

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: The Feliciana Methodist Church
c/o Sam Rosso
PO Box 3506
St Francisville, LA 70775

Location: 11717 LA Hwy 965 E
St Francisville, LA 70775

Current/Proposed uses: Rural/Church
Zoning Designation: RA to C3

Legal Description:
A 10.0 -acre area +/- ,
Being lot C-1,
Situated in section 98, T3S, 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
wfparish.org
225.635.3864

OFFICE USE ONLY

Date Received: **25 Aug 25**
Application Number: ZPA-2025-**810**
Fee: \$0.00
Pre-Application Conference Date: **28 Aug 25**
Associated Applications: **ZMA-2025-45**
Date of Decision:
By:

Pre-Application Conference Request

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Feliciana Methodist Church	Contact Name	Sam Rosso
Street Address	P.O. Box 3506	Street Address	P.O. Box 3506
City, State, Zip	St. Francisville, LA 70775	City, State, Zip	St. Francisville, LA
Telephone	225-572-3379	Telephone	225-572-8481
Email	felicianaamc2023@gmail.com	Email	samr@demco.org

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: 11717 LA Hwy 965 East			
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 (if needed)	Parcel 3 (if needed)
20015500G		N/A	N/A
Current (or most recent) Use of Property		Proposed Use of Property	
Timberland/Vacant Lot		Church Campus - Sanctuary and Fellowship Hall	
Current Zoning District(s)			
RA			
Is there a current application associated with this project?		Yes ☐ No ☒	Number (If applicable) Application attached
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
In late 2025 the Church and/or Fellowship Hall construction is scheduled to begin.			

SIGNATURES

Signature of Applicant	Date	Signature of Property Owner's (If not the applicant)	Date
	8-22-2025		



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 #	2MA-2025-5	Date Submitted	28 Aug 25	Fee Required	\$ 150.00	Fee Paid	
Associated Applications if Any		Assigned Case Manager			Gary		
Pre-Application Conference Date	28 Aug 25						

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Feliciana Methodist Church	Contact Name	Sam Rosso
Address	P.O. Box 3506	Address	P.O. Box 3506
City, State, Zip	St. Francisville, LA 70775	City, State, Zip	St. Francisville, LA
Telephone	225-572-3329	Telephone	225-572-8481
Fax		Fax	
Email	felicianamc2023@gmail.com	Email	samr@demco.org

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
11717 LA Hwy 965 East Assessment # 20015500G	N/A	N/A
Legal Description of Subject Property Lot C-1 containing 10 acres in Section 98, T3S, R2W; also see attached documents		
Area of Subject Property (Acres/Sq Ft) 10		Area of Requested Rezoning (Acres/Sq Ft) 10
Current Zone District RA	Current Use of Property Timberland/Vacant Lot	Proposed Use of Property Church Campus/Fellowship Hall
Proposed Zone District C3 Church		

C3
 Sam

Current Building Type(s)		Anticipated Building Type (s)	
None		Church and Fellowship Hall Buildings	
Source of Utilities			
Water	West Feliciana Parish Water	Sewer	Private
Reason for the zone change request			
Property is currently zoned residential/agriculture and a S1 Church zoning classification is needed to obtain necessary permits and satisfy inspections.			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
In late 2025 the Church and/or Fellowship Hall construction is scheduled to begin.			
Current Zoning Surrounding Subject Property			
North:	RA	South:	RA
East:	RA	West:	RA
Current Land Use Surrounding Subject Property			
North:	Timberland	South:	Timberland - Private and State Owned
East:	Timberland	West:	Timberland

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any: Once site plan, parking plan, and landscape plan are finalized they will be provided to Parish.
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
	8-21-2025		

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	
	Feliciana Methodist Church c/o Sam Rosso, Interim Chairperson, FMC Board of Trustees	
Property Address(es)		
11717 LA Hwy 965 East Assessment # 20015500G		
Applicant's Address		
P.O. Box 3506 St. Francisville, LA 70775		
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
		8-21-2025

RESOLUTION
OF
FELICIANA METHODIST CHURCH

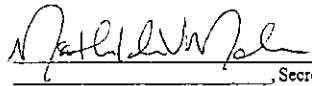
A special meeting of the Board of Directors of **FELICIANA METHODIST CHURCH**, a Non-Profit Religious Corporation was held on Sept. 28, 2023, at which meeting it was determined that it is in the best interest of the Corporation to accept a Donation of immovable property, subject to restrictions and conditions contained therein, from Beryl Gene Daniel, Robert Davis Field, Jr., Walker Magruder Field, and William Larry Lott, Jr.

A motion was adopted by unanimous vote to authorize **STACEY KING**, Board of Director Chair and **SAM ROSSO**, Board of Trustee Chair, and they are hereby authorized and directed to sign on behalf of **FELICIANA METHODIST CHURCH** to accept a Donation Inter Vivos of the following described property from Beryl Gene Daniel, Robert Davis Field, Jr., Walker Magruder Field, and William Larry Lott, Jr., subject to restrictions and conditions contained in said Act.

That certain tract or parcel of ground with all improvements thereon, situated in Sections 83 and 98, T3S, R2W, GLD, West Feliciana Parish, Louisiana and being designated as the 10.00 Acre Lot C-1 on that certain Plat of Survey entitled "Plat Showing Removal of 10.00 Acre Lot C-1 From 987.82 Acre Lot C, Oakley Plantation, Located in Sections 83 and 98, Township 3 South, Range 2 West, Greensburg Land District, West Feliciana Parish, Louisiana, For Feliciana Methodist Church" by Charles F. Wilson, PLS, dated June 13, 2023, and recorded in COB 240 Page 926 under Entry No. 131939 of the Conveyance Records of West Feliciana Parish, Louisiana.

CERTIFICATE

I, Nathalie McCana Secretary of **FELICIANA METHODIST CHURCH**, do hereby certify that the above and foregoing Resolution was passed unanimously by the Board of Directors, at a special meeting held on Sept. 28, 2023, called for that purpose and that the above is a true and correct copy of the said Resolution.


_____, Secretary

Reference: "Plat showing division of the remaining 1757.63 acres of Oakley Plantation and 4.99 acre Lot 6 into 987.82 acre Lot C & 774.80 acre Lot D located in Secs 81, 82, 83, 84, 85, 98, 99, & 103 T3S, R2W, GLD, WFP, LA, for Daniel Land, LLC". Charles F. Wilson, January 29, 2018.

All bearings shown are based on reference plat.

This property is located in zoning district R-A and Flood Zone C.

All utilities and servitudes may not be shown.

No person shall provide a method of wastewater disposal until that method has been approved by the West Feliciana Parish Health Unit. The owner of the property shall be informed that the effluent must be discharged into an open ditch, perpetually maintained, and the building site must be two feet above the ditch in which the effluent is discharged.

The poing of beginning (POB) is located N87°38'33"E a distance of 187.23' from the intersection of Hwy 965 and Joe Daniel Road.

Charles F. Wilson
West Feliciana Parish Health Unit
Date 7-12-23

Charles F. Wilson
West Feliciana Parish School Board
Date 7/11/23

Charles F. Wilson
West Feliciana Parish Planning & Zoning Commission
Date 10/3/23

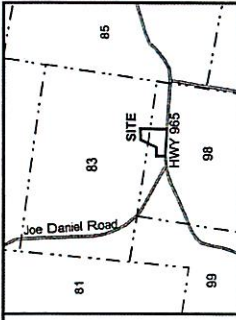
Charles F. Wilson
West Feliciana Parish Planning & Zoning Administrator
Date July 9 2023

Charles F. Wilson
Owner/Representative

Remainder
LOT C
977.82 Acres

LOT C-1
10.00 Acres

Remainder
LOT C
977.82 Acres



S0°00'00"E 702.48'
642.48'

N90°00'00"E
362.16'

N17°39'15"E
322.00'

N83°58'56"E
391.34'

N0°00'00"E
312.00'

N87°56'43"W
37.00'

N87°04'53"W
813.09'

Centerline Joe Daniel Road

Centerline Hwy 965



WILSON
LAND SURVEYING, LLC

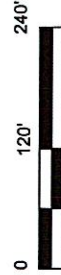
Charles F. Wilson
Charles F. Wilson, PLS #4897
P.O. Box 2535
St. Francisville, LA 70775
225-721-2661
Job #1050
June 13, 2023

Audubon State Park

PLAT SHOWING REMOVAL OF
10.00 ACRE LOT C-1
FROM 987.82 ACRE LOT C
OAKLEY PLANTATION
LOCATED IN SECTIONS 83 AND 98
TOWNSHIP 3 SOUTH, RANGE 2 WEST
GREENSBURG LAND DISTRICT
WEST FELICIANA PARISH, LOUISIANA
FOR
FELICIANA METHODIST CHURCH

LEGEND

o 3/4" Iron Rod set



This survey was performed under my supervision and is in accordance with the Louisiana Standards of Practice For Property Boundary Surveys for a Class "D" survey.

EXHIBIT A

That certain tract or parcel of ground with all improvements thereon, situated in Sections 83 and 98, T3S R2W, GLD, West Feliciana Parish, Louisiana and being designated as the 10.00 Acre Lot C-1 on that certain Plat of Survey entitled "Plat Showing Removal of 10.00 Acre Lot C-1 From 987.82 Acre Lot C, Oakley Plantation, Located in Sections 83 and 98, Township 3 south, Range 2 West, Greensburg Land District, west Feliciana Parish, Louisiana, For Feliciana Methodist Church" by Charles F. Wilson, PLS, dated June 13, 2023, and recorded in COB 240 Page 926 under Entry No. 131939 of the Conveyance records of West Feliciana Parish, Louisiana.

[illegible]

SUBJECT PROPERTY: 2048 HOLLIS AVE SOUTH BAY, CA 90264	FLOOD HAZARD MAP INFORMATION: FLOOD HAZARD ZONE: 000 B FLOOD HAZARD MAP: 17-99	BUILDING SQUARE: SQUARE FEET: 4200 SF TOTAL FLOOR AREA: 4200 SF	PLANNING SUMMARY: APPLICANT: 441-234-31 APPROVED: 10/14/2010 PROJECT USE: RETAIL NO. OF RESIDENCES: 2	PARKING SUMMARY: 500 PARKING SPACES 1000000 (4200 SF) 1.5 SPACES / 1000 SF (200 SF) - 30 SPACES 1.5 SPACES / 1000 SF (1000 SF) - 150 SPACES 1.5 SPACES / 1000 SF (1000 SF) - 150 SPACES
--	---	--	--	---

PRELIMINARY SITE PLAN
CHURCH AND
FELLOWSHIP HALL
LA HIGHWAY 965, WEST FELICIANA PARISH, LA

9.87 ACRE TRACT, LOCATED IN SECTION 38, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
ORANGEBOG LAND DISTRICT, WEST FLOUJANA PARISH, LOUISIANA



ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

BEICHMANN GROUP, LLC
1330 PINEHURST AVE. #200
HAYON HEIGHTS, COLORADO 80120
PHONE: 303.386.2475 FAX 303.386.2476
www.beichmann-group.com