

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, August 20, 2024
5:30 PM**

The Following Minutes Are Summarized For Brevity, For Precise Meeting Information Please Refer To Meeting Audio Or Video.

ZONING

1. **CALL TO ORDER**
A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, August 20, 2024 and called to order at 07:34 PM.
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**
Chairman Todd Plauche asked that all electronic devices be placed on silent.
3. **PLEDGE OF ALLEGIANCE**
Chairman Plauche recognized Commissioner Alfreda Jackson who led everyone in the opening prayer, followed by Commissioner David Rodrigue who led everyone in the Pledge of Allegiance.
4. **ROLL CALL**
The following members were recorded as being present: Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue.

Absent: Joycelyn Green, Russell Vallet, Gary Leblanc

Also, present were, Mr. Brandon Bourgoyne, Public Works Director, Mrs. Mallorie Davis, Secretary.
5. **APPROVE MINUTES OF PREVIOUS MEETING**
 - A. **Approval of Minutes from the regular meeting of August 6, 2024.**
A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson to approve for Approval of Minutes from the regular meeting of August 6, 2024.
The vote was recorded as follows:

YEAS: 5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 3 (Joycelyn Green, Russell Vallet, Gary Leblanc)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.
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, And Section 111-78 (Special, Conditional Use Requirements And Procedures) For Rezoning Request Of Court Bradford representing Tara Tilton McCartney. File#2024-12. Rezoning From C-1.3 Regional Scaled Commercial) and AG-3 (Agricultural Full Scale) to I-1 (Light Industrial) With A Special Use Permit For Warehouse, Storage, Distribution; Heavy. Master Plan Change**

Chairman Plauche read the proposed ordinance onto record and stated that due to this being a master plan change, a vote would require a supermajority, which we do not have.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner David Rodrigue to **table until September 3, 2024**, 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 Court Bradford representing Tara Tilton McCartney. File#2024-12. Rezoning From C-1.3 Regional Scaled Commercial) and AG-3 (Agricultural Full Scale) to I-1 (Light Industrial) With A Special Use Permit For Warehouse, Storage, Distribution; Heavy. Master Plan Change .

The vote was recorded as follows:

YEAS:5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue) NAYS:0 (None)
ABSENT: 3 (Joycelyn Green, Russell Vallet, Gary Leblanc ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

- 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 For Rezoning Request Of Court Bradford, representing Tara Tilton McCartney. File #2024-13. Rezoning From C-1.3 (Regional Scale Commercial) and AG-3 (Agricultural Full Scale) to C-1.4 (Industrial-Transitional Commercial). Master Plan Change. ADVERTISEMENT ERROR.**
Chairman Plauche read the proposed ordinance on record and stated that due to an advertisement error, this item cannot move forward with the public hearing. Mrs. Davis stated that the Council was aware of the error and will re-introduce the item on August 22, 2024. The new public hearing will be held on September 17th with Planning and Zoning and September 26th with the Council.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson to **deny, due to advertisement error**, 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 Tara Tilton McCartney. File #2024-13. Rezoning From C-1.3 (Regional Scale Commercial) and AG-3 (Agricultural Full Scale) to C-1.4 (Industrial- Transitional Commercial). Master Plan Change. **ADVERTISEMENT ERROR.**

The vote was recorded as follows:

YEAS:5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue) NAYS:0 (None)
ABSENT:3 (Joycelyn Green, Russell Vallet, Gary Leblanc) ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

8. ADJOURN

A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner Ray Rivet to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS:5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:4 Sidney Blanchard, Joycelyn Green, Russell Vallet, Gary Leblanc
ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

PLANNING

A Regular Meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, August 20, 2024 and called to order at 07:41 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of August 6, 2024.**

A motion was made by Commissioner Justin Brown, seconded by Commissioner Ray Rivet to approve from the regular meeting of August 6, 2024.

The vote was recorded as follows:

YEAS:5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:3 (Joycelyn Green, Russell Vallet, Gary Leblanc)
ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. File 2024-7: FINAL MAP SHOWING SURVEY & DIVISION (EXCHANGE OF PROPERTY) OF LOTS B- 1 & O THE ALMA P. LABAUVE TRACT INTO LOTS B-1-A & O-1 LOCATED IN SECTION 62 & 63, T8S-R12E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR FRED MCKENZIE. ~ WITH WAIVERS.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.Chairman Plauche recognized Brandon Bourgoyne, who gave a brief explanation of the waivers requested. There were no questions from the audience or Commission members.No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue to **recommend approval with waivers** for File 2024-7: FINAL MAP SHOWING SURVEY & DIVISION (EXCHANGE OF PROPERTY) OF LOTS B-1 & O THE ALMA P. LABAUVE TRACT INTO LOTS B-1-A & O-1 LOCATED IN SECTION 62 & 63, T8S-R12E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR FRED MCKENZIE. ~ *WITH WAIVERS*.

The vote was recorded as follows:

YEAS: 5 (Ray Rivet, Todd Plauche, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 3 (Joycelyn Green, Russell Vallet, Gary Leblanc)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - August 22, 2024, at 5:30 pm.
- P&Z -September 3, at 5:30 pm

13. ADJOURN

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 07:45 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary