

NOTICE TO THE PUBLIC
PUBLIC HEARING: Zoning Map Amendment

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Parish of West Feliciana will hold a regular meeting on **Monday, October 6th, 2025 at 5:30 p.m.**

Furthermore, the **West Feliciana Parish Council** will hold a **Public Hearing on Monday, October 13th, 2025 at 5:30 p.m.**

Both public hearings will be held in the Parish Council Meeting Room in the Courthouse Annex, Second Floor at 4785 Prosperity Street, St. Francisville, LA.

The following request for a rezoning will be considered:

For: Lance & Cristy Walker
11836 LA Hwy 967
St Francisville, LA 70775

Location: Near 11836 LA Hwy 967
St Francisville, LA 70775

Current/Proposed uses: Rural Residential/Event
Zoning Designation: RA to S1

Legal Description:
A 5 acre portion of a 364.0 -acre area +/- ,
Being Tracts F & G,
Situated in sections 68 & 69, T1S, R2W,
In West Feliciana Parish, Louisiana

This meeting is open to the public.

Information regarding this public hearing can be found at <https://www.wfparish.org/planning-and-zoning>

By:/s/Gary Mego, P&Z Administrator
West Feliciana Parish

Please publish in the Official Journal on September 10th, 17th, and 24th, 2025. Affidavit or proof of publication requested upon completion.



West Feliciana Parish Planning & Zoning Department

PO Box 1921, 5934 Commerce St.
St. Francisville, LA 70775
wfparrish.org
225.635.3864

OFFICE USE ONLY

Date Received: **27 Aug 25**
Application Number: ZPA-2025-11
Fee: \$0.00
Pre-Application Conference Date: **28 Aug 25**
Associated Applications: **ZMA-2025-6**
Date of Decision:
By:

Pre-Application Conference Request

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Lance + Cristy Walker	Contact Name	same as applicant
Street Address	11836 Hwy 967	Street Address	
City, State, Zip	St. Francisville, LA 70775	City, State, Zip	
Telephone	225-721-2395	Telephone	
Email	cwalker7876@yahoo.com	Email	

PROJECT SUMMARY

Project Type (Select all applicable)		Planned Unit Development (Required)	☐
Zoning Verification (Optional)	☐	Major Site Plan (Required)	☐
Minor Adjustment (Optional)	☐	Text Amendment (Optional)	☐
Appeal of Admin. Decision (Optional)	☐	Minor Site Plan (Optional)	☐
Variance (Required)	☐	Major Subdivision (Required)	☐
		Minor Subdivision (Required)	☐
		Conditional Use Permit (Required)	☐
		Zoning Map Amendment (Required)	☐
		Compound/Family Development (Req)	☐
Project Address: 11836 Hwy 967 St. Francisville, LA 70775			
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 (if needed)	Parcel 3 (if needed)
50018000			
Current (or most recent) Use of Property		Proposed Use of Property	
Rural		Event Venue	
Current Zoning District(s)			
RA			
Is there a current application associated with this project?	Yes ☐ No ☒	Number (If applicable)	
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Plans are to build an event barn with capacity ~300 people.			

SIGNATURES

Signature of Applicant	Date	Signature of Property Owner's (If not the applicant)	Date
Lance M. Walker	8/27/25		



West Feliciana Parish
 Planning & Zoning Department
 P.O. Box 1921, 5934 Commerce Street
 St. Francisville, Louisiana 70775
 Phone (225) 635-3864
 Fax (225) 635-3705
 Web Site <http://www.wfparish.org>

APPLICATION FOR A ZONING MAP AMENDMENT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	ZMA-2025- <u>6</u>	Date Submitted	<u>29 Aug 25</u>	Fee Required	\$ 150.00	Fee Paid	<u>\$150.00</u>
Associated Applications if Any	<u>None</u>			Assigned Case Manager	Gary Mego		
Pre-Application Conference Date	<u>28 Aug 25</u>						

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	<u>Lance Walker</u>	Contact Name	
Address	<u>11836 Hwy 967</u>	Address	
City, State, Zip	<u>St. Francisville, LA 70775</u>	City, State, Zip	
Telephone	<u>225-721-2395</u>	Telephone	
Fax		Fax	
Email	<u>cwalker876@yahoo.com</u>	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
<u>11836 Hwy 967</u> <u>St. Francisville, LA 70775</u> <u>100000327</u>	<u>#50018000</u> <u>363.92 Acres designated</u> <u>as tract F+G</u>	
Legal Description of Subject Property		
<u>19.14 Acres situated in sections 46, 47, 68, 69 & 70, T1S, R4W</u> <u>Event barn will not be on this 19.14 Acres. It will be on</u> <u>a surveyed out piece of our property.</u>		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
Current Zone District	Current Use of Property	Proposed Use of Property
<u>RA</u>	<u>Ag & Agriculture</u>	<u>Event Barn</u>
Proposed Zone District		
<u>S1</u>		

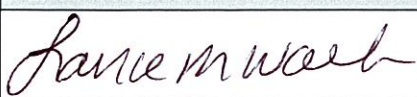
Current Building Type(s)		Anticipated Building Type (s)	
NONE		Commercial Barn	
Source of Utilities			
Water	Private Well	Sewer	Private Sewer
Reason for the zone change request			
Property is currently zoned as Rural Agriculture. We are wanting to build an event venue barn to accommodate approx 300 people.			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Event venue barn. If re-zoning is approved, we will move forward with surveying of land, drafting plans with architect and finalizing loan with bank.			
Current Zoning Surrounding Subject Property			
North:	RA	South:	RA
East:	RA	West:	RA
Current Land Use Surrounding Subject Property			
North:	RA	South:	RA
East:	RA	West:	RA

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner's (If not the Applicant)	Date
	8/28/25		

APPLICANT & OWNER INFORMATION SHEET

(1) Any applicant for a zoning map amendment must provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of any deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

Application Number	Applicant's Name		
	Lance Walker		
Property Address(es)			
11836 Hwy 967 St Francisville, VA 7075			
Applicant's Address			
Same			
NOTE: If the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.			
Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.			
Fee Title Owner (Has Deed of Ownership)	All	☐	
	A Portion	☐	
Contract Owner	All	☐	
	A Portion	☐	
Holder of a Security Interest	All	☐	
	A Portion	☐	
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).			
Signature of Applicant		Date Signed	
Lance M. Walker		8/28/25	

The Barn at North Corner

Event Venue

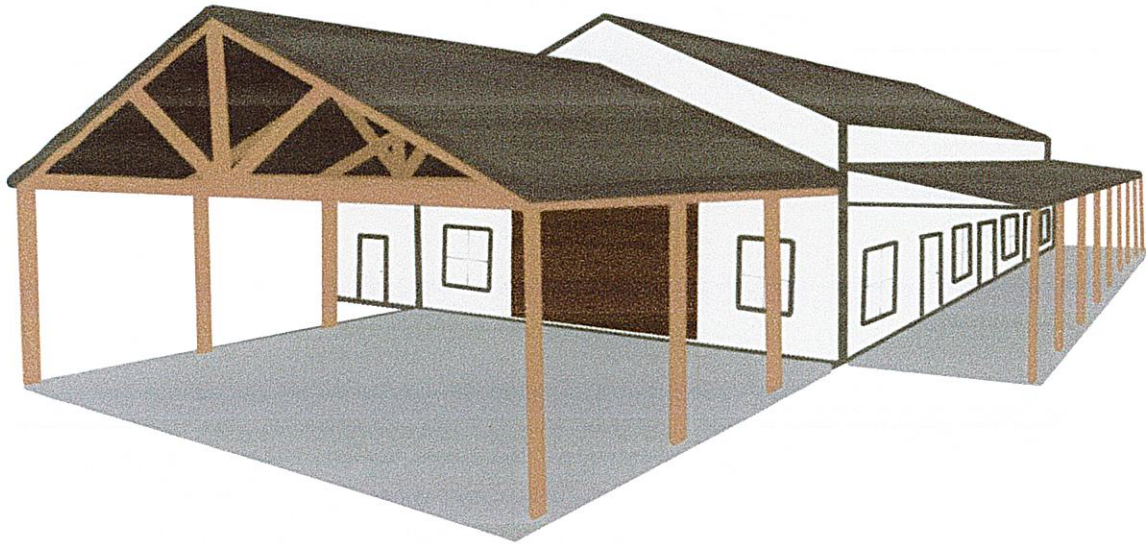
Purpose: Report prepared for the West Feliciana Parish Council and other parties involved.

Location: 11836 LA HWY 967, St. Francisville, Louisiana 70775

Last Updated: September 1st, 2025

Please contact any of the following people if there are questions or concerns:

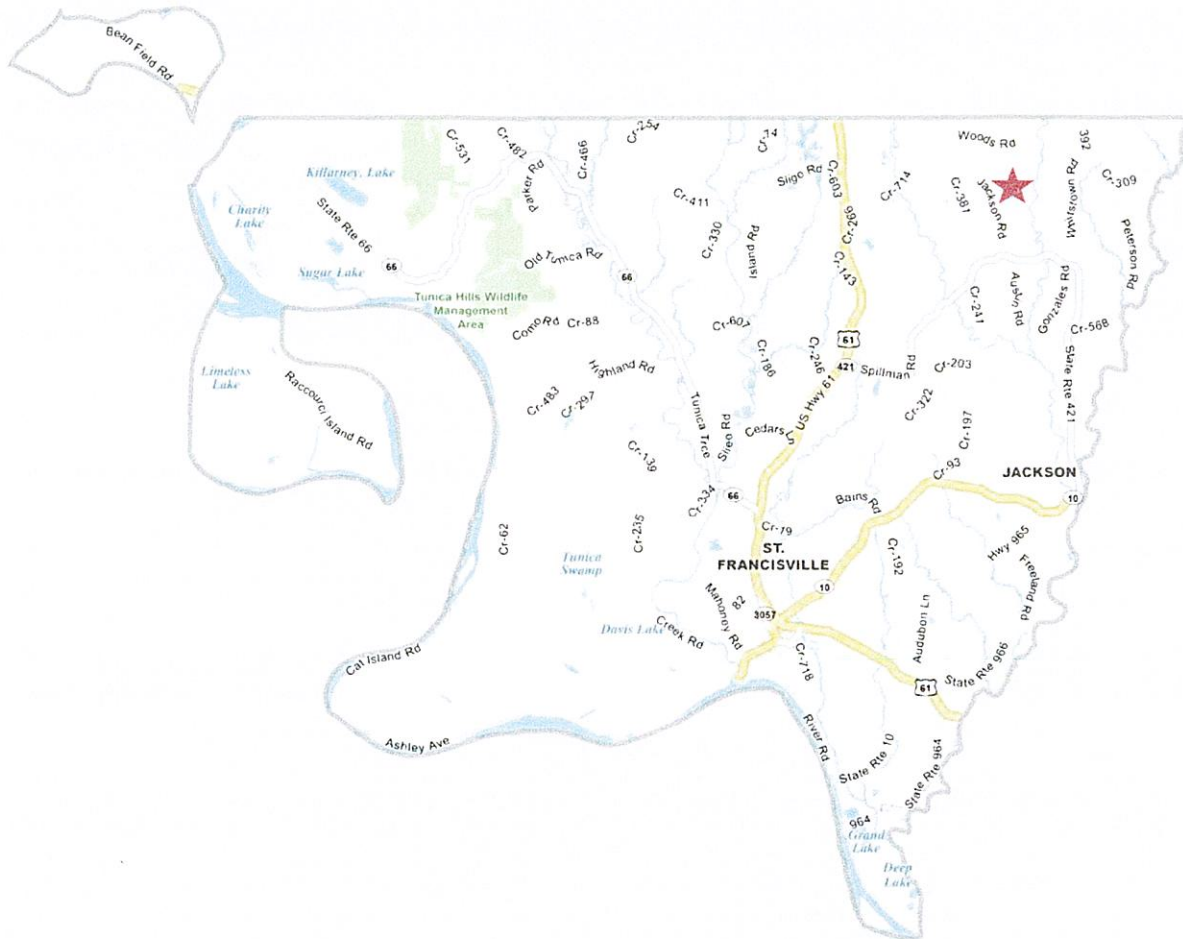
- Lance Walker 225-721-1515
- Cristy Walker 225-721-2395
- Kam Noble 225-328-9059
- Haley Noble 225-721-0377



Isometric View of Proposed Venue (Subject to Aesthetic Changes)

Proposed Location

The proposed location of The Barn at North Corner is the North-East corner of West Feliciana Parish. See the locator on the map below for the approximate location.



Map of West Feliciana Parish (2025 US County Maps)

Overview

This report outlines the development of a wedding barn venue located in West Feliciana Parish. This North Corner Barn is being proposed to satisfy the growing demand for attractive rustic and customizable spaces to host events and celebrations. The Barn will be designed as a premier event venue that will offer an area of 4,000 square feet in the main ceremony/reception hall. A hall of this size is rated to have a capacity for 300+ guests, making it suitable for weddings, receptions, corporate events, and other gatherings. There are other amenities that will be included in this venue. Additionally, there are many advantages of following through with this project. See the consolidated lists below.

Amenities

- Main Hall - 4,000 square feet
 - Capacity for 300+ attendees
- Enclosed wing on the South side of the main hall - 960 square feet which includes:
 - Bridal Suite 360 square feet
 - Groom Suite 360 square feet
 - Catering Zone 240 square feet
- Covered outdoor wing on the North side of the main hall - 960 square feet
- Covered back porch with lake backdrop - 1,500 square feet
- Scenic lakefront outdoor ceremony option
- Preliminary plans and drawings can be found in the attachments

Advantages

- Flexible design supports weddings, receptions, and corporate events
- Generates revenue opportunities for on-site services, rentals, catering, and other partnerships with surrounding local businesses (Priority will always be given to local businesses)
- Surrounding area benefits from overnight lodgings, dining, shopping, and so much more
- Constructed, owned, and operated by a family who has lived in the parish for 30+ years
- Main hall, covered outdoor patio, and lakefront options allow for numerous ceremony atmospheres drawing in clients
- Efficient layout with on-site catering prep area will include:
 - Large sinks
 - Refrigerators
 - Catering warmers
 - No full kitchen amenities (No stoves or ovens)
- Satisfies strong demand for full service, outdoor, and customizable venues
- High capacity venue aligns with large wedding crowd demands

Research Findings

Nationally, the wedding industry exceeds \$70 billion and is projected to grow at a Compound Annual Growth Rate of 5.4% through year 2030 (Grand View Research, Inc.). The state of Louisiana hosts approximately 15,232 weddings annually, with an average spending of \$25,000 per event, totaling \$382 million in revenue (2 The Wedding Report, Inc.). In the Baton Rouge metro area, weddings average \$33,687, with venue rentals typically ranging from \$6,000–\$13,000. The state's average venue cost is approximately \$12,000 for a weekend rental (1 The Wedding Report, Inc.).

Summary

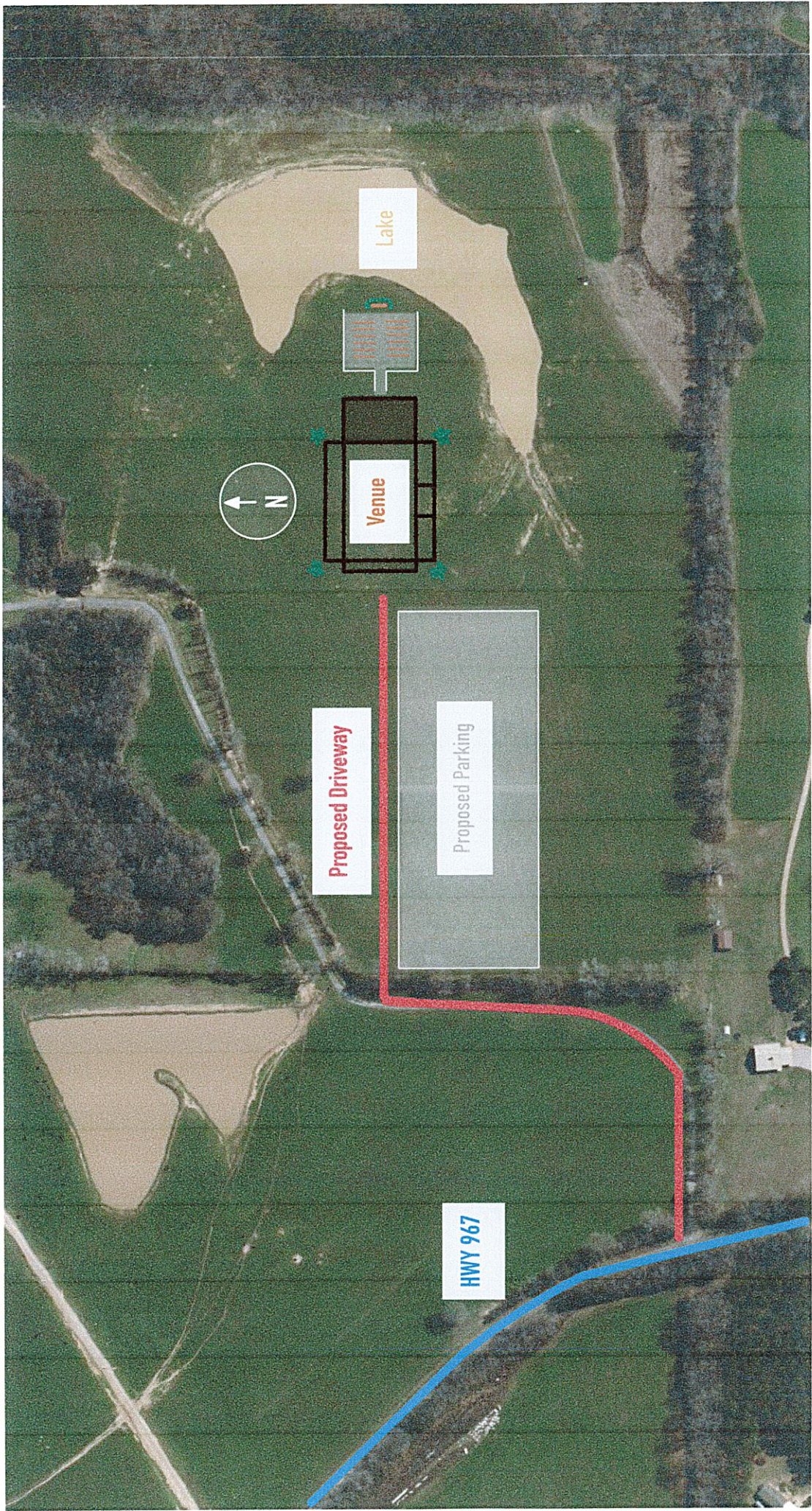
The Barn at North Corner offers a strong opportunity to capture a significant share of the thriving Louisiana wedding and event market. With its scenic location, flexible design, competitive pricing, and attractive amenities, this venue is projected to become a premier destination for celebrations of all kinds. By competitively pricing this venue at \$8,000–\$15,000 per event, and hosting 20 weddings annually, the projected revenue comes to approximately \$200,000 per year. This estimate does not account for the potential from additional income streams, including on-site services, rentals, catering, and partnerships with local businesses. Large events hosted at the venue will also increase the demand for overnight accommodations, dining, shopping, and other local services - directly benefiting the West Feliciana Parish community. Moreover, the venue's ownership by a family with deep roots in the parish guarantees a commitment to supporting the local economy and businesses. Given the opportunity, The Barn at North Corner will drive economic growth and tourism by providing a beautiful and memorable setting for the most important events in people's lives while serving West Feliciana Parish and beyond.

Reference List

- 2025 US County Maps. (2024, December 23). *West Feliciana Parish Map, Louisiana*. US County Maps. <https://uscountymaps.com/west-feliciana-parish-map-louisiana/>
- Grand View Research, Inc. (2025). *U.S. Wedding Services Market Size & Trends*. Market Analysis Report. <https://www.grandviewresearch.com/industry-analysis/us-wedding-services-market-report>
- 1 The Wedding Report, Inc. (2024). *2024 Baton Rouge, LA Wedding Market Statistics & Analysis*. The Wedding Report. https://wedding.report/index.cfm/action/wedding_statistics/view/market/id/12940/idtype/m/location/Baton_Rouge_LA/#:~:text=While%20this%20market%20overall%20ranks,Typical%20Baton%20Rouge%2C%20LA%20Couple
- 2 The Wedding Report, Inc. (2024). *2024 Louisiana Wedding Market Statistics & Analysis*. The Wedding Report. https://wedding.report/index.cfm/action/wedding_statistics/view/market/id/22/idtype/s/location/Louisiana/#:~:text=The%20Louisiana%20wedding%20industry%20represents,it%2036th%20in%20the%20nation

Attachments

See the following pages.



Lake

Venue

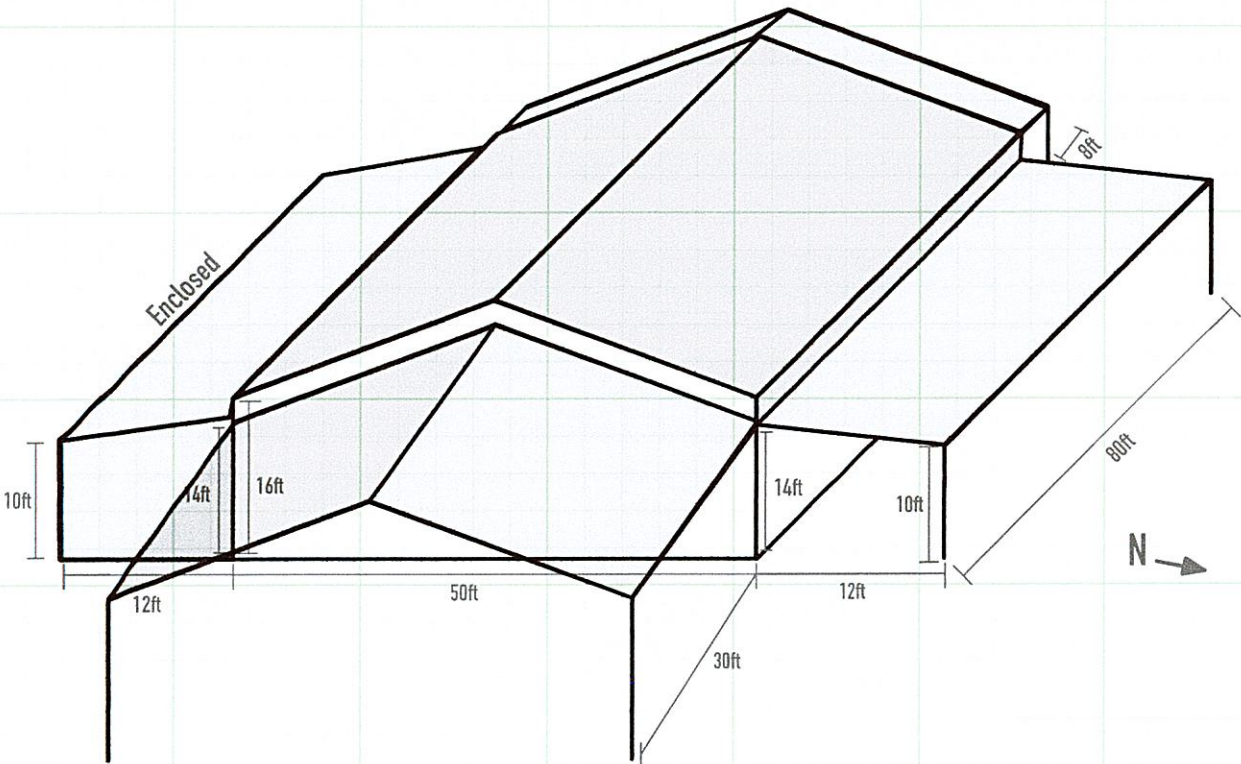


Proposed Driveway

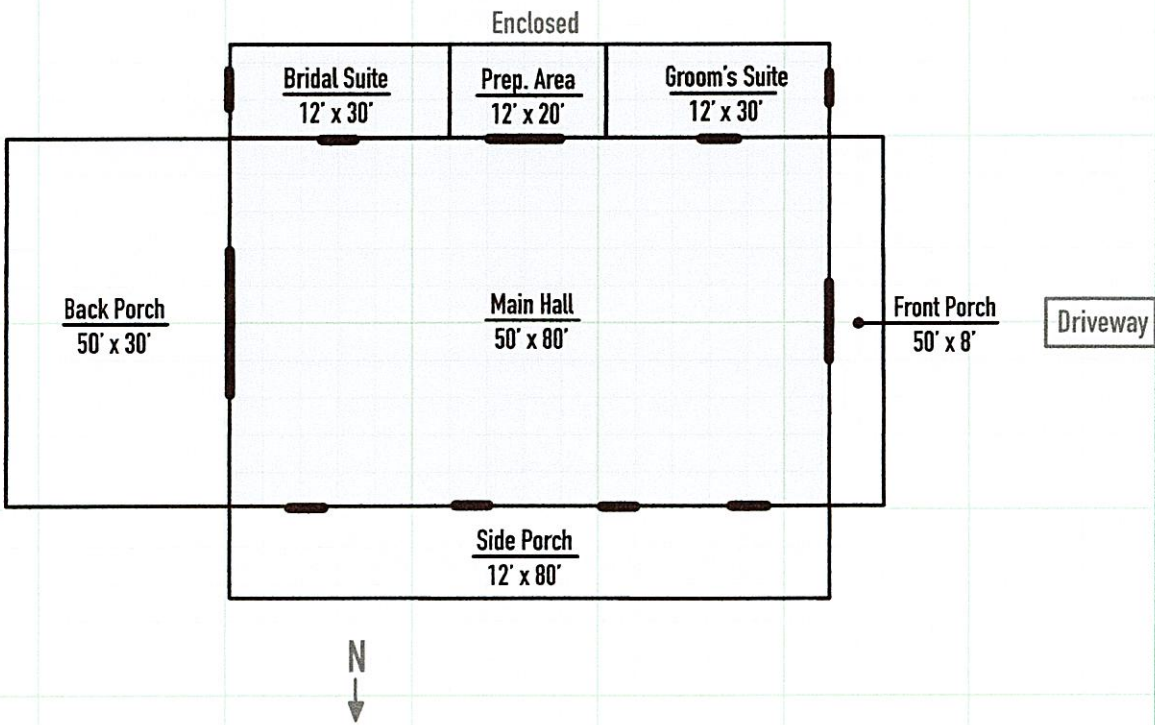
Proposed Parking

HWY 967

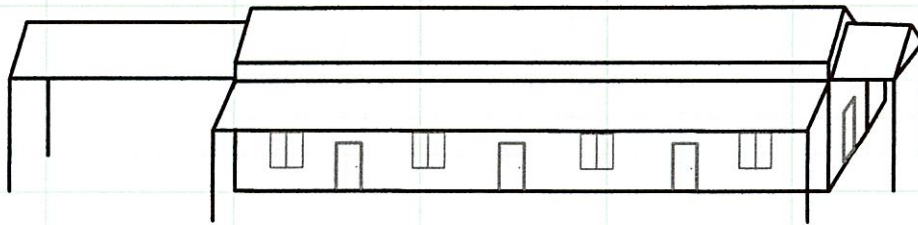
Isometric View



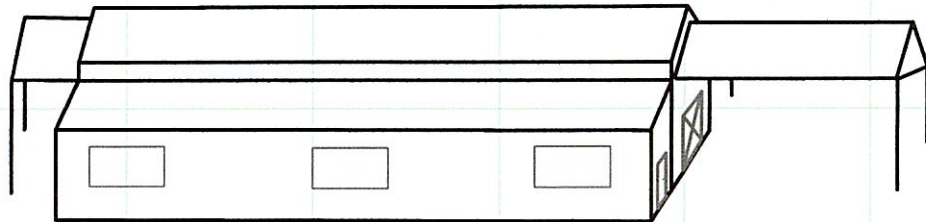
Top Elevation View



Side Elevation Views



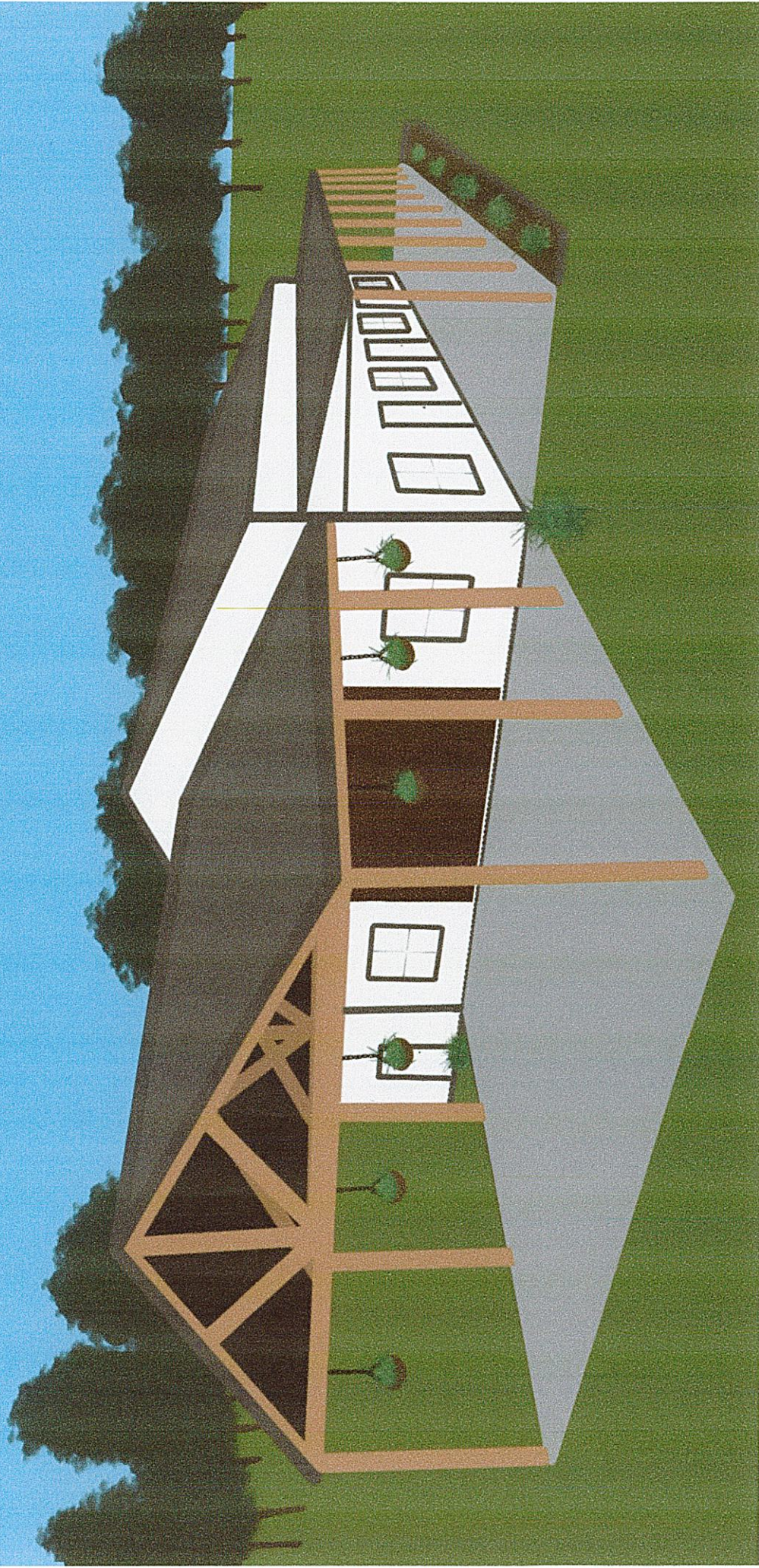
Driveway



Driveway



The Barn at North Corner





P&Z Receipt

West Feliciana Parish Government

Public Service That Works

Date: September 3, 2025

For: Cristy Walker
11836 LA Hwy 967
St Francisville, LA 70775
225-721-2395

Payment Method	Check No.
	9102

Qty	Category	Description	Unit Price	Discount	Line Total
	Zoning Administrative	Verification	\$10.00		
	Zoning Administrative	Minor Adjustment	\$70.00		
	Board of Adjustment	Variance	\$140.00		
	Board of Adjustment	Appeal Administrative Decision	\$100.00		
	Zoning Administrative	Site Plan Review (Minor)	\$92.50		
	Zoning Commission	Site Plan Review (Major)	\$370.00		
	Parish Council	Conditional Use Permit	\$150.00		
1	Parish Council	Zoning Map Amendment	\$150.00		\$150.00
	Parish Council	Planned Unit Development (PUD)	\$1,200.00		
	Parish Council	Zoning Text Amendment	\$150.00		
	Parish Council	Development Agreement	\$1,200.00		
	Zoning Administrative	Minor Subdivision	\$282.50		
	Parish Council	Major Subdivision (Preliminary Plat)	\$825.00		
	Parish Council	Major Subdivision (Construction Plan)	\$725.00		
	Parish Council	Major Subdivision (Final Plat)	\$925.00		
			Total Discount	\$ -	
			Subtotal	\$	150.00
			Sales Tax		
			Total	\$	150.00

Thank you for your business!
PO Box 1921, 5934 Commerce St, St Francisville, LA 70775, 225-635-3864

The Barn at North Corner

Event Venue

Dear Neighbors,

We are writing to inform you that we are planning to construct an event venue on our property in the near future. The venue will be available for private events, weddings, corporate functions, and other gatherings.

The event space will be located in the rear portion of our lot, set back from the main road. We want to ensure the venue blends seamlessly with the surrounding area. The building will feature a classic, rustic aesthetic with natural materials and landscaping to complement the existing area.

We are committed to being considerate neighbors throughout the construction process and the ongoing operation of the venue. We will make every effort to minimize disruptions and maintain the peaceful atmosphere of the community. We are available to address any questions or concerns you may have anytime.

Once completed, the event space will provide a beautiful setting for special occasions and gatherings. We hope that you and your family will have the opportunity to enjoy the venue in the future.

Please feel free to contact us if you have any other questions.

Sincerely,

The Walkers and the Nobles

- Lance Walker 225-721-1515
- Cristy Walker 225-721-2395
- Kam Noble 225-328-9059
- Haley Noble 225-721-0377

Acknowledgement: I, the undersigned, hereby acknowledge receipt of the above letter regarding the construction of an event venue on the property of Lance Walker.

Name: Andrew R. Miller Signature: Andrew R. Miller Date: 9-7-2025

Eliska R. Miller

Eliska R. Miller

9-7-2025

Andrew = (337) 344-1555

Eliska = (225) 535-6528

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- Kam Noble 225-328-9059
- Haley Noble 225-721-0377

Acknowledgement: I, the undersigned, hereby acknowledge receipt of the above letter regarding the construction of an event venue on the property of Lance Walker.

Name: James Waylon Kimball

Signature: James Waylon Kimball

Date: 9-7-25

Krista Kimball Krista Kimball 9-7-25

11684 La Hwy 967
St. Francisville, La 70775
James Waylon Kimball 225-245-0487
Krista Kimball 225-620-8884

The Barn at North Corner

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The Walkers and the Nobles

- Lance Walker 225-721-1515
- Cristy Walker 225-721-2395
- Kam Noble 225-328-9059
- Haley Noble 225-721-0377

Acknowledgement: I, the undersigned, hereby acknowledge receipt of the above letter regarding the construction of an event venue on the property of Lance Walker.

Name: Allen A. Brinkley Signature: Allen A. Brinkley Date: 9/7/25

The Barn at North Corner

Event Venue

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Sincerely,

The Walkers and the Nobles

- Lance Walker 225-721-1515
- Cristy Walker 225-721-2395
- Kam Noble 225-328-9059
- Haley Noble 225-721-0377

Acknowledgement: I, the undersigned, hereby acknowledge receipt of the above letter regarding the construction of an event venue on the property of Lance Walker.

Name: Austin Goodfellow

Signature: 

Date: 9/7/25