

JEFF DAVIS PARISH

COMPREHENSIVE MASTER PLAN

ADOPTED JANUARY 15, 2025

AMENDED AUGUST 5, 2026



“MAKE IT COUNT” / “FAITE QUE CA COMPTE”

COMPREHENSIVE MASTER PLAN - JEFFERSON DAVIS PARISH, LOUISIANA

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 help facilitate 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 adopts and authorizes 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:

Jefferson Davis Parish Police Jury Resolution No. _____ Dated August 5, 2026

Jefferson Davis Parish does not currently have a planning commission but does have a Zoning 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) LACASSINE INDUSTRIAL PARK PLAN, CERTIFICATION, AND DEVELOPMENT

Lacassine Industrial Park has emerged and evolved through initiatives of the State (Department of Agriculture), Parish (Police Jury) and local business and industry. Located at an important interchange of Interstate Highway 10 and U.S. Highway 165, the Lacassine Industrial Park is proposed along the I-10 Corridor and include parallel U.S. Highway 90 and Union Pacific Railroad. The expanded Industrial Park would be a regional service site designed to facilitate industrial development in the parish creating jobs and job opportunities. The Parish proposes to coordinate among public and private stakeholders in the I-10 Corridor and prepare a Comprehensive Plan to attract and serve potential industry with public sewer, water, fiber, rail, electric, drainage, fresh water, and accessibility with 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. The Lacassine Industrial Park Plan is a Jefferson Davis Parish Plan priority.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) LACASSINE RESERVOIR

The critical need for fresh water for manufacturing operations, rice and crawfish farming, restoration of the Chico Aquafer, and drought mitigation are centered on the Lacassine Reservoir. Fresh water is increasingly in demand for a multitude of needs. The proposed Lacassine Reservoir is planned as part of a “Series Reservoirs” Plan developed by the Region 4 Coalition Policy Council of the Louisiana Watershed Initiative. The Parish has a demand for manufacturing water that cannot be met. The readily available Chico Aquafer is being depleted. New freshwater sources must be established throughout the region and Lacassine Reservoir is planned as part of meeting anticipated need and growth for fresh water.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) AGRIVOLTAICS PUBLIC-PRIVATE PARTNERSHIPS

Currently, agriculture is the dominant industry in Jeff Davis Parish, with rice and crawfish being the most widely cultivated crops. Historically, the region was almost completely covered with tallgrass prairie. Prairie grassland attracted ruminant animals (bison) and were managed by indigenous peoples with fire. With increasing interest in alternative energy generating projects, the Parish wishes to engage in a public-private partnerships to analyze potentials for an agrivoltaic develop which is a dual land use concept of agriculture (vegetables, grazing, etc.) underneath solar panel farms.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

ENVIRONMENTAL ELEMENT**1) MERMENTAU RIVER/LAKE ARTHUR WATER QUALITY RESTORATION**

The Mermentau River and Lake Arthur have experienced reductions in water quality and dissolved oxygen due to a half dozen negative impacts over the past fifty years. The decline in viability of the river and lake affects economic development, recreation, health, tourism, and agriculture. In the past, the Mermentau River and other parish waterways ran clear with sandy bottoms. The Parish has determined a priority need to reverse negative impacts to the river and lake within a reasonable timeframe and at an affordable cost to citizens of the parish. Each current negative impact to water quality of the Mermentau River and Lake Arthur must be identified and mitigated as soon as practical.

- a. TBD
- b. TBD

2) CHICOT AQUIFER RECHARGE

The Chicot Aquifer is the primary source of fresh water in Jeff Davis Parish. Rice agriculture,

municipalities, crawfish farming and numerous industries depend on the Chicot Aquifer for economic viability. The Parish is committed to protecting this natural resource. The Police Jury is a stakeholder among area local governments and state agencies working together on solutions to stop a reduction of the aquifer and how best to recharge and sustain it. There is a need for short term and long- term restoration.

a. TBD

b. TBD

UTILITIES ELEMENT

1) LACASSINE POTABLE WATER AND SANITARY SEWER SYSTEM EXPANSION/RESILIENCY PLAN

Residential, commercial, and industrial development in Lacassine has prompted a need for public water and sewer system expansion. The Lacassine Industrial Park requires an extensive demand for utility infrastructure improvements to the existing systems serving the region. Growth is not discouraged. Supporting utilities must be planned, designed, prepared, and affordably accommodated to meet the needs of residential and business development.

IMPLEMENTATION STATUS

a. TBD

b. TBD

2) RURAL FIBER EXPANSION/RESILIENCY PLAN

Available high-speed and affordable internet service in Jeff Davis Parish is inconsistent. There are “holes in service” in many areas. The Parish is working with local fiber providers to close existing gaps with strategically placed wireless services. The primary and critical objective with this Plan Element is to secure the fastest, high capacity, and affordable fiber internet available for both current and future citizens as well as business and industry. The infrastructure investment for fiber is substantial. Both public and private resources are required to build a fiber network to provide for emergency services, educational, medical, business, and industrial demands now and into the future.

IMPLEMENTATION STATUS

a. TBD

b. TBD

3) ROANOKE SANITARY SEWER COLLECTION AND TRANSFER

The parish proposes to construct a sewer collection and transfer system for the community of Roanoke, Louisiana which is not an incorporated municipality. All residential, commercial, and industrial development must currently depend on individual sewer treatment equipment. This Comprehensive Plan project is to design and install a gravity collection and forced pumping system to transfer raw effluent to the nearby City of Jennings, Louisiana.

IMPLEMENTATION STATUS

a. TBD

b. TBD

4) WATER DISTRICT 4 - POTABLE WATER SUPPLY IMPROVEMENTS

Water District No. 4's existing water system was originally designed to serve a substantially smaller demand than it does today. Continued growth has increased demand on the system, highlighting the need for additional potable water storage capacity. To improve system reliability, resiliency, and long-term capacity, the District proposes the construction of an elevated potable water storage tank and associated site improvements. These improvements will increase potable water storage during emergency events, including power outages, tropical storms, and winter freezes, while supporting projected growth over the next 25 years.

MAIN NEEDS/ACTION STEPS:

- a. Construct an elevated potable water storage tank.
- b. Complete site improvements and supporting infrastructure necessary for the new elevated storage tank.
- c. Increase potable water storage capacity to improve system resiliency during emergency events and maintain service during temporary disruptions in water production.

IMPLEMENTATION STATUS

- a. The elevated potable water storage tank is currently in the design phase.
- b. A portion of the project funding has been secured, and additional funding is being pursued to complete construction.

TRANSPORTATION ELEMENT**1) JEFF DAVIS PARISH BRIDGES**

Bridges are an integral part of the Jeff Davis Parish street and road network. Rivers, bayous, coulees, canals, and other waterways, as well as railroads crisscross the parish requiring an extensive number of bridges needed or requiring replacement and repair.

- A. Silverwood rail/road grade separation bridge over BNSF (Port development)
- B. Lacassine rail/road (La. Hwy. 101) grade separation bridge.
- C. Payton Road Bridge over East Lacassine Bayou. Replacement of one lane timber bridge.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) WIDENING U.S. HIGHWAY 90 AT T.O. ALLEN INDUSTRIAL PARK

Access (ingress and egress) from U.S. Highway 90 to the T. O. Allen Industrial and Commercial Park is a primary need and objective of Jeff Davis Parish. U.S. Highway 90 anchors the southern boundary of the Interstate 10 Lacassine Corridor. The Parish proposes to widen U. S. Highway 90 from a two lane arterial to a five-lane arterial between U.S. Highway 165 intersection and the Town of Lacassine.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) WIDENING LOUISIANA HIGHWAY 101 IN LACASSINE

The Parish proposes to widen Louisiana Highway 101 from a two-lane arterial to a three lane (continuous turn lane) arterial between Interstate Highway 10 and the Union Pacific Railroad in the Town of Lacassine.

Growth and development in the I-10

IMPLEMENTATION STATUS

a. TBD

b. TBD

4) PECAN ORCHARD/CORMIER VILLAGE I-10 DETOUR ROAD

I-10 carries a significant amount of daily traffic through the Parish. Various incidents regularly compromise this critical expressway forcing thru-traffic to detour on all available local streets and roads. The Parish proposes to build a new and enhanced I-10 Bypass Detour north of I-10 between La. Hwy 101 and 26 utilizing segments of Pecan Orchard and Cormier Village Roads and avoiding the municipalities of Jennings, Roanoke, Welsh and Lacassine.

IMPLEMENTATION STATUS

a. TBD

b. TBD

5) ENHANCED TRANSIT SERVICE PLAN

Surveys and demographics indicate a significant need for public transit transportation among citizens for a variety of purposes: a. Citizens who are elderly and/or handicapped and cannot drive. b. Citizens who do not own a vehicle or cannot afford a vehicle, but need access to education (trade schools, community college, university), employment, and health care. The Jeff Davis Parish Enhanced Transit Service Plan is purposed to evaluate how best to facilitate public transit access throughout the parish with connectivity to adjacent parishes affordably.

IMPLEMENTATION STATUS

a. TBD

b. TBD

DRAINAGE ELEMENT

Weather events over the past twenty years have heightened awareness and exposure of areas in the parish susceptible to periodic flooding not previously recognized or identified. The challenge is focused around flood plain planning, resiliency, and management in future public and private investments.

1) HARPER RANCH DRAINAGE OUTFALL

Harper Ranch Phase 1 Drainage Outfall is planned and proposed to develop a new drainage path for Harper Ranch Development which experiences repeated flooding due to an inefficient outfall.

IMPLEMENTATION STATUS

a. TBD

b. TBD

2) AVA LANE DRAINAGE OUTFALL

Ava Lane residents are regularly threatened with pluvial flooding during rain events. Homes are constructed in a former rice field with foundations close to the ground. The Parish proposes an improvement to the drainage outfall system and elevate the most at-risk homes in the subdivision.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

GENERAL ELEMENT**1) PUBLIC BUILDINGS PLAN**

- A. Parish Courthouse Third Floor Renovation.** Former parish jail facilities on the third floor of the parish Courthouse have been vacant and unused for many years. The Parish proposes to renovate the available space to accommodate juvenile detention, working parish public offices and storage.
- B. Police Jury Meeting Room Technology Enhancements.** The Parish proposes to update the audio, video, and visual experience for both elected officials and public in the Police Jury Meeting Room. Digital technology enhancements can facilitate and better engage and illustrate information and communication in public meetings. The proposed technology improvements would increase effectiveness for emergency preparedness and disaster response.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) JEFF DAVIS PARISH RECREATION PLAN

- A. Houssiere Park Development.** Bayou Nezpique is an attractive, cypress-lined waterway bordering the eastern boundary of the parish. The Parish proposes park construction of new community facilities including: a pavilion, detached office space with restroom/shower facility, kayak/canoe boat docks and RV and tent hook-up areas with sewer, water, and elect amenities.
- B. Jerry Hughes Memorial Bike Trail.** The Parish proposes to plan and build a safe bike training and racing route within Jeff Davis Parish honoring Jerry Hughes who was killed bike riding on Louisiana Highway 1126.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

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

JEFFERSON PARISH COMPREHENSIVE PLAN REFERENCES:

- a. Southwest Louisiana Comprehensive Economic Development Strategies (CEDS)
- b. Southwest Louisiana Regional Comprehensive Plan (website PLANSWLA)