

## MINUTES

### **Livingston Parish July 15<sup>th</sup>, 2025**

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Ordinance Committee met on July 15<sup>th</sup>, 2025, at five thirty (5:30) p.m. in the Parish Council Chambers, located in the Livingston Parish Governmental Building, 20355 Governmental Boulevard, Livingston, Louisiana with the following members present:

Ryan Chavers – Chairman  
Billy Taylor  
John Mangus

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The Chairman, Ryan Chavers, called the meeting to order.  
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The Deputy Clerk called roll.  
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The Chair began by addressing “New Business,” agenda item:

5a. Discussion of proposed Ordinance regarding R-4 Developments in the Economic Corridor requiring R4 to be part of a Planned Unit Development or Mixed-Use Development – John Mangus

Councilman Mangus explains that this Ordinance pertains to the R-4 developments inside of the Economic Corridor. Mr. Mangus would like to have a Planned Unit Development that would include the apartments, retail, convenience stores, strip mall, or whatever will generate sales taxes. That would help our Fire Departments and Drainage Districts so they can help keep up with the growth. Councilman Billy Taylor asked the questions, so you cannot build apartment complexes, duplexes, or townhomes without bringing these businesses around that area? He then asked if this is basically a mixed-use development? Mr. Mangus answered yes, it would be.

Mr. Maley explains that this is a good scenario that a concept plan would come in handy. They would present a whole development, like Perkins Rowe in Baton Rouge.

Mr. Chavers asks what if this is not on the Economic Corridor? He explains that in his district they have a development and if they are required to do a mixed-use development there will then be a traffic issue.

There was then a lengthy discussion.

Public Input:

Deric Murphy, Quality Engineer  
Sarah Phares

With no other discussion, the Chair then moved to agenda item:

5b. Discussion of proposed Ordinance requiring all new R-2 Developments to permitted only if they are part of a Planned Residential Development which includes other types of housing – John Mangus

Mr. Mangus explains that the purpose of R-2 is to permit medium density developments on a single family detached residence in non-rural locations, see changes below:

### **Sec. 117-155. Purpose.**

The purpose of (R-2) is to permit medium-density development of single family detached residential units in non-rural locations where supportive community infrastructure is available. All subdivision developments will have a

maximum overall density of no more than four (4) housing units per one (1) acre. New R-2 residential developments that exceed ten lots are only allowed as part of a planned residential development which includes other types of housing. A Development Agreement is recommended. Any request to rezone property to R-2 must submit a site-specific master plan and the plan must be reviewed and approved pursuant to Secs. 127-10- Procedures for review of Site-Specific Master Plan.

Mr. Mangus explains that in this proposed Ordinance he is wanting to have the “starter homes” and larger homes all in the same subdivision to stop the stigma around “starter homes”. Mr. Taylor then asks what are the provisions for lot sizes? Each size house will have to have different lots sizes depending on how large the house will be.

Mr. Maley states that this Ordinance will need to have a little more structure and details included in it if they want to move forward with this.

Mr. Chavers would like to see this back on the Ordinance Committee Agenda once it is more structured.

With no other discussion, the Chair then moved to agenda item:

6a. Discussion of Development/Concept Plan – Ryan Chavers

Mr. Chavers explained that him and Mr. Maley had a good discussion about making it to where it is only changing from certain categories to another, not necessarily all of them. Ex., if you are going from R-2 to Ag, we don’t need to know what you are doing with your property. If you are going from a R-2 to any other zoning category we will need to see a development/concept plan.

Mr. Chavers then states that they are not going to discuss this today, he would like to draft an Ordinance and bring it back to the committee.

With no other business to discuss, the Livingston Parish Ordinance Committee adjourned their meeting.

/s/ Raven Watts

Raven Watts, Deputy Clerk

/s/ Ryan Chavers

Ryan Chavers, Chairman