

**AGENDA
WEST BATON ROUGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

880 North Alexander Avenue, Port Allen

8/6/2024

5:30 PM

ZONING

1. CALL TO ORDER

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

3. PLEDGE OF ALLEGIANCE AND OPENING PRAYER

4. ROLL CALL

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of June 18, 2024.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Steve A. Leblanc, PLS. Representing Lazy Rocking T. Farms LLC. File #2024-9 Property Located At 18325 N. River Rd. Port Allen, La 70767. File #2024-9: Described by the WBR Assessor as: 62AC M/L BEING P/O LOT 3 P/O ARBROTH PLTN 22-4. Rezoning approx. 0.327 (+-) acres from AG-3 (Agricultural Large Scale) into AG-1 (Agricultural Small Scale).
- B. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map, And Section 111-78 (Special, Conditional Use Requirements And Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee. Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-10: Described by the WBR Assessor as: 7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25' OF TRACT A CONT 0.36 AC 43-10. Rezoning 3.46 (+-) acres from C-1.2 (Community-Scaled Commercial District) TO C-1.4 (Industrial Transitional Commercial) With A Special Use Permit For Trucks And Heavy Equipment Sales/Rental/Service.
- C. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Court Bradford representing JKR415 Land LLC. Regarding Property located on Parcel# 304520001500. File #2024-11: Described by the WBR Assessor as: 19.53 AC IN SECS 93 & 94 T7S R12E DESIG AS TRACT 1-B AND THAT PARCEL OF PROP CONTIGUOUS TO & ADJOINING TRACT 1-B WHICH IS IN INTRACOASTAL CANAL R/W 45B-15 CB391 E36. Rezoning from I-1 (Light Industrial) to I-2 (Moderate Industrial). MASTER PLAN CHANGE.

8. ADJOURN

PLANNING

9. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of June 18, 2024.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

Tuesday, August 6, 2024 Planning & Zoning Commission Minutes

- A. File # 2024-12 :PRELIMINARY PLAT OF CALUMET ACRES (PHASE 1A & 1B) LOTS 1 THRU 158, TRACTS CA-1, CA-2, AND TRACT TP BEING A RE-SUBDIVISION OF TRACTS D-2 AND D-3, BEING A PORTION OF THE CALUMET PLANTATION LOCATED IN SECTION 8, T7S-R12E, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR CALUMET ACRES, LLC - ***WITH WAIVERS***.
- B. File # 2024-14:FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 4.539 ACRE LOT INTO LOT C-1 AND C-2 LOCATED IN SECTION 76,T7S-R12E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LA, 3857 Hwy 1 S. Port Allen, La 70767 FOR ANTONIO M. CLAYTON. – ***WITH WAIVERS***.

12. **OTHER BUSINESS:**

- A. **Scheduled Public Hearings:**
 - Council Meeting - August 8, 2024, at 5:30 pm.
 - P&Z -August 20, 2024, at 5:30 pm

13. **ADJOURN**