

**CITY OF WALKER
ZONING
MEETING MINUTES**

December 9, 2013

6:05 PM

The City of Walker Zoning Meeting was held on Monday, December 9, 2013 at 6:05 PM at the Walker City Hall. Commissioners present were: Mr. Lavelle Craig, Ms. Deborah Forbes, Mr. Richard Granger, Mr. Tim Kinchen, Mr. Jerry Klier, Mr. Herbert Travis and Mr. William Webster. Staff members present were Mr. Fred Raiford and Mrs. Nancy Kimble. City of Walker Board of Aldermen member Mrs. Scarlett Major and Mayor Rick Ramsey was in attendance also.

Mr. Fred Raiford informed the Commission that he forgot to submit a rezoning item that had been turned in to be on the agenda. The Commissioners agreed to lift the agenda and place that rezoning on the agenda as line item number 6. Discussion was held pertaining to the proper advertisement and public hearing would still take place on this line item before the Board of Aldermen.

A motion was made by Mr. Webster, seconded by Mr. Kinchen, to add the rezoning request to the agenda as line item number 6.

| | |
|---------|--|
| Yeas: | Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster |
| Nays: | None |
| Absent: | None |

A motion was made by Mr. Webster, seconded by Mr. Klier, to accept the minutes of the October meeting.

| | |
|---------|--|
| Yeas: | Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster |
| Nays: | None |
| Absent: | None |

A motion was made by Mr. Kinchen, seconded by Mr. Klier, to accept the minutes of the November meeting.

| | |
|---------|--|
| Yeas: | Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster |
| Nays: | None |
| Absent: | None |

The time change approved for the planning meetings will apply to the zoning meetings, which will commence immediately after the planning meetings that start at 5:00 pm.

A motion was made by Mr. Kinchen, seconded by Mr. Webster, to change the time of the meetings to commence after the 5:00 pm planning meeting on the second Monday of the month.

| | |
|---------|--|
| Yeas: | Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster |
| Nays: | None |
| Absent: | None |

A public meeting was held for the rezoning request from R-80 (Residential 80) to RC (Residential Commercial) and I (Industrial) for the J. H. Jenkins property located at 30000 North Corbin Road. The owner is requesting that 37.18 acre of the approximately 43.89 acre tract be rezoned to I

(Industrial), with a small section of that Industrial Zoning reaching out to North Corbin Road along the railroad for possible access and the remaining 6.71 acres along North Corbin Road, be rezoned to RC (Residential Commercial). Mr. Wayne Sledge with GWS Engineering, Inc., and Mr. Jenkins were present to answer questions from the Commission and the public. A public records request concerning the property was submitted to the City concerning the zoning and how it came to be zoned R-80 at the time it was annexed into the corporate limits. The owner of the J.H Jenkins property thought the property was zoned Industrial.

After some discussion on how and when the tract was zoned R-80 at the time of its annexation, Mr. Raiford stated the tract is zoned R-80 due to zoning maps that public meetings have been held on years ago and recently, and have been adopted as such. Any change of zoning for that tract had to come before the Zoning and Board of Aldermen because we (the city) will not just write on the map to change the zoning without the people being able to voice their concerns or approval.

Mr. John Hanes, Mr. Stafford, Mr. Arthur Isreal and Mr. David Clark, each spoke at the meeting. Some of which, spoke in great opposition of the rezoning. The general consensus of the audience that came for the public meeting stated that the Jenkins property, approximately 43.89 wooded acres, that is there now, is not enough of a buffer between them and the already existing industrial zoned property.

Mr. Craig asked if they would add a wooded buffer zone behind the tract to be rezoned RC. Mr. Sledge stated that the City does not have a Buffer Zone to enforce such a zoning and that it could only be put in as a deed restriction which the city could not enforce. Mr. Sledge and Mr. Jenkins stated that they were already requesting the first 200 feet along North Corbin Road to be RC and could not add any more footage of land to that.

A question was asked pertaining to the RC zoning classification. What can be put in the RC Zoning? Mr. Raiford stated that RC takes in C-3 (Commercial 3), C-2 (Commercial 2), C-1 (Commercial 1), R-5 (Residential Zero Lot Line), R-A (Residential-Apartments), RPG (Residential Patio Garden Homes), R-80 (Residential-80).

A motion was made by Mr. Kinchen, seconded by Granger, to approve and send to the Board of Aldermen, the rezoning request from R-80 to RC and Industrial, as submitted.

Yeas: Craig, Granger, Kinchen, Klier, Travis and Webster

Nays: Forbes

Absent: None

A public meeting was held on the line item added to the agenda. The owners of Meyer, Meyer, Lacroux and Hixon office building located at 29896 Melanie Street has requested the property be rezoned to RC due to an error during the time new zoning map was updated and adopted. At the time the latest zoning map was updated, the location was inadvertently shaded (colored) the R-70 zoning color. It was brought to attention due to a zoning verification for the location due to a pending sale of the property. Public meetings were held and the current zoning map was adopted without opposition from the owners of the property, which had been shaded the wrong color. Any change of zoning to that location has to go through Zoning and the Board of Aldermen. The property was zoned C-3, then took on the RC Zoning when the Commercial Corridor was adopted in 2007. R-70 is the zoning classification that is adjacent to this location and that's when the location was inadvertently shaded the R-70 Zoning color.

A motion was made by Mr. Craig, seconded by Mr. Travis, to approve and send to the Board of Aldermen, the rezoning approval from R-70 to RC for 29896 Melanie Street.

Yeas: Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster

Nays: None

Absent: None

There being no further business to come before the Zoning Commission, a motion was made by Mr. Kinchen, seconded by Mr. Klier to adjourn.

Yeas: Craig, Forbes, Granger, Kinchen, Klier, Travis and Webster

Nays: None

Absent: None

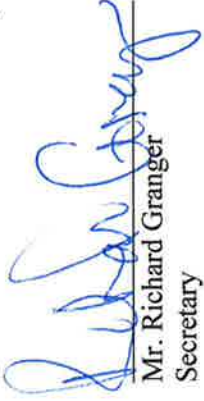
Sincerely,



Mr. Herbert Travis
Chairman

CERTIFICATE

This is to certify that the above is a true and correct copy of a minutes on the 9th day of December, 2013, by the Planning and Zoning Board of the City of Walker, Louisiana, at a meeting held at the City Hall, Walker, Louisiana, on said date, at which meeting a quorum was present and voted unanimously in favor thereof and these minutes has not been revoked or rescinded.



Mr. Richard Granger
Secretary