

**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, May 5<sup>th</sup>, 2025 at 5:30 p.m.**

Furthermore, the **West Feliciana Parish Council** will hold a **Public Hearing on Monday, May 12<sup>th</sup>, 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: Gary Hill  
4575 US Hwy 61  
St Francisville, LA 70775

Location: 5358 Freeland Rd  
St Francisville, LA 70775

Current/Proposed uses: PUD/Residential  
Zoning Designation: PUD to RA

Legal Description:  
A 14.3 -acre area +/- ,  
Designated as Lot 10-A of the Lake at the Bluffs PUD,  
Situating in sections 70 and 71, T3S, R1W  
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 April 9<sup>th</sup>, 16<sup>th</sup>, and 23<sup>rd</sup>, 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](http://wfparish.org)  
225.635.3864

## OFFICE USE ONLY

Date Received: **12 Mar 25**

Application Number: ZPA-2025-**8**

Fee: \$0.00

Pre-Application Conference Date: **26 Mar 25**

Associated Applications:

Date of Decision:

By:

## Pre-Application Conference Request

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/> )	
Applicant Name	<b>GARY T. HILL</b>	Contact Name	<b>SAME</b>
Street Address	<b>4575 U.S. HWY. 61</b>	Street Address	
City, State, Zip	<b>ST. FRANCISVILLE, LA</b>	City, State, Zip	
Telephone	<b>(225) 603-9754 70775</b>	Telephone	
Email	<b>GARYH61@HOTMAIL.COM</b>	Email	

### PROJECT SUMMARY

Project Type (Select all applicable)		Planned Unit Development (Required)		<input type="checkbox"/>	
Zoning Verification (Optional)	<input type="checkbox"/>	Major Site Plan (Required)	<input type="checkbox"/>	Text Amendment (Optional)	<input type="checkbox"/>
Minor Adjustment (Optional)	<input type="checkbox"/>	Minor Site Plan (Optional)	<input type="checkbox"/>	Major Subdivision (Required)	<input type="checkbox"/>
Appeal of Admin. Decision (Optional)	<input type="checkbox"/>	Conditional Use Permit (Required)	<input type="checkbox"/>	Minor Subdivision (Required)	<input type="checkbox"/>
Variance (Required)	<input type="checkbox"/>	Zoning Map Amendment (Required)	<input checked="" type="checkbox"/>	Compound/Family Development (Req)	<input type="checkbox"/>
Project Address: <b>5358 FREELAND ROAD</b>					
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 (if needed)		Parcel 3 (if needed)	
<b>20019370J</b>					
Current (or most recent) Use of Property			Proposed Use of Property		
<b>AGRICULTURE</b>			<b>AGRICULTURE</b>		
Current Zoning District(s)		<b>LOT 10-A / 15.02 ACRES</b>			
<b>P.U.D. / EXPIRED</b>					
Is there a current application associated with this project?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		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)					
<b>RAISE BLUEBERRIES AND / OR - GENERAL FARM USE.</b>					

### SIGNATURES

Signature of Applicant	Date	Signature of Property Owner's (If not the applicant)	Date
<b>Gary Hill</b>	<b>3/12/25</b>		





West Feliciana Parish  
Planning & Zoning Department  
P.O. Box 1921, 5934 Commerce Street  
St. Francisville, Louisiana 70775  
Phone (225) 635-3864  
Fax (225) 635-3708  
Web Site <http://www.wfparish.org>  
784-3725

## APPLICATION FOR A ZONING MAP AMENDMENT

(Pre-Application Conference Required)

### ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	ZMA-2025-4	Date Submitted	28 Mar 25	Fee Required	\$ 150.00	Fee Paid	
Associated Applications If Any		Assigned Case Manager	Gary Mego				
Pre-Application Conference Date	26 Mar 25						

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	GARY HILL	Contact Name	
Address	4575 U.S. Hwy. 61	Address	
City, State, Zip	STAR HILL, LA 70775	City, State, Zip	
Telephone	225-635-5854	Telephone	
Fax		Fax	
Email		Email	

### OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )		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
5358 FREELAND RD. ST. FRAN, LA 70775 LOT 10-A		
Legal Description of Subject Property		
LOT 10-A RURAL FIELD/FOREST		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
15 ac		ALL
Current Zone District	Current Use of Property	Proposed Use of Property
PUD	HAY/FRUIT TREES/RECREATION	HAY/FRUIT TREES/RECREATION
Proposed Zone District		
R-A		

Current Building Type(s)		Anticipated Building Type (s)	
NONE		NONE	
Source of Utilities			
Water	NONE	Sewer	NONE
Reason for the zone change request			
AGRICULTURE - PLAN TO CONTINUE RAISING HAY + SATSUMA TREES ALSO PLAN TO PLANT BLUEBERRY BUSHES			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
NO DEVELOPMENT IS PROPOSED			
Current Zoning Surrounding Subject Property			
North:	PUD	South:	PRIVATE NATURE PRESERVE
East:	?	West:	PUD
Current Land Use Surrounding Subject Property			
North:	RURAL FIELD / FOREST	South:	RURAL FIELD / FOREST
East:	" "	West:	" "

#### EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Parking Plan (location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	

#### 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
Mary Hill	27 MAR 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
ZMA - 2025	GARY HILL
Property Address(es)	
5358 FREELAND RD. ST. FRAN. LA 70775	
Applicant's Address	
4575 W.S. 61 STAR HILL 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)	<div style="display: flex; justify-content: space-between;"> <span>All</span> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <span>A Portion</span> <input type="checkbox"/> </div>
Contract Owner	<div style="display: flex; justify-content: space-between;"> <span>All</span> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <span>A Portion</span> <input type="checkbox"/> </div>
Holder of a Security Interest	<div style="display: flex; justify-content: space-between;"> <span>All</span> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <span>A Portion</span> <input type="checkbox"/> </div>
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
Gary Hill	28 MAR 25



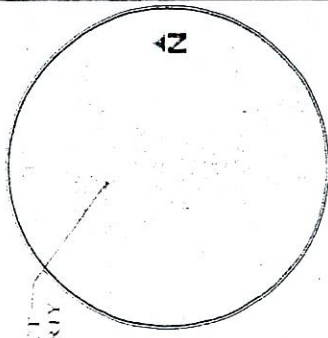


OFERRIS

Dedicated North  
Bluffs Investors  
LLC

Lake At  
The Bluffs

OF LAKE AT THE BLUFFS PLATS FOR TRACTION  
(2.00 A.A. 4.5) AREA AREA OF ACQUISITION  
FINAL PLAT



VICINITY MAP

SUBJECT  
PROPERTY

UTILITY SERVICE SERVICE:  
WATER LINE SERVICE:  
SEWERAGE DISPOSAL:  
PUBLIC DEDICATION:  
RESTRICTIONS NOTE:  
SEWERAGE DISPOSAL:

NOTES:

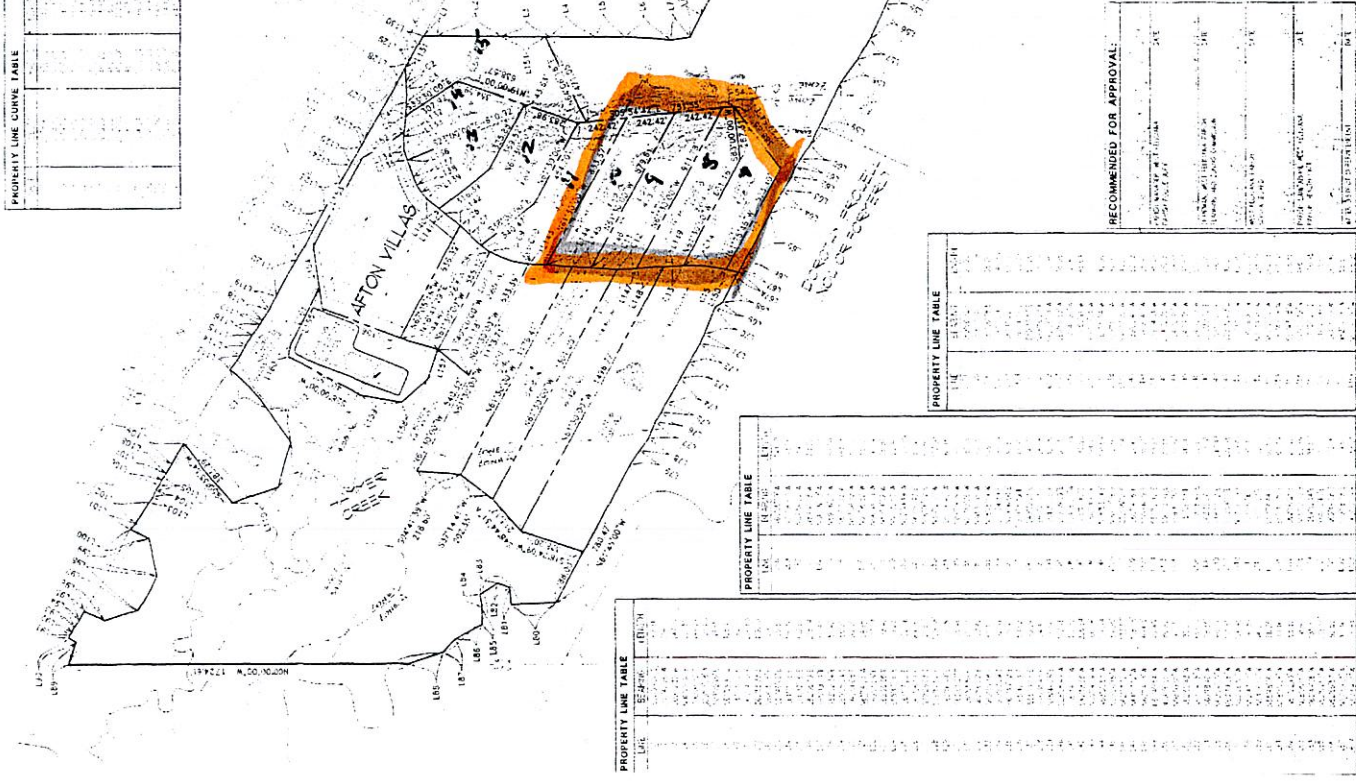
REFERENCE MAPS:

GENERAL NOTES:

SCHOOL DISTRICTS:

PROPERTY LINE CURVE TABLE

LINE	BEARING	CHORD	ARC	CHORD	ARC
1	N 10° 00' 00" E	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00
3	N 10° 00' 00" E	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00



CERTIFICATION  
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Office of the County Clerk of Cook County, Illinois, on this 29th day of January, 2012.

*Kimberly K. Jones*  
Surveyor

RECOMMENDED FOR APPROVAL

NAME	DATE

PROPERTY LINE TABLE

LINE	BEARING	CHORD	ARC	CHORD	ARC
1	N 10° 00' 00" E	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00
3	N 10° 00' 00" E	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00

PROPERTY LINE TABLE

LINE	BEARING	CHORD	ARC	CHORD	ARC
1	N 10° 00' 00" E	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00
3	N 10° 00' 00" E	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00

PROPERTY LINE TABLE

LINE	BEARING	CHORD	ARC	CHORD	ARC
1	N 10° 00' 00" E	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00
3	N 10° 00' 00" E	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00



**KENNY HAVARD**  
*Parish President*

**DANYELL VICE**  
*Finance Director*

**JULIUS METZ**  
*Public Works/Utilities Director*

**GARY MEGO**  
*Planning & Zoning Administrator*

**EMILY COBB**  
*Exec. Asst. to the Parish President*  
*Human Resources*

*District A*  
**THOMAS PATE**  
Post Office Box 43  
Tunica, LA 70782

*District B*  
**TROY "TAB" BALLARD**  
Post Office Box 277  
St. Francisville, LA 70775

*District C*  
**JOHN M. THOMPSON**  
*Parish Council Chairperson*  
7589 LA Hwy 421  
St. Francisville, LA 70775

*District D*  
**JUSTIN METZ**  
10459 Tunica Trace  
St. Francisville, LA 70775

*District E*  
**GERALD "GERRY" TANNER**  
*Parish Council Vice-Chairperson*  
Post Office Box 1202  
St. Francisville, LA 70775

**KARLA DIETZ**  
*Council Secretary*

February 28, 2025

Mr. Michael Hesse  
Hesse and Butterworth, LLC.  
PO Box 1099  
11729 Ferdinand St  
St Francisville, LA 70775

Subject: Termination of Planned Unit Development for Lake at the Bluffs

Mr. Hesse,

The result of a discussion with the parish attorney is that the law in place at the time of approval of the PUD applies. Under those provisions the PUD does not expire. However, under those provisions the concept plan has expired. The most direct path forward is for your client(s), as the current owners of their individual lot(s), is to request a zoning map amendment to a residential zoning designation.

Feel free to contact me if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Mego".

Gary Mego, CBO, CFM  
Planning and Zoning Administrator  
West Feliciana Parish  
(225)-784-3725  
[gmego@wfparish.org](mailto:gmego@wfparish.org)





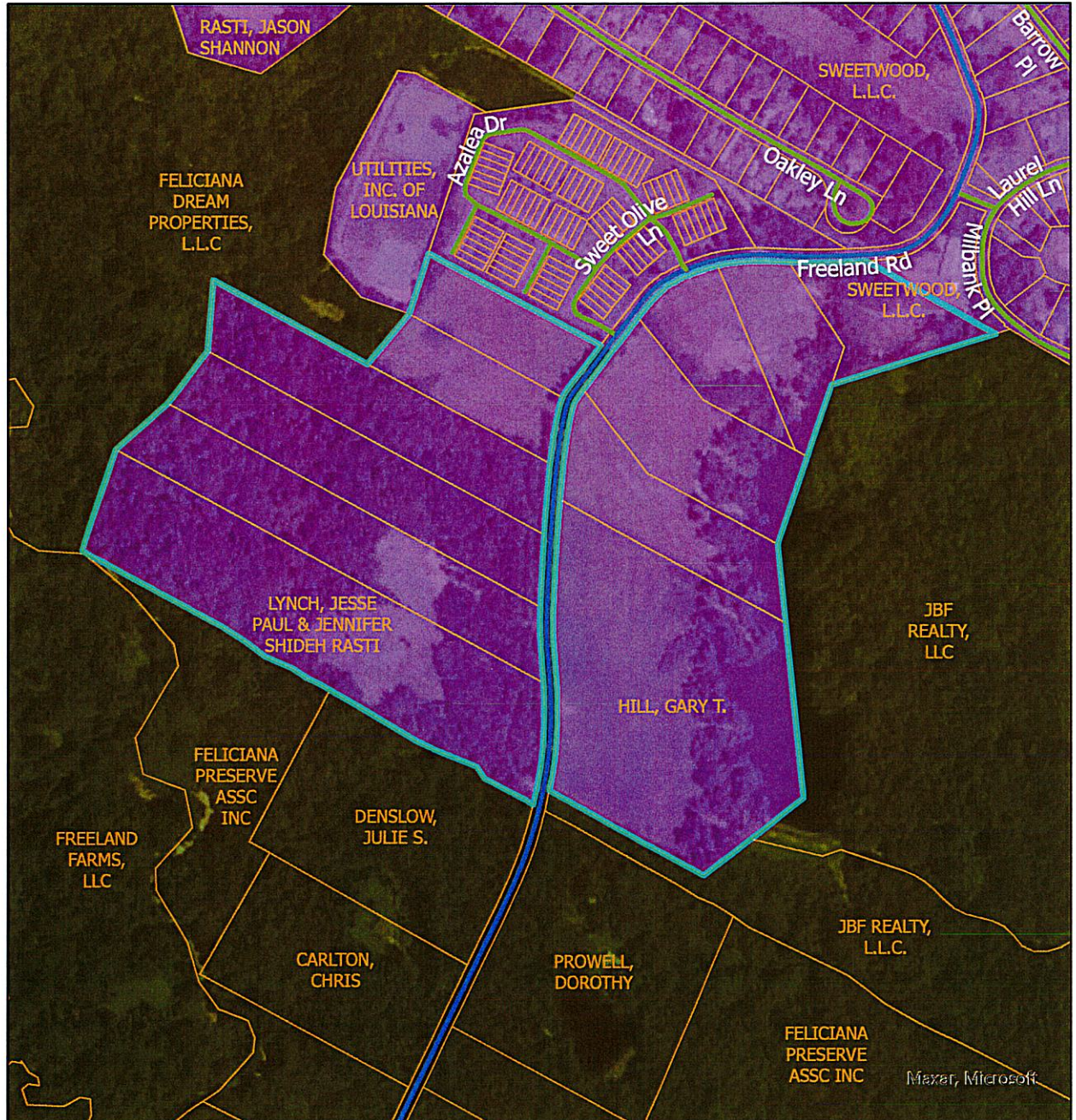
# West Feliciana Parish

## Current PUD Zoning: 5358 Freeland Rd



### District

- RA
- R1
- R2
- R3
- R4
- AR
- MR
- TR
- C1
- C2
- C3
- C4
- M1
- M2
- P1
- PUD
- S1
- SRV



### Site Disclaimer

Every reasonable effort has been made to ensure the accuracy of the map data presented. West Feliciana Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. West Feliciana GIS Departments retains the right to make changes and update data on this site at anytime without notification. The data on the map is presented for informational purposes only.

Date Issued: 3/28/2025 7:37 AM







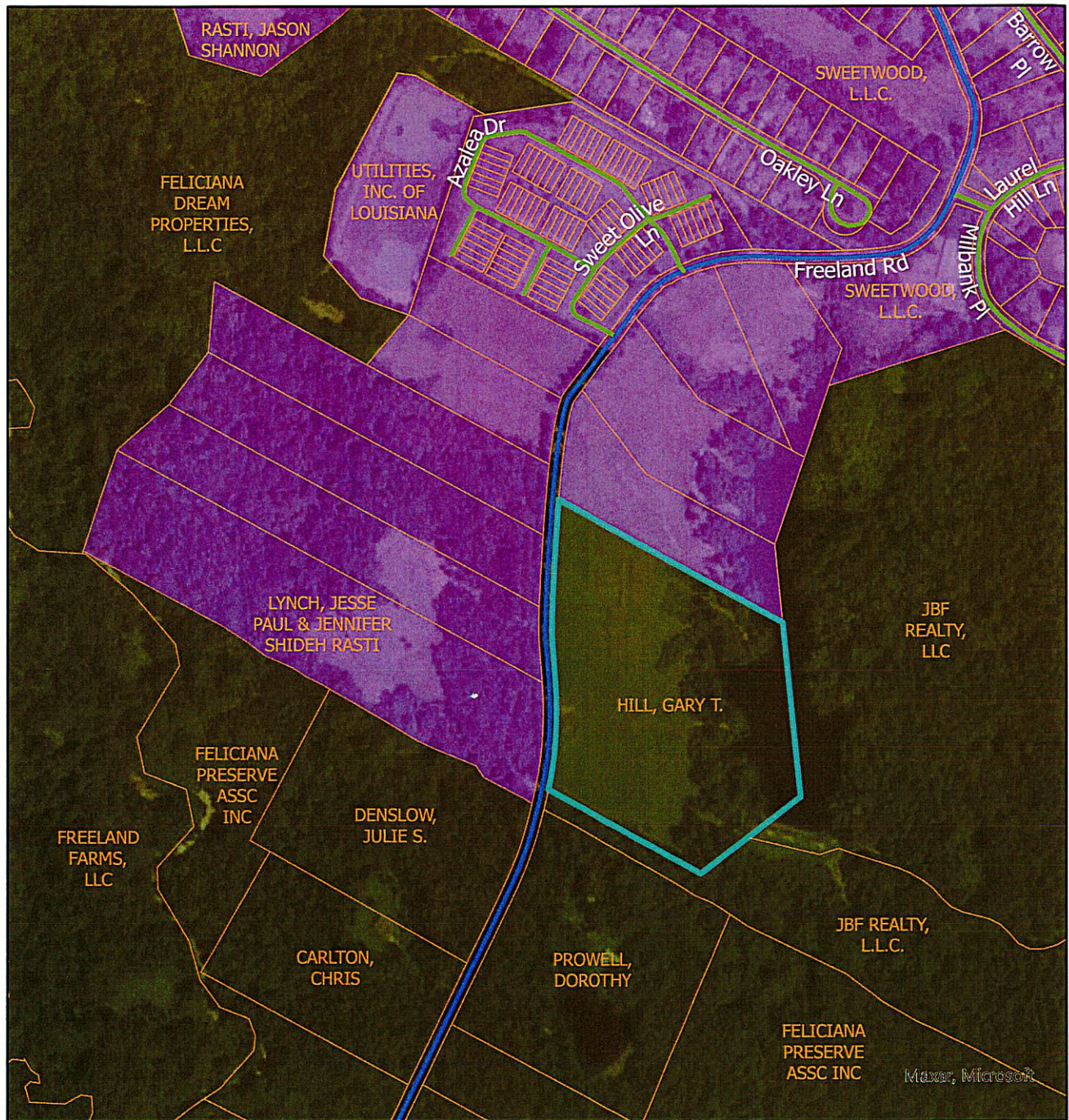
# West Feliciana Parish

Proposed R-A Zoning: 5358 Freeland Rd



## District

- RA
- R1
- R2
- R3
- R4
- AR
- MR
- TR
- C1
- C2
- C3
- C4
- M1
- M2
- P1
- PUD
- S1
- SRV



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