

MINUTES OF PLANNING/ZONING COMMISSION MEETING
HELD AT SCOTT CITY HALL MONDAY, NOVEMBER 17, 2025

Members Present: Commissioners Preston Bernard, Brad Duhon, Dwain Gannard, Jakob Goodwin, and Yolanda Senegal. Members Absent: None

Chairman Jakob Goodwin called the Planning/Zoning Commission meeting to order at 6pm and led the Prayer and the Pledge of Allegiance.

Chairman Jakob Goodwin requested approval of the September 16, 2025, minutes. Commissioner Brad Duhom motioned to accept the minutes of September 16, 2025, meeting, seconded by Commissioner Yolanda Senegal, motion carried 5-0.

Chairman Jakob Goodwin stated the 2026 Scott Planning Commission meeting schedule was included in the meeting packets and is for information only.

Chairman Jakob Goodwin requested a recommendation of the request for Site Plan Review, RaceTrac, Inc. at 232 LA 93 (Modular Space, LLC property), T4 Urban Center.

Comprehensive Plan Facilitator Bonnie Anderson presented to the Commission the report regarding the proposed RaceTrac development at 232 LA 93. The report included preliminary site plan review comments prepared by the City Engineers, along with the two site plans submitted by the applicant.

Mrs. Anderson provided an update on the status of adjacent developments and the planned LA 93 roadway improvements. She also summarized the pre-application meetings held with the developer, clarified the distinction between a gas station and a truck stop, and confirmed that truck stops are not permitted within the T4 Urban Center District. Additionally, she noted that the proposed gas station would be the fourth such facility within a one-block area.

Mr. Sean MacLaurin of SJC Ventures, representing the applicant/developer, presented the proposed master plan to the Commission. He discussed potential tenants for the buildup of the shopping center, restaurants, and hotel, and described the proposed entrance design, planned improvements to the existing pond, and anticipated landscaping features. He also noted that the proposed RaceTrac building would be approximately 6,000 square feet.

Commissioner Brad Duhon expressed concerns regarding traffic on LA 93, noting that the roadway is already unable to accommodate current traffic volumes. He also raised concerns that the site could function as a de facto truck stop, stating that there would be no effective way to prevent 18-wheelers from fueling at the location, and he questioned elements of the submitted site plan.

Mr. MacLaurin responded that the development is not intended to operate as a truck stop and reiterated that, at this time, only the RaceTrac facility—serving as the anchor tenant—would be constructed.

Adjacent property owners, Jim and Annadine Credeur, addressed the Commission and expressed concerns about the additional traffic the proposed gas station would generate. They noted that with three gas stations already in the area, they believe the existing facilities are sufficient. They stated that they would prefer to see a hotel on the site and, if the development is approved, they request that all buildings be constructed simultaneously at the outset of the project.

Mr. Sean MacLaurin informed the Commission and the Credeur's that RaceTrac operates a fleet of approximately 700 stores nationwide. He explained that RaceTrac is submitting the master plan concept, including utilities and access, and noted that the property is currently under contract as part of the company's due diligence period. He provided an example of subsequent development following a RaceTrac project, citing the Louisiana Avenue site where Aldi later constructed a store after purchasing property from RaceTrac. Mr. MacLaurin also presented a timeline for design and marketing activities.

Mr. Jeremy Hebert, attorney for the developer, provided a brief history and background of the project, noting that site work is currently being redesigned. He clarified that no rezoning is being requested and emphasized that the proposal is for a gas station with a convenience store, not a truck stop.

Commissioner Brad Duhon stated that he was concerned the development might not be fully built out, noting that similar issues had occurred with the Destination Pointe project. He asked City Attorney Randy Lasseigne whether a motion could include a required timeframe for buildout. Mr. Lasseigne responded that the city cannot mandate all components to be constructed at the same time.

Chairman Jakob Goodwin and Commissioner Brad Duhon both explained their concerns regarding approval of the site plan. They each cited traffic issues, noting that if the project were built as proposed, there would be no way to prevent 18-wheelers from fueling in the back stalls. They also raised questions about the project's overall timing and the schedule for complete buildout.

Chairman Jakob Goodwin moved to deny the request for site plan approval for RaceTrac, Inc. at 232 LA 93. The motion was seconded by Commissioner Brad Duhon and carried on a 3-2 vote. Voting in favor of denial were Commissioners Goodwin, Duhon, and Gannard. Voting in opposition were Commissioners Bernard and Senegal.

With no further discussion, the meeting adjourned.

Jakob Goodwin

Jakob Goodwin

Chairman

Bonnie Anderson

Bonnie Anderson, CFM
Comprehensive Plan Facilitator