

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, May 7, 2018

6:30 PM

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

Members Absent: None

Also Present: Ms. Tallie Langston-Planning and Zoning /Code Compliance
Mr. Ricky McDavid-City Assistant Attorney
Mr. John Hopewell- City Attorney
Mr. Stephen Villavaso
Mr. Fred Neal

A regular meeting of the Zachary Zoning Commission was held May 7, 2018 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Snowden motioned to waive the reading of the minutes of the April 2, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

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

Presentation of Delegation: None

Announcements: Commissioner Kline recognized Ms. Langston's recent induction into the academic honor society, Phi Theta Kappa, for maintaining a 3.55 gpa while working full time for us, in addition to her planning and zoning work and being a full time single mom and getting ready for her oldest son's first child, due in June, which will make her a grandmother. The induction was held April 18th.

Zoning

- a. Old Business – None

- b. New Business-

1. Conditional Use- Manufactured Home – 4659 Avenue C
Owner/Applicant: Andrew Bradford

Mr. Villavaso presented this item. He explained this is a request for a new manufactured home placement; this is a residential district; does not meet the 5 acre minimum requirement; the surrounding structures are a mix of older mobile homes and stand-alone homes typically less than 1 acre.

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Commissioner Kline opened the PUBLIC HEARING at 7:29 pm.

Andrew and Amanda Bradford, 8610 Lemon Road, property owners, were present to speak in favor of this item and answer any questions. They explained the desire to place a manufactured home on the property for their son; they are aware of the manufactured home requirements.

With no opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:32 pm.

Commissioner Snowden motioned to recommend **approval** of Conditional Use-Manufactured Home- 4659 Avenue C.

The motion was seconded by Commissioner Kline and approved by roll call vote.

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

2. Conditional Use- Manufactured Home – 21366 Hwy 964 (replacement)

Owner: Michael Parker Jr

Applicant: Michael Jarreau Jr

Mr. Villavaso presented this item. He explained this is a request for a replacement manufactured home; there is an existing manufactured home on the property; this is a residential district; does not meet the 5 acre minimum requirement.

Commissioner Kline opened the PUBLIC HEARING at 7:36 pm.

Michael Jarreau, potential owner, was present to speak in favor of this item and answer any questions. He explained that he has a bigger family than what the current home will allow; this will be a new manufactured home; he plans to have this property cleaned up and looking good, taking pride in his home area; he does plan to build a house eventually; the purchase of this property is contingent upon the approval of the conditional use.

Louis Boggs, 6136 Old Scenic Hwy, was present to speak in opposition of this item; his understanding was that the city did not allow trailers; he would prefer to leave what is there than replace it with a new, larger building.

Roosevelt Wilson, 21253 Old Scenic, was present to speak in opposition of this item; he supports Mr. Boggs' denial; the property is unkept and it's across from the new subdivision being built and wouldn't be appropriate.

Jeanette Boggs, 6136 Old Scenic Hwy, was present to speak in opposition of this item; past eight years it has been overgrown and unkept even when rented out; no purpose in putting a bigger trailer there when there are houses around any side.

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Commissioner Kline declared the PUBLIC HEARING closed at 7:49 pm.

Commissioner Snowden motioned to recommend **approval** of Conditional Use-
Manufactured Home- 21366 Hwy 964.

The motion was seconded by Commissioner Kline and approved by roll call vote.

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

3. Conditional Use- Alcohol – 20610 Old Scenic Hwy (Jett’s Food Mart #8)

Owner: AJKBE Investments

Applicant: Jett’s Food Mart #8

Mr. Villavaso presented this item. He explained this is a request for package alcohol sales; the site plan has been approved and it is under construction; the zoning is CG.

Commissioner Kline opened the PUBLIC HEARING at 7:59 pm.

Louis Boggs, 6136 Old Scenic Hwy, was present to speak in favor of this item.

David Jett, 3349 Thompson Creek Road, Norwood, was present to speak in favor of this item and answer any questions.

With no opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:04 pm.

Commissioner Landry motioned to recommend **approval** of Conditional Use- Alcohol –
20610 Old Scenic Hwy (Jett’s Food Mart #8).

The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

4. Conditional Use- Alcohol – 1185 Americana Blvd, Suite 1180 (Bistro Byronz)

Owner: CPRT Americana II, LLC

Applicant: Bistro Byronz Americana, LLC

Mr. Villavaso presented this item. He explained this is a request for on-site alcohol sale in a full-service restaurant within the live/work project in Americana.

Commissioner Kline opened the PUBLIC HEARING at 8:05 pm.

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Jacob Trent, 2322 Flonacher Road, was present to speak in favor of this item.

With no opposition, Commissioner Kline declared the PUBLIC HEARING closed at 8:08 pm.

Commissioner Thornton motioned to recommend **approval** of Conditional Use- Alcohol – 1185 Americana Blvd, Suite 1180 (Bistro Byronz).

The motion was seconded by Commissioner Scott and approved by roll call vote.

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

5. Rezone – Lot D-1 of the Johnson-Julius Estate / 21233 Hwy 964/Old Scenic Hwy –
From RE to CS

Owner/Applicant: Leroy Williams Jr.

Mr. Villavaso presented this item. He explained this is a map change request; the property is 2.4 acres; surrounded by a lot of industrial, commercial and residential uses. Mr. Neal spoke on decision criteria contained in the UDC section 14.508, C & D.

Commissioner Kline opened the PUBLIC HEARING at 8:16 pm.

Leroy Williams, 21233 Hwy 964, on the corner, was present to speak in favor of this item; he does currently live at this residence with possible future business or future sale with commercial zoning.

Discussions were had regarding the unusual request to rezone from residential to commercial while still living and will continue to live there; usually there is a plan or a buyer in place; currently Mr. Williams has no intention to use this as anything but a residence.

Roosevelt Wilson, 21253 Old Scenic Hwy, was present to speak in opposition of this item; unsure what would happen or be opened there if it was zoned commercial; across 964 is residential, adjacent properties are residential; cited material degradation and quality of life.

Jacob Trent, 2323 Flonacher, was present to speak in opposition of this item; suggested that it should be commercial but only with a plan and not with residences nearby.

Louis Boggs, 6136 Old Scenic Hwy, was present to speak in opposition of this item; citing this would give anyone a blank check without a plan in place for development and not knowing what could go there.

Commissioner Kline declared the PUBLIC HEARING closed at 8:50 pm.

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Commissioner Dry motioned to recommend **denial** of Rezoning of Lot D-1 of the Johnson-Julius Estate/21233 Hwy 964/ Old Scenic Hwy from RE to CS.

The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion(denial)- Approved Vote: 6 Yeas, 1 Nays, 0 Absent, 0 Abstain

Zone of Influence

1. EBR #50718-SS/SS-2-18- resubdivision of Lot X-3 into Lots X-3-A, X-3-B and X-3-C of the Marshall Bond Tract (20103 Eastwood Drive)

Discussions were had regarding the lot sizes and zoning; 12.71 acres into 3 lots with a rural zoning in the parish.

Commissioner Kline motioned to recommend **no objection** EBR #50718-SS/SS-2-18- resubdivision of Lot X-3 into Lots X-3-A, X-3-B and X-3-C of the Marshall Bond Tract (20103 Eastwood Drive)

The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion- no objection: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

2. EBR #50735-SS- resubdivision of Lot W-1-A of the J.R. Tucker Property into Lots W-1-A-1, W-1-A-2 and W-1-A-3.

Discussions were had regarding the lot sizes and zoning; 3.05 acres into 3 lots with a rural zoning in the parish.

Commissioner Kline motioned to recommend **no objection** EBR #50735-SS- resubdivision of Lot W-1-A of the J.R. Tucker Property into Lots W-1-A-1, W-1-A-2 and W-1-A-3. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion- no objection: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain

Report of the City Planner: combined with next item

Report of the UDC Consultant: They are making good progress, have been meeting with Tallie and are almost ready for proposed changes to be reviewed and implemented.

Report of the Chairman: None

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Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote. Meeting adjourned at 9:05 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman