

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, July 07, 2025,

6:00 PM

A. CALL TO ORDER

Commissioner Womack called the meeting to order at 6:09 p.m., on Monday, July 07, 2025, at the Zachary City Hall located at 4700 Main Street, Zachary, LA.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Commissioner Womack

Pledge of Allegiance by Commissioner Womack

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Christina Price

Jared Watkins

James Peay

Tommy Womack

Christi Murphy

ABSENT

Mindy Slaughter

Jason Floyd

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

3. CHANGES/ADDITIONS TO THE AGENDA

The motion was made by Commissioner Watkins

The motion was seconded by Commissioner Peay

To approve to amend the agenda to remove the consent agenda and place the items on the regular agenda.

YEAS: Price, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Slaughter, Floyd

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ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of minutes of the May 05, 2025, meeting and June 02, 2025, meeting and approve them as written.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To approve the minutes of the May 05, 2025, meeting and June 02, 2025, meeting and approve them as written.

YEAS: Price, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

E. PRESENTATION OF DELEGATON

F. ANNOUNCEMENTS

G. PLANNING

The consent agenda consists of items with no outstanding issues that do not require plan amendments, text amendments, variances, or waivers. Consent agenda items may be approved with a single motion without a public hearing, **UNLESS** removed from the consent agenda and placed in the regular agenda order.

Items placed on the Consent Agenda by the Planning & Zoning Staff will not have time allocated for speaking, **UNLESS** there is a member of the Planning & Zoning Commission of the public at the meeting who wishes to speak on the item. In such cases, the item will be removed from the consent agenda and placed in the regular agenda order for discussion.

ALTER AGENDA

3. NEW BUSINESS

- a. **CUPAB-3-25 (3840 Highway 19)** - Proposed convenience store/gas station to sell alcohol/liquor on property located at 3840 Highway 19, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:15 p.m. Adnan Mohamad, 3840 Hwy 19 was present to speak in favor of the conditional use permit. There being no one else to speak in favor or against the conditional use permit Commissioner Womack closed the PUBLIC HEARING at 6:16 p.m.

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The motion was made by Commissioner Womack

The motion was seconded by Commissioner Watkins

To approve a **CUPAB-3-25 (3840 Highway 19)** - Proposed convenience store/gas station to sell alcohol/liquor on property located at 3840 Highway 19, Zachary, La 70791.

YEAS: Price, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

- b. CUPMH-2-25 (1531 Ashlynn Avenue)** - Proposed manufactured home to be placed on Lot C-3-A-2 of the Gilbert C. Mills Tract, on property located at 1531 Ashlynn Avenue, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:17 p.m. Shane Nicholas, 4211 Spring Hollow Court, Zachary, was present to speak in favor of the conditional use permit. Alex Milazzo and Emily Hunt were present to speak in favor of the conditional use permit. There being no one else to speak in favor or against the conditional use permit Commissioner Womack closed the PUBLIC HEARING at 6:18 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Price

To approve a **CUPMH-2-25 (1531 Ashlynn Avenue)** - Proposed manufactured home to be placed on Lot C-3-A-2 of the Gilbert C. Mills Tract, on property located at 1531 Ashlynn Avenue, Zachary, La 70791

YEAS: Price, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

- c. RESUB-4-25 (5501 Hickman Lane)** - Proposed resubdivision of Lot C-1-A-3 into Lots C-1-A-3-A & C-1-A-3-B of the Pearl Hickman Tract, on property located at 5501 Hickman Lane, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:20 p.m. Shane Nicholas, 4211 Spring Hollow Court, Zachary, was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the conditional use permit Commissioner Womack closed the PUBLIC HEARING at 6:21 p.m.

The motion was made by Commissioner Price

The motion was seconded by Commissioner Womack

To approve a **RESUB-4-25 (5501 Hickman Lane)** - Proposed resubdivision of Lot C-1-A-3 into Lots C-1-A-3-A & C-1-A-3-B of the Pearl Hickman Tract, on property located at 5501 Hickman Lane, Zachary, La 70791.

YEAS: Price, Watkins, Peay, Womack, Murphy

NAYS: None

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ABSENT: Slaughter, Floyd
ABSTAINED: None

- d. SP-8-25 (7 Brew)-** Proposed drive thru coffee shop on Lots 1-A & 2, on property located at 5568 & 5608 Main Street, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:24 p.m. Bryant Dixon was present to speak in favor of the site plan for the owners. There being no one else to speak in favor or against the site plan Commissioner Womack closed the PUBLIC HEARING at 6:24 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Price

To approve a **SP-8-25 (7 Brew)-** Proposed drive thru coffee shop on Lots 1-A & 2, on property located at 5568 & 5608 Main Street, Zachary, La 70791.

YEAS: Price, Watkins, Peay, Womack, Murphy
NAYS: None
ABSENT: Slaughter, Floyd
ABSTAINED: None

RETURN TO REGULAR ORDER

2. Old Business

H. REPORT OF THE CITY PLANNER

Steve Villavaso was present to give an update regarding the Master Plan update.

I. REPORT OF THE CHAIRMAN

J. ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

Dana LeJeune Recording Secretary

Commissioner Womack

Dana LeJeune, Recording Secretary
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA