

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, July 11, 2016

6:30 PM

Members Present: Mr. Michael Freeman, Mr. John Dry, Mr. Robert Snowden, Mr. Earl Thornton. Mr. Mark Martin

Members Absent: Mr. Billy Kline and Mr. Don Hunt, III

Also Present: Mrs. Amy Schulze-Code Compliance Officer, Mr. John Hopewell-City Attorney, Mr. Ricky McDavid-City Assistant Attorney.

A regular meeting of the Zachary Planning and Zoning Commission was held June 06, 2016 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Martin offered the invocation and also Commissioner Thornton led the Pledge of Allegiance.

Minutes of the previous meeting:

Commissioner Snowden motioned to approve the minutes of the June 06, 2016 meeting and approve them as presented. The motion was seconded by Commissioner Freeman and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Presentation of Delegation: None

Announcements:

Commissioner Thornton announced that Mr. Hunt resigned from his position as commissioner and spoke of how he and his knowledge will be missed. Commissioner Thornton also explained that four votes will approve an item on the agenda.

Zoning

a. Old Business – None

b. New Business-

1. **Rezone-** Tract C-2-B-2-D-1-D-5 of the Marshall M. Hughes and Mrs. M.G. Hughes (Marigny Place)- From S 20 to CG

Amy Schulze was present to speak on this item. She explained that this tract is behind Red Door Storage and behind the Library. She said the owner would like to expand the storage facility. Commissioner Thornton declared the PUBLIC HEARING to be opened at 6:35 p.m. Randy Herring, 23221 Sunnyside Lane, Zachary, La was present to speak in favor of the rezone. He explained that the facility will meet the code due to the distance that the building will be from the road. There being no one to speak against the rezone Commissioner Thornton declared the PUBLIC HEARING to be closed at 6:48 p.m.

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Commissioner Martin motioned to approve a recommendation to Rezone- Tract C-2-B-2-D-1-D-5 of the Marshall M. Hughes and Mrs. M.G. Hughes (Marigny Place)- From S 20 to CG. The motion was seconded by Commissioner Snowden and approved by roll call vote. **ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain**

2. **Rezone-** Tracts Z-1-A-2 and Z-1-A-5 of the Marshall M. Hughes Property- From CS to CG

Amy Schulze was present to speak on this item. She explained that this tract is in front of Coppermill Elementary. She said that the tract is zoned CS. She explained that the buyer would like to build a Daycare and Family Entertainment Center there. She said that it fits the Master Plan for that area but due to the square footage of the building it has to be zoned CG. Commissioner Thornton declared the PUBLIC HEARING to be opened at 6:49 p.m. Randy Herring, 23221 Sunnyside Lane, Zachary, La was present to speak in favor of the rezone. He explained that Mr. and Mrs. Holloway have three other facilities and are looking to expand to Zachary. He said that the sale of the property is contingent upon the rezoning. Mr. and Mrs. Holloway, 6310 Rougon Rd., Port Allen, La was present to speak in favor of the rezone. Mr. Holloway explained that Mrs. Holloway loves Zachary and wants to move to Zachary and would like to expand their business to Zachary. He explained what activities would be allowed there during the week and on weekends. He added that they wanted to add a splash pad. Brandy Westmoreland, 23309 Old Scenic Hwy, Zachary, La was present to speak in favor of the rezone. She explained that Mr. and Mrs. Holloway run a top notch facility. She said that a current resident of Zachary would manage the facility and has been a long time employee of the daycare. Ross Bruce, 4220 Bluebonnet Blvd., Baton Rouge, La was present to speak in favor of the rezone. He explained that the master plan does say CG zoning. He said that Mr. and Mrs. Holloway have to get approval of the other property owners to be able to build this type of business there. Kevin Layard, 2550 Carnoustie Drive, Zachary, La was present to speak against the rezone. He explained that he moved to Coppermill Subdivision for a better quality of life. He said the traffic is already bad in that area during school hours and it would increase. He said the entrance into Coppermill Subdivision will allow bigger vehicles to enter there. He asked the Commissioners to wait for a traffic study to be done. James Maughan, 2390 South Turnberry Avenue, Zachary, La was present to speak against the rezone. He said that this would bring a dramatic change to the area. He explained that it was a good idea for Zachary but not at that location. Ginamarie Showalter, 2973 Muirfield Drive, Zachary, La was present to speak against the rezone. She explained that she has only lived in Zachary for four months. She said she chose Coppermill subdivision because it is the most upscale neighborhood in Zachary. She explained that she has safety concerns due to the amount of traffic in the area during school hours. She said that the residents would have to look at big bright signs from their homes. She also added that the entrance should not be connected to the same entrance as the subdivision and asked who was responsible for repairs on the road. Antoine Duplantier, 1641 Glen Eagles, Zachary, La was present to speak against the rezone. He explained that he has a business there and said that the traffic was a nightmare. He said the connectivity of the two roads would destroy the entrance of Coppermill Subdivision. Brandon Perrilloux, 2660 North

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Turnberry, Zachary, La was present to speak against the rezone. He said he disagrees with Mrs. Schulze and said that a traffic study should be done before it is approved. There being no one else to speak against the rezone Commissioner Thornton declared the PUBLIC HEARING to be closed at 7:32 p.m.

Commissioner Dry motioned to table the item but the motion died at the second.

Commissioner Martin motioned to approve a recommendation to **Rezone-** Tracts Z-1-A-2 and Z-1-A-5 of the Marshall M. Hughes Property- From CS to CG contingent upon a traffic study and site plan being the state of uses. Commissioner Snowden seconded the motion but failed due to lack of vote.

ACTION: Motion Failed

Vote: 3 Yeas, 1 Nays, 2 Absent, 1 Abstain

3. **Rezone-** Un-named lot of Robert Flanders Tract- From UC to CS

Amy Schulze was present to speak on this item. She explained that this property is next to Auto Zone. She said the owner would like to rezone so that all the lots would be the same zoning. She said the master plan shows CG zoning. Commissioner Thornton declared the PUBLIC HEARING to be opened at 8:01 p.m. Randy Herring, 23221 Sunnyside Lane, Zachary, La was present to speak in favor of the rezone. He said that there is nothing under contract to purchase the property at this time. There being no one to speak against the rezone Commissioner Thornton declared the PUBLIC HEARING to be closed at 8:07 p.m. Commissioner Martin motioned to approve a recommendation to **Rezone-** Un-named lot of Robert Flanders Tract- From UC to CS. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion Approved

Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

4. **Rezone-** Tract X-1-B of the Ivy Barksdale Property- From C2 to I

Amy Schulze was present to speak on this item. She explained that this tract is East of Tractor Supply. She said that this is where a sign business is located. Commissioner Thornton declared the PUBLIC HEARING to be opened at 8:08 p.m. Brad Roy, 17617 Lake Vista, Central, La was present to speak in favor of the rezone. He explained that he would like to manufacture signs there but has not been able to build a metal building there. He said he has used that location for seven years and needs to be able to manufacture the signs at this location. There being no one to speak against the rezone Commissioner Thornton declared the PUBLIC HEARING to be closed at 8:14 p.m. Commissioner Martin motioned to approve a recommendation to **Rezone-** Tract X-1-B of the Ivy Barksdale Property- From C2 to I. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion Approved

Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

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5. **Conditional Use-** (Manufactured Home) Lot 3-C of the Charles and Addie Manning Subdivision (3842 David Street)

Amy Schulze was present to speak on this item. She explained that there are several mobile homes on this street. Commissioner Thornton declared the PUBLIC HEARING to be opened at 8:17 p.m. There was no one to speak in favor of the conditional use permit. Mrs. Dunaway, 3837 David Street, Zachary, La was present to speak against the conditional use permit. She explained to the commissioners that she had concerns of robbery in the area if mobile homes were placed there and does not want them there. Jessie Wilks, 4050 David Street, Zachary, La was present to speak against the conditional use permit. He explained that he is against a trailer park being put there. Janice Manning, 3899 David Street, Zachary, La was present to speak against the conditional use permit. She explained that she did not want mobile homes there as well and said that David Street is the gateway to the South side of the City. There being no one to else to speak against the conditional use permit Commissioner Thornton declared the PUBLIC HEARING to be closed at 8:45 p.m. Commissioner Martin motioned to deny a **Conditional Use Permit-** (Manufactured Home) Lot 3-C of the Charles and Addie Manning Subdivision (3842 David Street). The motion was seconded by Commissioner Freeman.

ACTION: Motion Approved

Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

8. **Report of the Chairman: None**

9. **Report of the City Planner: None**

10. **Adjournment**

With nothing further to discuss, Commissioner Martin motioned to adjourn the meeting. The motion was approved by roll call vote. Meeting adjourned at 9:12 pm.

ACTION: Motion Approved

Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Dana Poole, Recording Secretary

Approved by: _____

Mr. Earl Thornton, Acting Chairman