

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, September 3, 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, September 3, 2024 and called to order at 05:30 PM.
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**
Vice Chairman Justin Brown asked that all electronic devices be placed on silent.
3. **OPENING PRAYER AND PLEDGE OF ALLEGIANCE**
Commissioner Alfreda Jackson led everyone in an opening prayer, followed by the Pledge of Allegiance led by Commissioner Ray Rivet.
4. **ROLL CALL**
The following members were recorded as being present: Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon.

Absent: Mr. Todd Plauche, Gary Leblanc, David Rodrigue

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 20, 2024.**
A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner Russell Vallet, to **approve** the minutes from the regular meeting of August 20, 2024.

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Gary Leblanc, David Rodrigue)
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. Tabled from August 20, 2024.**
The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Mr. Bourgoyne was recognized and gave a brief explanation of the zoning analysis. Mr. Court Bradford approached the Commissioners to represent the item.
No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Ray Rivet to **recommend approval** for 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. **Tabled from August 20, 2024.**

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Gary Leblanc, David Rodrigue)
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 Tracie Gauthreaux. Regarding Property located at 11016 Section Rd. Port Allen, La 70767. File #2024-14: Described by the WBR Assessor as: LOT M CONT 0.172 AC & TRACT CONT 0.75 AC IN SEC 17 T6S R11E 13A-66. Rezoning .60 (+-) acres from A-1 (Agricultural Small Scale) to C-1.1 (Neighborhood Scaled Commercial). MASTER PLAN CHANGE

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Bourgoyne was recognized and gave a brief explanation of the zoning analysis. Mrs. Tracie Gautreaux, representing her request, approached the Commissioners to discuss and answer questions. There was a lengthy discussion as to: permitting, the year of the mobile home, fencing requirements. The speakers consisted of: Chris Leger, Floyd Edwards, and Donna Leger. No additional public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Peyton Gascon to **recommend denial** of 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 Tracie Gauthreaux. Regarding Property located at 11016 Section Rd. Port Allen, La 70767. File #2024-14: Described by the WBR Assessor as: LOT M CONT 0.172 AC & TRACT CONT 0.75 AC IN SEC 17 T6S R11E 13A-66. Rezoning .60 (+-) acres from A-1 (Agricultural Small Scale) to C-1.1 (Neighborhood Scaled Commercial). MASTER PLAN CHANGE.

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Gary Leblanc, David Rodrigue)
ABSTAIN: 0 (None)

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

8. ADJOURN

A motion was made by Commissioner Joycelyn Green, seconded by Commissioner Ray Rivet, to adjourn the zoning meeting.

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Gary Leblanc, David Rodrigue)
ABSTAIN: 0 (None)

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

PLANNING

9. APPROVE MINUTES OF PREVIOUS MEETING

A. **Approval of Minutes from the regular meeting of August 20, 2024.**

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Joycelyn Green, to approve the minutes from the regular meeting of August 20, 2024.

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 3 (Todd Plauche, Gary Leblanc, David Rodrigue)

ABSTAIN: 0 (None)

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

There were no items to consider at this time.

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - September 12, 2024, at 5:30 pm.
- P&Z -September 17, at 5:30 pm

13. ADJOURN

There being no further business, a motion to adjourn was made by Joycelyn Green and was adopted by acclamation at 06:12 PM.

Justin Brown, Vice Chairman

Mallorie Davis, Secretary