

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

880 North Alexander Avenue, Port Allen

4/15/2025

5:30 PM

ZONING

1. CALL TO ORDER

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of March 5, 2025.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III ("Unified Development Code"), Chapter 106 ("Site Planning"), Article II ("Stormwater Management"), Section 106-22 ("Fill Mitigation"), And Section 106-24 ("Commercial Site Development Regulations) To Provide For Stormwater Quantity Control In Most Developments And Clarify Commercial Site Regulations.
- B. An Ordinance To Amend And Reenact Part III ("Unified Development Code"), Chapter 105 ("Subdivisions") , Article I ("In General"), Section 105-4 ("Public Hearing by Commission"), Chapter 111 ("Administration and Enforcement"), Article IV ("Zoning Enforcement"), Section 111-63 ("Board of Adjustments-Establishment and Procedure"), Section 111-76 ("Procedures for Amendments To Zoning Map"), Article VI ("Subdivision Approval Procedure"), Section 111-115 ("Final Plat Approval") Of The West Baton Rouge Parish Code Of Ordinances In Regards To Legal Advertisements, Publication and Mailings.
- 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 TMI Enterprises, LLC. Regarding Parcel #0451000004401 Safe Energy Dr. Port Allen, La 70767. File #2025-06: Described by the WBR Assessor as: LOT CL-1-A CONT 7.263 AC & LOT A-13-B CONT 33.21 AC IN SEC 43 T6S R12E BEING P/O LORIO TRACT 50-93. Rezoning from I-2 (Industrial Moderate Scale) to I-3 (Industrial Large Scale).~~ **Advertisement error. New introduction scheduled for 4/10/2025.**
- D. 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 3SK Properties, LLC, Regarding Parcel#203000000800 located on Choctaw Rd. Brusly, La 70719. File #2025-07: Described by the WBR Assessor as: TRACT 3SK (REMAINDER OF 778.45 AC) CONT 386 AC M/L IN SECS 25, 32,33 T8S R11E. Rezoning Lots 1 through 4 of Outer Banks Subdivision R-SF-2 (Residential Single Family) to C-1.2 (Community Scaled Commercial) and Tract 3SK from I-1 (Light Industrial) to AG-3 (Agricultural Full Scale). Master Plan Change.
- E. 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 Robert Critney Jr., Regarding Property located at 2728 Billups Lane Brusly, La 70719. File #2025-08: Described by the WBR Assessor as: LOT SEC 19 T8S R12E 47H-32. Rezoning from R-MH (Mobile Home Park) to R-SF-3 (Residential Single Family). Master Plan Change.

8. ADJOURN

PLANNING

9. **APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approval of Minutes from the regular meeting of March 5, 2025.

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. **File # 2025-03: Owner:** Robert Critney Jr. **Address:** 2748 and 2728 Billups Lane, Brusly, LA 70719
FINAL MAP SHOWING SURVEY & LOT CONSOLIDATION OF 0.86 AC., 0.36., & 0.375 AC. INTO TRACT RC-1
LOCATED IN SECTION 19, T8S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR ROBERT CRITNEY JR.~ ***WITH SETBACK
WAIVERS.***

12. **OTHER BUSINESS:**

- A. **Scheduled Public Hearings:**

- Council Meeting - April 24, 2025
- Planning & Zoning- May 6, 2025

13. **ADJOURN**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED ASSISTANCE, PLEASE CONTACT MALLORIE DAVIS AT (225) 336-2434, DESCRIBING THE ASSISTANCE THAT IS NECESSARY

ALL MEETING INFORMATION INCLUDING MINUTES AND VIDEOS CAN BE FOUND ON OUR WEBSITE WBRPARISH.ORG UNDER THE AGENDA AND MINUTES TAB.