



# Planning Commission

TO: Mayor Staci Albritton Mitchell  
Alderman Morgan Buxton  
Alderman James Polk Brian  
Alderman Ben Westerburg  
Alderman Thomas Hamilton  
Alderman Rodney Welch  
Doug Caldwell, City Attorney  
Cindy Emory, City Clerk  
Courtney Hornsby, Chief of Staff  
City Engineer

FROM: Jonathan Kaufman, Building & Development Director  
318-397-6720 or 318-397-6722

DATE: Enclosed please find the packet from the June 17, 2024  
Planning Commission meeting, for your review:

**Three Cases for Review to be heard by City Council on 8-2-2024:**

**ANNX-24-60000001** by Bah Nathan Village, LTD. for property located at 118 N. Hilton Street (Parcel #101491). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. Upon annexation, the property will come into the West Monroe City Limits as Open Land. Jonathan stated that the application for Zoning to R-2 (Multi Family Residential) District will be on the March 2024 Planning Commission Agenda. The construction for the 80 unit apartment complex is being completed under a permit issued by the Ouachita Parish Permit Office. The construction will likely be completed by Mid March 2024. The Ouachita Parish Permit Office is performing all inspections during the construction and will issue a Certificate of Completion and Certificate of Occupancy upon the completion of the project. The Commission discussed the application. Brian Bendily made a motion to send this application for ANNEXATION to the City Council with a FAVORABLE Recommendation. Tom Malmay seconded. Those in favor were: Brian Bendily, Tom Malmay, Melody Olson and Judy Poole. Mike Bishop voted against. By a vote of 4 to 1, this application is being sent to the March 5, 2024, City Council Meeting, with a **FAVORABLE** Recommendation.

**ZC-24-45000008** by Billy Ransom Golson and Sara H. Golson for property located at 4326 Cypress Street (Parcel 20737 & 20738). Requesting Zone Change from O-L (Open Land) District to B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016. This property was annexed into the West Monroe City Limits per Ordinance #5320 approved by the West Monroe City Council on 5-7-2024. The Zoning to B-3 (General Business) will be in line with its current use of Propane Combustible Sales. There was no one in the audience to speak for or against the application. AJ Word made a motion to **send this application to the City Council with a FAVORABLE Recommendation.** Judy Poole seconded. All in Favor. The case will be sent to the West Monroe City Council for final decision on July 2, 2024.

**ZC-24-45000009** by Allied Southern Inc for property located at 801 Wilson Street (Parcel 38379). Requesting Zone Change from B-1 (Transitional Business) District to B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016. Mr. John Carter, President of Allied Southern Inc spoke on behalf of the application. He explained that after multiple visits with Jonathan Kaufman, Zoning Director, it was determined that his plans for warehouse use for the property (which is a total of three lots) would require this Zoning Change to B-3. This property is adjacent to a B-3 District. It was discussed that this property is located within a flood zone. Jonathan Kaufman, Zoning Director, explained that a 6-foot privacy fence will be required between the Residential and Commercial Zoning; however, the natural tree buffer in place may fulfill that requirement. There was no one in the audience to speak against the application. Tom Malmay made a motion to **send this application to the City Council with a FAVORABLE Recommendation.** Judy Poole seconded. All in Favor. The case will be sent to the West Monroe City Council for final decision on July 2, 2024.