



# BEAUREGARD PARISH



UNION • JUSTICE • CONFIDENCE



COMPREHENSIVE  
Master Plan



COMPREHENSIVE MASTER PLAN - BEAUREGARD PARISH, LA

**INTRODUCTION**

*The purpose of a local/regional public master plan is to provide a comprehensive, coordinated, continuous, cooperative and consensus developed vision (sometimes referred to as the “5-C Process”). The plan objective is to leverage strategies for implementation and maximum efficiency in the use of public dollars. Information and clarity on identified programs and projects in the Plan elements facilitate an understanding in both public and private operations and investments.*

*State law, in addition to local practice, generally identifies common elements that comprise the plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Social Services, Education, and Public Safety. Other plan elements have emerged over the past thirty years to identify Environmental, Human Health, and Resiliency needs in response to contamination and weather disasters.*

*Critical to the purpose of a master plan is providing consistent implementation and continuity timelines to protect the integrity of money, time, and energy needed to deliver identified programs and projects.*

**LOUISIANA REVISED STATUTES: 33: 109 THRU 119 AND 140.61 AND 140.62**

*Where a planning commission does not exist, the legislative body (council/police jury) or board adopt and authorize amendments to the local plan. Master plans may comprise one page or three hundred plus pages. The following listed plan elements, programs and projects may comprise the entirety of the local plan or identify select short- and long-term needs and wants as currently adopted.*

**MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:**

Beauregard Parish Police Jury Resolution No. \_\_\_\_\_ Dated \_\_\_\_\_

*Beauregard Parish does not currently have a planning commission. The Police Jury is the final authority managing the parish Comprehensive Master Plan. The Police Jury encourages and supports citizen involvement and participation in the community development process.*

**ECONOMIC DEVELOPMENT ELEMENT**

**1) BEAUREGARD PARISH AIRPORT INDUSTRIAL PARK**

The Beauregard Parish Airport Industrial Park is a regional service site designed to facilitate industry and commerce development in the parish that create jobs and job opportunities. Sewer, water, fiber, rail, gas, electric, air and street/road access are essential infrastructure needs for the industrial park to attract interested prospects and successfully site major employers. The critical challenge in the Parish Plan is how to leverage limited public resources for infrastructure needed in the industrial park.

**IMPLEMENTATION STATUS**

- a. June 8, 2021. Canfor Corp. announces plans for a \$160 million new world class sawmill in the in the Beauregard Parish Airport Industrial Park. The investment project is anticipated to create 130 new jobs.
- b. November 29, 2021. Louisiana Economic Development (LED) identifies site in the Beauregard Parish Airport Industrial Park as a “Certified Shovel Ready Mega Site” for

industrial investment in the state.

**2) BEAUREGARD ECONOMIC TECHNOLOGY ENTERPRISE CENTER ETE (BUSINESS DEVELOPMENT INCUBATOR)**

Beauregard Parish proposes to establish a business development center with the fundamental purpose to provide local and potential new businesses with resources and assistance to facilitate start-up and sustainable economic viability for the short term and long term – competitively. The Beauregard Economic Technology Enterprise (ETE) Center Project is designed to provide thirty (30) separate business enterprises with high speed, high capacity, and affordably competitive internet accessibility. Support services would include new business incubation as well as enhance long term business establishments with financial loans, web marketing, and management strategies. Fortified infrastructure would be included to compensate for power outages and provide continuous uninterrupted services.

**IMPLEMENTATION STATUS**

- a. May 11, 2022. The Beauregard Technology District is currently in preliminary development by the Police Jury to support the Beauregard ETE Center.
- b. TBD

**3) BEAUREGARD PARISH PUBLIC FIBER BROADBAND**

Public communication technology is an investment in the economic viability of the parish. Fiber and broadband service is a costly infrastructure and the need for capacity building in speed, volume and affordability is essential today and most importantly in the future. Tele-business (large and small), tele-industry, tele-education, tele-medicine, tele-retail, and tele-transportation services are emerging as a fundamental requirement and provision in local community development. Public fiber and broadband network development access and affordability is a critical objective in the Parish Plan.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**UTILITIES ELEMENT**

**1) MUNICIPAL SEWER SERVICE EXTENSION TO THE BEAUREGARD PARISH AIRPORT INDUSTRIAL PARK**

Sewer service infrastructure to serve the Canfor Sawmill facility.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**2) WATER SERVICE EXTENSION TO THE BEAUREGARD PARISH AIRPORT INDUSTRIAL PARK**

Water service infrastructure to serve the Canfor Sawmill facility.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

## TRANSPORTATION ELEMENT

### 1) INTERSTATE 14 SOUTHWEST LOUISIANA COASTAL SPUR

The Southwest Louisiana Regional Planning Commission and the Lake Charles Metropolitan Planning Organization (MPO) have identified an interstate designed connector spur from a planned Interstate Highway 14 near Fort Polk south to coastal ports in Calcasieu and Cameron Parishes. The Parish Plan includes the coastal interstate spur through Beauregard Parish including or near the current U.S. Highway 171 alignment subject to review and approval by the Parish Police Jury.

#### IMPLEMENTATION STATUS

- a. February 24, 2022. Southwest Louisiana Regional Planning Commission identified four alternative alignments for the I-14 Coastal Spur from Fort Polk to Calcasieu and Cameron Parish ports for evaluation.
- b. TBD

### 2) U.S. HIGHWAY 190 CAPACITY UPGRADE (U.S. HIGHWAY 171 TO AIRPORT INDUSTRIAL PARK)

The Beauregard Airport Industrial Park requires greater accessibility for industrial traffic. U.S. Highway 190 between the intersection with U.S. Highway 171 and entrances to the Airport Industrial Park site must be redesigned and improved to accommodate industrial vehicular capacity.

#### IMPLEMENTATION STATUS

- a. TBD
- b. TBD

### 3) LOUISIANA HIGHWAY 3226 EXTENSION (OLD AIRPORT ROAD, PINE RIDGE ROAD, BALL ROAD)

The Beauregard Airport Industrial Park requires greater accessibility for industrial traffic. Old Airport Road, Pine Ridge Road and Ball Road are planned for enhanced design and construction improvements to improve access and industrial vehicular capacity to the Airport Industrial Park.

#### IMPLEMENTATION STATUS

- a. TBD
- b. TBD

### 4) MEADOWBROOK STREET EXTENSION

Green Acres Subdivision located in the northern portion of Beauregard Parish is a substantial area of residential development with one egress and ingress access to U.S. Highway 171. An extension of Meadowbrook Street, west, one mile to Planer Mill Road, opens a large area to new commercial and residential development and greatly reduces the sole congested and hazardous entry and exit.

#### IMPLEMENTATION STATUS

- a. TBD
- b. TBD

## COMMUNITY DEVELOPMENT ELEMENT

### 1) BEAUREGARD PARISH PUBLIC MULTI-PURPOSE CENTERS

Many areas of the parish need public service locations for a multitude of purposes. Three area multipurpose centers are planned in strategic locations in the parish for provision and access to public services not readily or adequately available to citizens.

#### IMPLEMENTATION STATUS

- a. December 14, 2021. Parish Police Jury identified the first parish multipurpose center to be located in Singer Community.
- b. February 24, 2022. Southwest Louisiana Regional Planning Commission submits draft design for Singer Multipurpose Center to be used for grant application funding. (Reference Beauregard Parish Website)

### 2) BEAUREGARD PARISH PUBLIC MARKETS

Agriculture is an important factor in the fabric of Beauregard Parish social and economic life. The timber industry is a major player, but there are other agricultural interests including “truck farming” or specialty crop production with significant impacts on the area. Gardening has historically been a standard part of resident homesites. Recognizing challenges and opportunities in the global economy the Parish Plan identifies local community public markets as a desirable and customary tradition to encourage and enhance local produce market expansion. The Parish Plan objective is to encourage and include planning and development of ten local public markets as a basic service when and where local interests (and municipalities/districts) desire to support and utilize such infrastructure and programs.

#### IMPLEMENTATION STATUS

- a. TBD
- b. TBD

### 3) RAGLEY COMMUNITY PLAN

Ragley is an unincorporated community in southern Beauregard Parish serving unofficially as a gateway to the parish. Located at the intersection of U.S. Highway 171, U.S. Highway 190 and La. Highway 12, Ragley is an important transportation crossroad situated north of rapidly growing Moss Buff in Calcasieu Parish. It is anticipated the community will begin to experience significant and measurable growth and development over the next ten to twenty years. In preparation for the public service infrastructure that will be needed to support projected population and commercial development growth, the Beauregard Parish Plan identifies the area for evaluation and advanced planning. Drainage, utilities, streets/roads, land use, public services, recreation, and educational infrastructure needs are to be identified in a community plan.

#### IMPLEMENTATION STATUS

- a. TBD
- b. TBD

## **PUBLIC RESILIENCY ELEMENT**

### **1. REPLACEMENT HOUSING**

Residential (housing) development over many years has resulted in a significant number of houses in Beauregard Parish inadequately located and exposed to weather events causing repeat threats of flooding and actual flooding. The Parish Plan includes identification of current repeat flooding housing units and mitigation options for replacement. Additionally, the Parish Plan is to identify and implement strategies to discourage new housing construction in compromised locations.

#### **IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

## **DRAINAGE ELEMENT**

### **1. UPDATED FLOOD HAZARD AREA MAPS**

Weather events over the past ten years have heightened awareness and exposure of areas in the parish susceptible to periodic flooding not previously recognized or identified. The Parish Plan includes preparation of a comprehensive inventory of flood hazard areas throughout the parish based on new advanced science and technology tools and experience.

#### **IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

## **MISCELLANEOUS ELEMENT**

### **1. BEAUREGARD PARISH HISTORIC PRESERVATION PLAN**

Beauregard Parish has accumulated a considerable inventory of historic structures and sites (both public and private) throughout the parish. What is defined as “historic” can be judged by time, people and events of importance to the parish. The “National Register” or the “State Register” of historic sites and structures notwithstanding, there is the “Parish Register” that may be important or of interest only to local citizens. The Parish Plan includes a comprehensive inventory and preparation of a Beauregard Parish Historic Preservation Plan to include options for preservation and maintenance of such designated sites and structures.

#### **IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

NOTICE: Reference the Beauregard Parish Police Jury website for additional specific or general information on any of the Element projects or programs identified in this Comprehensive Master Plan.

#### **BEAUREGARD COMPREHENSIVE PLAN REFERENCES:**

- a. Southwest Louisiana Comprehensive Economic Development Strategies (CEDS)
- b. Louisiana Watershed Initiative (LWI) Region 4
- c. Southwest Louisiana Comprehensive Plan