MINUTES

PLANNING COMMISSION

CITY OF ZACHARY

Monday, October 05, 2026 **6:00 PM**

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:03 p.m., on Monday, October 05, 2026, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance by Commissioner Womack

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Jared Watkins
James Peay
Tommy Womack
Christi Murphy
Kevin Williams

MEMBERS ABSENT

Mindy Slaughter – excused by Vice Chairman
Jason Floyd – excused by Vice Chairman

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 Peay

To approve adding items to New Business: Eliminatin of Consent Agenda.

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

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Watkins
To approve amending agenda moving all G1 Consent Agenda items to New Business.

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

D. READING OF THE MINUTES

1. Approval of minutes of the September 21, 2026, special meeting and approve them as written.

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Peay
To approve minutes of the September 21, 2026, special meeting and approve them as written.

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

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. <u>Consent Agenda</u>

2. <u>Old Business</u>

3. <u>New Business</u>

a) COB-02-26 (1022, 1550 & 1500-1600 Port Hudson-Pride Road) - Proposed combination of lots of Lots A-1-A, A-2-A & B-1 into Lots A-1-A-1 of the Henry M. Troth Tract, on property located at 1022, 1550, 1500-1600 Port Hudson-Pride Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:12 p.m. Michelle Clayton, 1550 Port Hudson Pride Rd., 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 6:13 p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Williams

To approve **- COB-02-26 (1022, 1550 & 1500-1600 Port Hudson-Pride Road) -** Proposed combination of lots of Lots A-1-A, A-2-A & B-1 into Lots A-1-A-1 of the Henry M. Troth Tract, on property located at 1022, 1550, 1500-1600 Port Hudson-Pride Road, Zachary, La 70791.

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

b) **COB-03-26 (9410 & 9450 Munson Road) —** Proposed combination of lots of Lots 7-C-1 & 7-D-1 into Lot 7-C-1-A of the Zachary Estates Subdivision, on property located at 9410 & 9450 Munson Road, Zachary, La.

Commissioner Womack opened the PUBLIC HEARING at 6:15 p.m. Shane Nichols, Surveyor for Engineering & Land Surveying, 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 6:16 p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Williams

To approve **- COB-03-26 (9410 & 9450 Munson Road) —** Proposed combination of lots of Lots 7-C-1 & 7-D-1 into Lot 7-C-1-A of the Zachary Estates Subdivision, on property located at 9410 & 9450 Munson Road, Zachary, La.

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

c) **RESUB-05-26 (3205 Piper Road) —** Proposed resubdivision of Tract X-1-B into Tracts X-1-B-1, X-1-B-2, & X-1-B-3 of the C&M Properties Inc Property, on property located at 3205 Piper Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:19 p.m. Curtis Chaney, 17732 Island Rd. BR, LA 70810, Chad Ryles, 2537 Threeknotch Rd. Clinton, LA, Michael Melancon, 3544 Piper Rd., Zachary, LA; were 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 6:21p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Watkins

To approve **- RESUB-05-26 (3205 Piper Road) —** Proposed resubdivision of Tract X-1-B into Tracts X-1-B-1, X-1-B-2, & X-1-B-3 of the C&M Properties Inc Property, on property located at 3205 Piper Road, Zachary, La 70791.

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

d) RESUB-06-26 (21555 W.J. Wicker Road) — Proposed resubdivision of Lot 5-A into Lots 5-A-1 & 5-A-2 of the William J. Wicker Place, on property located at 21555 W.J. Wicker Road, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:23 p.m. Shane Nichols, Surveyor for Engineering & Land Surveying, Maverick McClure, 21555 WJ Wicker RD., Zachary, LA; were 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 6:24 p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Murphy

To approve **- RESUB-06-26 (21555 W.J. Wicker Road) —** Proposed resubdivision of Lot 5-A into Lots 5-A-1 & 5-A-2 of the William J. Wicker Place, on property located at 21555 W.J. Wicker Road, Zachary, La 70791.

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

e) CUPAB-05-26 (5755 Main Street) — Proposed restaurant to serve liquor/alcoholic beverages on Lot W-1-A of the A.W. Montegudo Property, on property located at 5755 Main Street, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:27 p.m. There being no one to speak in favor of or against the CUPAB, Commissioner Womack closed the PUBLIC HEARING at 6:27 p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Watkins

To approve **- CUPAB-05-26 (5755 Main Street) —** Proposed restaurant to serve liquor/alcoholic beverages on Lot W-1-A of the A.W. Montegudo Property, on property located at 5755 Main Street, Zachary, La 70791.

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

f) CUPMH-03-26 (5278 Lennox Street) — Proposed placement of manufactured home on Lot 51 of the Marshall Bond Subdivision, on property located at 5278 Lennox Street, Zachary, La 70791.

Commissioner Womack opened the PUBLIC HEARING at 6:30 p.m. Takisha Williams, 13022 Goodwood Blvd, BR, LA., was there to speak in favor of the CUPMH. Clayton Morrow, 13310 Baker, LA, was there to ask a question about the CUPMH. There being no one else to speak in favor of or against the CUPMH, Commissioner Womack closed t the PUBLIC HEARING at 6:31 p.m.

The motion was made by Commissioner Peay
The motion was seconded by Commissioner Womack

To deny **- CUPMH-03-26 (5278 Lennox Street) —** Proposed placement of manufactured home on Lot 51 of the Marshall Bond Subdivision, on property located at 5278 Lennox Street, Zachary, La 70791.

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

g) SP-1-25 (Zachary Salon) — Proposed site plan for a 5,000-sf building on Lot A-2 of the Marshall M. Hughes Tract, on property located at 19680 Old Scenic Highway, Zachary, La 70791 ***(DEFERRED BY STAFF TO 11.02.2026 PZ MEETING).***

h) Elimination of Consent Agenda from Planning Agenda

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Peay

To approve – The elimination of the Consent Agenda from the Planning Agenda.

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

ABSTAINED: None

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRWOMAN

Tangela Hampton, 1746 Saul; came to ask the Commissioners a question, they deferred her to the Planning and Zoning Department.

J. ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

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Karen Burdette Recording Secretary

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Tommy Womack – Vice Chairman

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