

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, June 01, 2026

6:00 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:05 p.m., on Monday, June 01, 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

Jared Watkins

James Peay

Tommy Womack

Christi Murphy

Kevin Williams (arrived at 6:05 p.m.)

MEMBERS ABSENT

Mindy Slaughter (excused, gave prior notice)

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 Peay

The motion was seconded by Commissioner Watkins

To approve amending agenda, moving consent items G1A, G1B, G1C, G1D, G1E, to New Business G3A, G3B, G3C, G3D, G3E and other items follow below.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

MINUTES
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6:00 PM

D. READING OF THE MINUTES

1. Approval of minutes of May 04, 2026, regular meeting and approve them as written.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Watkins

To approve minutes of the May 04, 2026, regular meeting and approve them as written.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

E. PRESENTATION OF DELEGATION

Commissioner Womack recognized former Council Member Pete Charlet and current Council Member James Graves at the meeting.

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

- a) **RESUB-01-26 (23000-24000 Brian Road)** — Proposed resubdivision of Lot Sec 3 into Tracts TB-1 & TB-2 of the Tracy M. Brian Tract, on property located at 23000-24000 Brian Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:10 p.m. Shane Nichols, Surveyor for Engineering & Land Surveying was there to speak in favor of the RESUB. There being no one else to speak in favor of or against the RESUB, Commissioner Womack closed the PUBLIC HEARING at 6:11 p.m.

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, June 01, 2026

6:00 PM

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Williams

To approve **RESUB-01-26 (23000-24000 Brian Road)** — Proposed resubdivision of Lot Sec 3 into Tracts TB-1 & TB-2 of the Tracy M. Brian Tract, on property located at 23000-24000 Brian Road, Zachary, La 70791.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

- b) RESUB-02-26 (4200-4300 Rollins Road)** — Proposed resubdivision of Lot 9 into Lots 9-A & 9-B of the Place Land & Cattle Company, LLC Tract, on property located at 4200-4300 Rollins Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:14 p.m. Shane Nichols, Surveyor for Engineering & Land Surveying was there to speak in favor of the RESUB. There being no one else to speak in favor of or against the RESUB, Commissioner Womack closed the PUBLIC HEARING at 6:15 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Womack

To approve **RESUB-02-26 (4200-4300 Rollins Road)** — Proposed resubdivision of Lot 9 into Lots 9-A & 9-B of the Place Land & Cattle Company, LLC Tract, on property located at 4200-4300 Rollins Road, Zachary, La 70791.

YEAS: Peay, Womack, Williams

NAYS: Watkins, Murphy

ABSENT: Slaughter, Floyd

ABSTAINED: None

- c) COB-01-26 (4045 & 4055 Nelson Street)** — Proposed combination of lots of Lots 24 & 25 into Lot 25-A of the West End Addition, on property located at 4045 & 4055 Nelson Street, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:29 p.m. Nikkita Parker, 4045 Nelson Street was there to speak in favor of the COB. There being no one else to speak in favor of or against the COB, Commissioner Womack closed the PUBLIC HEARING at 6:31 p.m.

The motion was made by Commissioner Peay

The motion was seconded by Commissioner Watkins

To approve **COB-01-26 (4045 & 4055 Nelson Street)** — Proposed combination of lots of Lots 24 & 25 into Lot 25-A of the West End Addition, on property located at 4045 & 4055 Nelson

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, June 01, 2026

6:00 PM

Street, Zachary, La 70791.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

- d) CUPMH-01-26 (7215 Lower Zachary Road)** — Proposed placement of manufactured home on Lot 2-A of the Pace Properties, on property located at 7215 Lower Zachary Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:35 p.m. Gabriel Mouton, owner, 917 Feliciana Crossing Dr., Jackson, LA 70748, was there to speak in favor of the CUPMH. There being no one else to speak in favor of or against the CUPMH, Commissioner Womack closed the PUBLIC HEARING at 6:36 p.m.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Murphy

To approve **CUPMH-01-26 (7215 Lower Zachary Road)** — Proposed placement of manufactured home on Lot 2-A of the Pace Properties, on property located at 7215 Lower Zachary Road, Zachary, La 70791.

YEAS: Watkins, Peay, Womack, Murphy

NAYS: Williams

ABSENT: Slaughter, Floyd

ABSTAINED: None

- e) CUPAB-02-36 (20191 Plank Road)** — Proposed convenience store for the sale of liquor, on property located at 20190 Plank Road Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:40 p.m. Karanjit Singh, applicant, 20191 Plank Rd., was there to speak in favor of the CUPAB. James Graves spoke to ask the applicant to continue the upkeep of the property. There being no one else to speak in favor of or against the CUPAB, Commissioner Womack closed the PUBLIC HEARING at 6:42 p.m.

The motion was made by Commissioner Watkins

The motion was seconded by Commissioner Williams

To approve **CUPAB-02-36 (20191 Plank Road)** — Proposed convenience store for the sale of liquor, on property located at 20190 Plank Road Zachary, La 70791.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, June 01, 2026

6:00 PM

- f) Deannexation-01-26 (8465 Zachary-Deerford Road)** — Proposed petition of deannexation of property located at Tract A-1-A of the J.M. King, Jr. Tract, T5S R1E Sect 37, 8465 Zachary-Deerford Road, Zachary, La 70791.
Commissioner Womack opened the PUBLIC HEARING at 6:47 p.m. Tammy Dellinger, 8262 Zachary Deerford Rd. Plank Rd., was there to speak in favor of the Deannexation. Pete Charlet, 1161 Memorial Square, was there to speak against the Deannexation. There being no one else to speak in favor of or against the Deannexation, Commissioner Womack closed the PUBLIC HEARING at 6:59 p.m.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To table **Deannexation-01-26 (8465 Zachary-Deerford Road)** — Proposed petition of deannexation of property located at Tract A-1-A of the J.M. King, Jr. Tract, T5S R1E Sect 37, 8465 Zachary-Deerford Road, Zachary, La 70791.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

- g) Discussion of the current draft of the Master Plan.**

There was discussion between Planning and Zoning Director D'Monda Hill and the Commissioners regarding the current draft Master Plan, including potential revisions. James Graves spoke regarding the draft Master Plan. Mr. Pete Charlet expressed his appreciation to the Commissioners for their hard work and efforts on the Master Plan.

- h) Resolution to schedule a public hearing for adoption of Master Plan.**

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To approve items g) Discussion of the current draft of the Master Plan and h) Resolution to schedule a public hearing for adoption of Master Plan, to the August Planning Commission meeting.

YEAS: Watkins, Peay, Womack, Murphy, Williams

NAYS: None

ABSENT: Slaughter, Floyd

ABSTAINED: None

G. REPORT OF THE CITY PLANNER

James Graves came up to speak to the Commissioners about the Planning and Zoning Bylaws recently passed on May 4, 2026.

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, June 01, 2026

6:00 PM

H. REPORT OF THE CHAIRWOMAN

J. ADJOURNMENT

The meeting was adjourned at 7:33 p.m.

Karen Burdette Recording Secretary

Tommy Womack – Commissioner

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