

AGENDA
WEST BATON ROUGE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

880 North Alexander Avenue, Port Allen

5/6/2025

5:30 PM

ZONING

1. **CALL TO ORDER**
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**
3. **OPENING PRAYER & PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVE MINUTES OF PREVIOUS MEETING**
 - A. Approval of Minutes from the regular meeting of April 15, 2025.
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 TMI Enterprises, LLC. Regarding Parcel #045100004401 Lot#JA-1A-2B Safe Energy Dr. Port Allen, La 70767. **File #2025-06:** Described by the WBR Assessor as TRACTS JA-1A-2B CONT 5.00 AC IN SEC 50 T7S R12E P/O POPLAR GROVE PLTN 51-44A. Rezoning from I-2 (Industrial Moderate Scale) to I-3 (Industrial Large 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). Regarding Property Located at 12450 Section Road, Port Allen, La 70767. **File #2025-09:** Described by the WBR Assessor as: LOT 3 CONT 66.0 AC SEC 13 T6S R10E 6A-55. Rezoning from AG-3 (Agricultural Large Scale) to AG-1 (Agricultural Small Scale) with a Special Use Permit for Utilities, Minor Services.
 - 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 West Baton Rouge Parish. Regarding property located at 3605 Rougon Road, Port Allen, La 70767. **File #2025-10:** Described by the WBR Assessor as: 3065.546 AC DESIG AS: 619.60 AC IN SEC 4 T7S R11E 617.80 AC IN SEC 5 T7S R11E 145.66 AC IN SEC 6 T7S R11E 160.00 AC IN SEC 8 T7S R11E 247.00 AC IN SEC 9 T7S R11E 634.886 AC IN SEC 29 T6S R11E 640.600 AC IN SEC 32 T6S R11E 15-2 C. Rezoning From AG-3 (Agricultural Large Scale) and C-1.3 (Regional Scaled Commercial) to PF (Public Facilities).
 - 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 Rezoning Request of Carolyn Blanchard ETALS C/O Teri B. Bergeron. Regarding Property located at 1906, 1916, 1926, 1936, 1946, 1950, 2018, 2028, 2038, 2048, 2110, 2120, 2130, 2140, 2150, 2180, 2244, Plantation Ave. Port Allen, La 70767. **File #2025-11:** Described by the WBR Assessor as: TRACT A-2 CONT 1.81 AC 43B-34 ,TRACT A-3 CONT 1.06 AC 43B-35, SD CLINE BLANCHARD PROP: LOT 3 43B-18, LOT 4 43B-19, LOT 6 43B-21, LOT 7 43B-22, LOT 8 43B-23, LOT 9 43B-24, LOT 10 43B-25, LOT 11 43B-26, LOT 12 43B-27, LOT 13 43B-28, LOT 14 43B-29, LOT 15 43B-30, LOT 16 43B-31, LOT 17 43B-32. *Master Plan Change. Rezoning from R-SF-3 and C-1.3 to R-SF-2 ~ **WITH WAIVERS.***
 - 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 John And Stacey Dupre. Regarding Property located at 10100 Bueche Rd, Bueche LA 70720. **File #2025-12:** Described by the WBR Assessor as: LOT 6-A YATTAN NORTH FARMS CONT 2.00 AC M/L 22-19. Rezoning From AG-2 (Agricultural Moderate Scale) to AG-3 (Agricultural Large Scale).
 - F. 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 Farmco C/O Gerald Ruple. Regarding Property located at 10240 Bueche Rd, Bueche LA 70720. **File #2025-13:** Described by the WBR Assessor as: LOT 5-A CONT 5.01 AC & LOT 6-B CONT 3.66 AC YATTAN NORTH FARMS 22-18 C. Rezoning From AG-3 (Agricultural Large Scale) to AG-2 (Agricultural Moderate Scale).
8. **ADJOURN**

PLANNING

9. **APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approval of Minutes from the regular meeting of April 15, 2025.

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. **Plat File # 2025-10:** FINAL PLAT SHOWING SURVEY OF EXCHANGE OF PROPERTY BETWEEN LOT 6-A, 6-B, AND 5A OF YATTAN NORTH FARMS INTO LOTS 6-A-1 AND 5-A-1 LOCATED IN SECTION 40 & 41, T-5-S, R-11-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LA FOR JOHN DUPRE ~ ***WITH SETBACK WAIVERS.***

12. **OTHER BUSINESS:**

- A. **Scheduled Public Hearings:**

- Council Meeting - May 8, 2025
- Planning & Zoning- May 20, 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.