

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, August 7, 2017**

**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: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance  
Mr. Ricky McDavid-City Assistant Attorney  
Mr. John Hopewell – City Attorney

A regular meeting of the Zachary Zoning Commission was held August 7, 2017 at 6:30 pm in the New City Hall. A quorum was present.

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

**Minutes of the previous meeting:**

Commissioner Thornton motioned to approve the minutes of the July 10, 2017 meeting and approve them as presented. 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**

**Presentation of Delegation:** None

**Announcements:** None

**Zoning**

a. Old Business – None

b. New Business-

1. **Conditional Use –Modular Home** - Lot 2 of the Wesley Brown Tract  
(Hwy 964 near Shellmire Rd)

Owner/Applicant: Wesley J. Belton

Amy Schulze presented this item. She explained that this property is vacant; it is currently zoned RE; this is a modular home not a manufactured home. Commissioner Kline declared the PUBLIC HEARING to be opened at 6:36 p.m. Wesley Belton, currently residing on Concorde off College Drive, Baton Rouge, was present to speak in favor of this item. This will be his residence and will have access from Highway 964.

There being no one to speak against the Conditional Use, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:39 p.m.

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Commissioner Kline motioned to recommend approval of a Conditional Use for a Modular Home on Lot 2 of the Wesley Brown Tract, Highway 964 near Shellmire Road. 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**

**2. Conditional Use-Modular Home** – Lot A-7-B-2 of North Zachary Farms West (S. Vernon)

Owner: Bill Grogan

Applicant: Damask Grogan

Amy Schulze presented this item. She explained that this is the conditional use that goes with the Resub of the parent lot that was tabled from July because it needed the zoning. Commissioner Kline declared the PUBLIC HEARING to be opened at 6:49 p.m. Damask Grogan, 3053 S. Vernon, was present to speak in favor of this item. There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 6:51 p.m.

Commissioner Freeman motioned to recommend approval of a Conditional Use for a Modular Home – Lot A-7-B-2 of North Zachary Farms West (S. Vernon). 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**

**3. Rezone-** Lot A-7-B of North Zachary Farms West (3164 S. Vernon)  
From RE to RS.

Owner: Bill Grogan

Applicant: Damask Grogan

Amy Schulze presented this item. She explained that this is the same property that was a resub and tabled in July because it needed a zoning change to be in compliance. Commissioner Kline declared the PUBLIC HEARING to be opened at 6:52 p.m. Damask Grogan, 3053 S. Vernon, was present to speak in favor of this item. There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 6:53 p.m.

Commissioner Landry motioned to recommend approval of a Rezoning of Lot A-7-B of North Zachary Farms West (3164 S. Vernon) From RE to RS. 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**

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- 4. Rezone-** Lots 31, 32, 39, 40 of Zachary Center From BP to CG  
Owner: Donald O. & Lynda M. Gustaffson  
Applicant: Vaquero Ventures Management LLC

Amy Schulze presented this item. She explained that this is the properties at Hwy 19 and Mae Street; the former florist shop area;

Commissioner Kline declared the PUBLIC HEARING to be opened at 6:56 p.m.

Randy Herrin, Sunnyside Lane, Zachary, was present to speak in favor of this item; representing the owners; asking for CG due to the square footage of the building after they combine the lots.

Matthew Shirley, 1873 Edinburg Avenue, Baton Rouge, was present to speak in favor of this item; representing the buyers/applicants; Advance Auto bought Carquest and Carquest leases the current space.

Discussions were had regarding 360 architecture on a major thoroughfare, access points. There being no one to speak in opposition, Commissioner Kline declared the public hearing closed at 7:01 p.m.

Commissioner Kline motioned to recommend approval of a Rezoning of Lots 31, 32, 39, 40 of Zachary Center From BP to CG. 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**

- 5. Rezone-** Tracts 3-A-1-A-1, 3-A-1-A-2 and 5-A-1 of the Dr. James T. Perret Estate From AF to RS  
Owner/Applicant: Lonesome Development LLC/ Tim Henning

Amy Schulze presented this item. She explained that this is the three tracts that just went through the annexation process; any annexed property comes in as AF and has to be rezoned.

Commissioner Kline declared the PUBLIC HEARING to be opened at 7:10 p.m.

Geoff Wilson, Sigma Consulting, 10305 Airline Highway, Baton Rouge, was present to speak in favor of this item and answer any questions.

Discussions were had regarding connectivity and voting on items that are not yet within our city limits- there is no issue as this does not provide a final vote or decision.

Liberace Wade, 1522 Pecan Crossing, Zachary, was present to speak in opposition. He cited not having enough information, not wanting additional traffic through the subdivision and property values.

Rena Hester, 1522 Pecan Crossing, Zachary, was present to speak in opposition of this item. She cited limited access with one way in and one way out, if the road is opened up, there will be more traffic and dropping values; doesn't mind if it's agriculture zoning; she opposes the zoning from AF to RS.

Brianna Lockett, 1511 Pecan Crossing, Zachary, was present to speak in opposition of this item; her property backs up to a vacant lot and she wants it to stay that way, not a subdivision.

The audience and commission were reminded that this is the rezoning request, not the planning agenda item of resubdivision.

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Commissioner Kline declared the public hearing closed at 7:17 p.m.  
Commissioner Landry motioned to recommend approval of a Rezone- Tracts 3-A-1-A-1, 3-A-1-A-2 and 5-A-1 of the Dr. James T. Perret Estate From AF to RS  
. 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**

**6. Zone of Influence-** Subdivision of Lot L of the West Paul Tract into 5 lots.

Amy Schulze presented this item. She explained that this is a zone of influence item; it went to council on July 25 and the Council sent this forward with a recommendation of “no objection” to Metro Council.  
Commissioner Kline motioned to recommend no objection to the Subdivision of Lot L of the West Paul Tract into 5 lots. Commissioner Thornton seconded the motion and the item was approved by roll call vote.  
**ACTION: Motion: No Objection Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

**Report of the Chairman: None**

**Report of the City Planner: None**

**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 7:22 pm.

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

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Tallie Langston, Recording Secretary

Approved by: \_\_\_\_\_  
Mr. Kline, Chairman