

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, February 02, 2026

6:00 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:14 p.m., on Monday, February 02, 2026, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance were carried over from previous meeting.

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Jared Watkins

James Peay

Jason Floyd

Tommy Womack

Christi Murphy

Kevin Williams (sworn in at 6:25 p.m.)

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 Slaughter

The motion was seconded by Commissioner Womack

To approve to amend the agenda to remove the consent agenda item 1C – CUPMH 4-25 9400-9500 Munson Rd.) and place the item on the regular agenda new business 3C.

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

NAYS: None

ABSENT: None

ABSTAINED: Williams (sworn in at 6:25 p.m.)

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D. READING OF THE MINUTES

1. Approval of minutes of the January 05, 2026, regular meeting and the meeting of January 28, 2026, Planning Workshop, and approve them as written.

The motion was made by Commissioner Watkins

The motion was seconded by Commissioner Slaughter

To approve minutes of the January 05, 2026, regular meeting and the meeting of January 28, 2026, Planning Workshop, and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: Williams (sworn in at 6:25 p.m.)

E. PRESENTATION OF DELEGATION

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.

1. Consent Agenda

- a) **RESUB-10-25 (5460, 5514 & 5520 Main Street)** — Proposed resubdivision of Tracts A-1-A & A-1-B into Tracts A-1-A-1, A-1-B-1 & A-1-C of the George B. Annison Tract, on property located at 5460, 5514 & 5520 Main Street, Zachary, La 70791.

- b) **RESUB-11-25 (27156 & 27166 Sonoma Avenue)** — Proposed resubdivision of Lot 15-A into Lots 15-A-1 & 15-A-2 of the Reserve Subdivision, on property located at 27156 & 27166 Sonoma Avenue, Zachary, La 70791.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To approve **RESUB-10-25 (5460, 5514 & 5520 Main Street)** — Proposed resubdivision of Tracts A-1-A & A-1-B into Tracts A-1-A-1, A-1-B-1 & A-1-C of the George B. Annison Tract, on property located at 5460, 5514 & 5520 Main Street, Zachary, La 70791.

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YEAS: Slaughter, Watkins, Peay, Floyd, Womack, Murphy
NAYS: None
ABSENT: None
ABSTAINED: Williams (Sworn in at 6:25 p.m.)

- 2. **Old Business**
- 3. **New Business**

- a) **CUPMH-5-25 (4464 New Weis Road)** — Proposed placement of manufactured home on Lot 1 of the Jackson Church Subdivision, on property located at 4464 New Weis Road, Zachary, La 70791. **(Deferred by Staff TO 03.02.2026 Planning & Zoning Meeting)**
- b) Proposed Text Amendments to add and revise the definitions of Bed & Breakfasts, drive-through hours, building materials and accessory buildings.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To deny Proposed Text Amendments to add and revise the definitions of Bed & Breakfasts, drive-through hours, building materials and accessory buildings.

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

- c) **CUPMH-4-25 (9400-9500 Munson Road)** — Proposed placement of manufactured home on Lot 7-B of the Zachary Estates Subdivision, on property located at 9400-9500 Munson Road, Zachary, La 70791.
Commissioner Slaughter opened the PUBLIC HEARING at 6:37 p.m. Shane Nichols, Surveyor for Engineering & Land Surveying and owner, Glen Lane, PO Box 206 Ethel, LA 70730 was there to speak in favor of the CUPMH. Brandon Bankston, 9393 Munson Rd., Donnell Barger 9435 Munson Dr., Stephanie Campbell 1040 Yardley Dr., Scott Thompson, 4120 Yardley Dr., were there to speak against the CUPMH. There being no one else to speak in favor of or against the CUPMH, Commissioner Slaughter closed the PUBLIC HEARING at 6:50 p.m.

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Peay

To deny **CUPMH-4-25 (9400-9500 Munson Road)** — Proposed placement of manufactured home on Lot 7-B of the Zachary Estates Subdivision, on property located at 9400-9500 Munson

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Road, Zachary, La 70791

YEAS: Slaughter, Peay, Floyd, Williams

NAYS: Watkins, Womack, Murphy

ABSENT: None

ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRWOMAN

Let Commissioners know that Ethics and Sexual Harassment need to be completed.

J. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Karen Burdette Recording Secretary

Mindy Slaughter - Chairwoman

Karen Burdette, Recording Secretary
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA