

**MINUTES  
UNIVERSITY PARKWAY DEVELOPMENT DISTRICT  
PLANNING COMMISSION**

**REGULAR MEETING**

**PARISH GOVERNMENT COMPLEX BUILDING  
300 S. 3<sup>RD</sup> STREET, 2<sup>ND</sup> FLOOR  
LEESVILLE, LOUISIANA**

**THURSDAY, APRIL 18, 2013  
3:30pm**

The University Parkway Development District Planning Commission met in Regular Session, Thursday, April 18, 2013 at 3:30pm in the Police Jury meeting room with following members **PRESENT**: Wayne Bush – Chairman, Charles Babineaux, Leroy Cooley, and Jeff Howell. The following members were **ABSENT**: Donna Nance.

The invocation was given by Ms. Anne Causey and the Pledge of Allegiance was led by Mr. James B. “Jim” Tuck.

The University Parkway Development District Planning Commission was convened by Mr. Wayne Bush and was then ready for the business on the agenda.

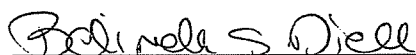
There was no public comment on any agenda item.

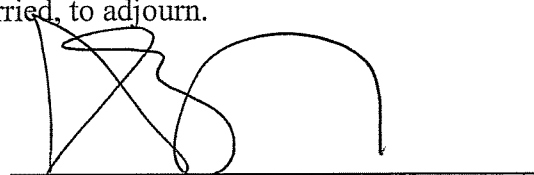
Mr. Bush introduced the two new board members, Mr. Cooley and Mr. Howell and thanked them for their willingness to serve.

A motion was made by Mr. Babineaux, seconded by Mr. Cooley and carried, to adopt the minutes of the January 17, 2013 Organizational Meeting and dispense with the reading of the minutes.

Mr. Bush turned the meeting over to Mrs. Lauren Marschall, Center for Planning Excellence, to conduct the Code Committee meeting. The minutes for the Code Committee are attached and should be considered a part of the official record of this meeting.

There being no further business to discuss, a motion was made by Mr. Babineaux, seconded by Mr. Cooley and carried, to adjourn.

  
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**Belinda S. Diehl**  
**Interim Secretary**

  
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**Wayne Bush**  
**President**

# Code Committee Meeting

Date and Time: Thursday, April 18, 2013, 5:00 – 6:30 p.m.

Location: Vernon Parish Police Jury chambers

Attendees: Charles Babineaux, Jeff Howell, Wayne Bush, James Tuck, Melvin Haymon, Kenny Haymon, Leroy Cooley, Rhonda Plummer, Stephanie Sarver, Lorna Hanes, Anne Causey, Belinda Diehl

Facilitators: Lauren Marschall, Center for Planning Excellence  
Janet Tharp, Tharp Planning Group (via phone)

## Minutes:

The meeting began at 3:30 p.m. Wayne Bush opened the meeting, performed University Parkway Development District Planning Commission business, and then introduced Lauren Marschall. Ms. Marschall led the planning commission and code committee through items a through e of number 9 on their agenda, which are summarized below:

- a. Getting from Comprehensive Plan to Louisiana Land Use Toolkit: Ms. Marschall explained the four steps Vernon Parish will use to get from a comprehensive plan to zoning districts. They are: 1) review the future land use map from the comprehensive plan, 2) confirm Louisiana Land Use Toolkit growth sectors, 3) map context areas, and 4) map zoning districts. The result will be a zoning map of Vernon Parish. These terms, such as growth sectors and context areas, may be unfamiliar, but the process is just going from the general to the specific, being guided by the comprehensive plan the entire way. Each attendee received a packet of materials, including the Vernon Parish Comprehensive Plan Future Land Use/Character Area Map, a description of each Character Area, a table of which Character Areas were translated into Toolkit growth sectors by the consultants, a

description of the Toolkit growth sectors, and a description of the Toolkit context areas.

- b. First step of mapping the Toolkit—Comprehensive Plan Map and Regional Growth Sectors: the code committee reviewed the regional growth sector map created by the consultants. The code committee also discussed certain areas or topics in more detail, including water recharge areas, Rural Villages specified in the comprehensive plan, entrance roads to Fort Polk, Community Core areas specified in the comprehensive plan, poultry houses, growth just outside municipal limits, mobile home parks, residential areas around Vernon Lake and Anacoco Lake, and the tank trail between two portions of Fort Polk. Areas discussed were marked on the regional growth sector map. The following changes to the regional growth map, agreed upon by the group, will be incorporated by the consultants into the next draft map and presented to the code committee at the next meeting.
  - i. Water recharge areas: these will not be addressed in this development code process, but possibly with an overlay district later
  - ii. Rural Villages specified in the comprehensive plan: these will be shown in the Agriculture sector because of their stated desire to maintain their rural character
  - iii. Entrance roads to Fort Polk: these will be shown in the Anticipated Growth sector because the look of future development here will be important to the success of Fort Polk
  - iv. Community Core areas specified in the comprehensive plan: the entire municipal limits of these areas will be shown in the Infill Growth sector

- c. Second step of mapping the Toolkit—Context Areas: the review and discussion of regional growth sectors took up most of the meeting’s allotted time, so context areas will be mapped at the next code committee meeting.
- d. Discussion of specific Context Areas: the review and discussion of regional growth sectors took up most of the meeting’s allotted time, so context areas will be discussed at the next code committee meeting.
- e. Next steps: at the next meeting, the consultants will bring a revised regional growth sector map based on discussions from today’s meeting. The consultants will also bring a context area map for the code committee to review and respond to. In addition to reviewing the context areas of the entire parish, the code committee will begin discussing the University Parkway Economic Development District context areas in detail.

Wayne Bush adjourned the meeting at 5:00 p.m. after determining there was no new business.