

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF ZACHARY**

**Monday, August 04, 2025,**

**6:00 PM**

**A. CALL TO ORDER**

Commissioner Slaughter called the meeting to order at 6:55 p.m., on Monday, August 04, 2025, at the Zachary City Hall located at 4700 Main Street, Zachary, LA.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation and the Pledge of Allegiance was carried over from the previous meeting.

**C. OPENING PROCEEDURES**

**1. ROLL CALL**

**MEMBERS PRESENT**

Mindy Slaughter

Jared Watkins

James Peay

Tommy Womack

Christi Murphy

**ABSENT**

Christina Price

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 Womack

The motion was seconded by Commissioner Watkins

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

**YEAS:** Slaughter, Watkins, Peay, Womack, Murphy

**NAYS:** None

**ABSENT:** Price, Floyd

**ABSTAINED:** None

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**D. READING OF THE MINUTES**

1. Approval of minutes of the July 07, 2025, meeting and approve them as written.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Watkins

To approve the minutes of the July 07, 2025, meeting and approve them as written.

YEAS: Slaughter, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Price, Floyd

ABSTAINED: Slaughter

**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**

**2. Old Business**

**3. New Business**

**1. Consent Agenda**

- a. **CUPAB-4-25 (Genevieve Sushi)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract B-4 of the Otey M. Hughes Tract, on property located at 20377 Old Scenic Highway, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:58 p.m. There being no one to speak in favor or against the conditional use permit Commissioner Slaughter closed the PUBLIC HEARING at 6:58 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Womack

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To approve a **CUPAB-4-25 (Genevieve Sushi)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract B-4 of the Otey M. Hughes Tract, on property located at 20377 Old Scenic Highway, Zachary, La 70791.

YEAS: Slaughter, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Price, Floyd

ABSTAINED: None

- b. **CUPAB-5-25 (Top Shelf Bartending LLC)** — Proposed commercial space for the sale of liquor/alcoholic beverages on Tract 17-A-1 of the Robert Flanders Tract, on property located at 5145 Main Street, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 7:01 p.m. Andrea Moore was present to speak in favor of the conditional use permit. Randy Albarez was present to ask questions regarding licensing for bartenders. There being no one else to speak in favor or against the conditional use permit Commissioner Slaughter closed the PUBLIC HEARING at 7:02 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Womack

To approve a **CUPAB-5-25 (Top Shelf Bartending LLC)** — Proposed commercial space for the sale of liquor/alcoholic beverages on Tract 17-A-1 of the Robert Flanders Tract, on property located at 5145 Main Street, Zachary, La 70791.

YEAS: Slaughter, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Price, Floyd

ABSTAINED: None

- c. **SP-10-25 (Wellcome)** — Proposed site plan for a convenience store on Tract B-2-D-1-C-2 of the George Henry Blankenship Tract, on property located at 19919 Old Scenic Highway, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 7:05 p.m. A representative of Monroe and Corie, Inc. was present to speak in favor of the site plan. Randy Albarez was present to ask questions regarding licensing for bartenders. There being no one else to speak in favor or against the site plan Commissioner Slaughter closed the PUBLIC HEARING at 7:02 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To approve a **SP-10-25 (Wellcome)** — Proposed site plan for a convenience store on Tract B-2-D-1-C-2 of the George Henry Blankenship Tract, on property located at 19919 Old Scenic Highway, Zachary, La 70791 contingent upon TAC corrections met.

YEAS: Slaughter, Watkins, Peay, Womack, Murphy

NAYS: None

ABSENT: Price, Floyd

ABSTAINED: None

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- a. Master Plan Draft Presentation (Villavaso & Associates)  
Fred Neal, Villavaso and Associates, LLC was present to give a brief presentation of the proposed Master Plan Draft.
- b. Question & Comment (Villavaso & Associates)  
Citizens of the Zachary community were present to speak and ask questions regarding the proposed Master Plan. Concerns were expressed regarding property values, taxes, mixed use residential, traffic, flooding, and cleaning canals.

**H. REPORT OF THE CITY PLANNER**

**I. REPORT OF THE CHAIRMAN**

**J. ADJOURNMENT**

The meeting was adjourned at 8:13 p.m.

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Dana LeJeune Recording Secretary

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Minday Slaughter - Chairman

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