

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, June 5, 2017

6:30 PM

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

Members Absent: None

Also Present: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance
Mr. John Hopewell- City Attorney ilo Planning and Zoning Attorney

A regular meeting of the Zachary Planning and Zoning Commission was held June 5, 2017 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Landry offered the invocation and Commissioner Kline led the Pledge of Allegiance.

Minutes of the previous meeting:

Commissioner Landry motioned to approve the minutes of the May 1, 2017 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 informed the commissioners about training available June 10, 2017 in Baker and reminded commissioners to turn in their ethics certifications.

Zoning

a. Old Business – None

b. New Business-

1. **Rezone**- Tract D-2-B of the E.D. Annison Property –
From AF to RS
Owner(s): Edward and Carol Annison
Applicant: Zachary Trails Land Company c/o
Evans-Graves Engineers, Inc

Amy Schulze presented this item. She explained that this property is currently going through the annexation process.

John Hopewell explained that this is completed and will be adopted July 7th with the effective date conditioned upon final adoption.

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Commissioner Kline declared the PUBLIC HEARING to be opened at 6:34 p.m. Eddie Annison, 22345 Old Scenic Hwy, was present to speak in favor of this item. He requests the rezoning from AF to RS.

The Commission asked if there were any specific plans for the future of this property. Glen Bynum, 1634 Plantation Oak Drive, Baton Rouge, was present to speak in favor of this item and answer any questions. He explained that there were plans for this property and the other property, a total of 313 acres, on the agenda; it will come back to us as a long term development not a TND. Mr. Bynum stated that this property and project held no direct relation to the other development on the adjacent Annison property.

There being no one to speak against the rezoning, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:37 p.m.

Commissioner Thornton motioned to recommend approval of a rezoning of Tract D-2-B of the E.D. Annison Property, from AF to RS, contingent upon the effective date of the ordinance for annexation. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

- 2. Rezone-** Tracts A, B, C of the Albert C. Mills Property –
From AF to RS
Owner(s): W Resources, LLC- c/o Michael Worley
Applicant: Zachary Trails Land Company c/o
Evans-Graves Engineers, Inc

Amy Schulze presented this item. She explained that this property is currently going through the annexation process. This property fronts on Flonacher and is included in the 313 acre proposed future development; different ownerships, different applications. John Hopewell explained that this is completed and will be adopted July 7th with the effective date conditioned upon final adoption.

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:40 p.m. Glen Bynum, 1634 Plantation Oak Drive, Baton Rouge, was present to speak in favor of this item and answer any questions. He explained that these are three contiguous properties; he's the buyer of the property, Mr. Worley is not here.

There being no one to speak against the rezoning, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:41 p.m.

Commissioner Freeman motioned to recommend approval of a rezoning of Tracts A, B and C of the Albert C Mills Property, from AF to RS, contingent upon the effective date of the ordinance for annexation. The motion was seconded by Commissioner Landry and approved by roll call vote.

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

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Zone of Influence – 17954 Spur Lane- New Light Baptist Church (Conditional Use)-

Mrs. Amy Schulze presented this item and explained that churches come through as conditional use in Baton Rouge; the old church is going to come down to build the new one.

John Hopewell explained that this replaces the existing church; this plan was approved years ago; it still has to go through Baton Rouge Metro and none of our requirements in the UDC apply. This will not change the existing influence on our infrastructure, schools etc.

Commissioner Kline motioned to send a recommendation of “no objection” for the allowance of a church at 17954 Spur Lane. 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

**Zone of Influence – 1115 Mt. Pleasant Road- Generations Security Consultants-
(Rezoning Request)
Owner/Applicant: Alvin R. Jackson**

Mrs. Amy Schulze presented this item and explained that Baton Rouge has 30-40 zoning classifications; this would probably be most like our CS zoning; similar to what would be a light commercial for a business and office; this is the home across from the roundabout at Americana.

Mr. Alvin Jackson, 1115 Mt. Pleasant, was present to speak on this item and answer any questions. Mr. Jackson explained that this is family property; he’s in the process of setting up a corporation and will use the existing structure for the business, not a residence; currently his daughter is staying there but will be moving when she marries. He will be a consultant with specialties of anti-terrorist, active shooter training, active bomb threats, etc. with companies on contract; can contract with EBR after 2 years retired; needs the domicile address but this will not be residential, this will be a business.

Commissioner Thornton motioned to send a recommendation of “no objection” for the allowance of a zoning request for 1115 Mt. Pleasant Road for Generations Security Consultants... The motion was seconded by Commissioner Landry and approved by roll call vote.

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

Report of the Chairman: Reminders about the upcoming training and the date of the July Planning and Zoning meeting being July 10, 2017.

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Report of the City Planner:

Mrs. Schulze and Mr. Hopewell updated the Commission regarding Mr. Villavaso and moving forward with an independent look at the UDC. There was a pre-scope meeting; will look at the UDC and the Master Plan; including standards, agencies, approvals. This is still in the pre-scope state.

Adjournment

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Landry 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. Kline, Chairman