pickering Tract (1605 Mt. Pleasant)**

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This item is deferred to May 6, 2019.

Discussions were had regarding paralleling site plan with conditional use, not conditional use with rezoning.

With no public hearing opened, Commissioner Freeman motioned to **defer** the **Conditional Use- Alcohol – 1605 Mt. Pleasant**. The motion was seconded by Commissioner Womack and approved by roll call vote.

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

Zone of Influence

1. EBRP # 51301 – Resubdivision of Tract C and D of the Everett L Knight Property into Tracts C-1, C-2, C-1 and C-2 (Jacocks Road)

Mr. Neal presented this item. He explained this property is being sent to us as a zone of influence item.

No public hearing is necessary.

Commissioner Kline motioned to **Recommend Objection due to lack of information**. The motion was seconded by Commissioner Womack and approved by roll call vote.

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

2. EBRP # 51425 – Resubdivision of Lot 30 of Hillside Farms Subdivision into Lots 30-A and 30-B (Wagner Drive)

Mr. Neal presented this item. He explained this property is being sent to us as a zone of influence item.

No public hearing is necessary.

Commissioner Womack motioned to **Recommend Objection due to lack of information**. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

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3. EBRP # 51411 – Resubdivision of Lot 9-A into Lots 9-A-1, 9-A-2, 9-A-3 and 9-A-4 (Sutter Lane)

Mr. Neal presented this item. He explained this property is being sent to us as a zone of influence item.

No public hearing is necessary.

Commissioner Womack motioned to **Recommend Objection due to lack of information**. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

4. EBRP # 51377 – Resubdivision of Tract C into C-1 and C-2 (Carney Road)

Mr. Neal presented this item. He explained this property is being sent to us as a zone of influence item.

No public hearing is necessary.

Commissioner Womack motioned to **Recommend Objection due to lack of information**. The motion was seconded by Commissioner Scott and approved by roll call vote.

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

Report of the City Planner: none

Report of the Chairman: None

Adjournment

With nothing further to discuss, Commissioner Dry motioned to adjourn the meeting. The motion was seconded by Commissioner Scott and approved by roll call vote. Meeting adjourned at 7:12 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman