



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 15673 & 15775 Old Perkins Rd
Owner: Continental Enterprises, LLC
Applicant: Brian Aguillard, PE, PLS
Site Area: 25.61 acres
Zoning: M1 Light Industrial
Character Area: Suburban
Flood Zone: AE
Conveyance Zone: Yes
Existing Use: Industrial and Undeveloped

Request: Exchange of property between adjoining properties from Tract "A-1" and Tract "10-B-2-A-1-B-1" of the Mansur Property into Tracts "A-1-A" and "10-B-2-A-1-B-1-A" located in Sec. 49, T-8-S, R-2-E, GLD, EBR

Planning Commission:
February 3, 2025

Staff Recommendation: Approval, with the condition listed in Finding #6

Findings

1. The applicant requests an exchange of property between two adjoining tracts at the above addresses, with no new lot created (Table 1). The proposal extends Tract 10-B-2-A-1-B-1 by 100 ft in depth to a total of 510 ft.
2. The front portion of Tract A-1 is currently used as a material processing facility for a concrete contractor, with heavy machinery and crushed material stockpiles on site. The rear and eastern portions of Tract A-1 are undeveloped and covered with vegetation. Tract 10-B-2-A-1-B-1 is covered with grass and contains no trees or structures (Figure 1).
3. The combined site is bounded by Kansas City Southern Railroad to the north, and industrial or undeveloped land on all other sides.
4. A 135-foot drainage servitude follows the old Ward Creek channel, rechanneled around 2014 (per Google Earth imagery), but does



Figure 1: Aerial photo of the subject tracts with a combined site boundary

not align with the current channel. The creek now flows diagonally across the upper portion of Tract A-1 (proposed Tract A-1-A), entering from the east and exiting at the northern boundary.

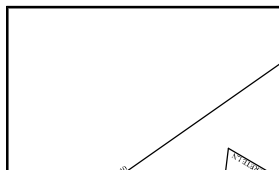
5. The applicant intends to request revocation of the existing drainage servitude and dedicate a new one that aligns with the current Ward Creek channel through the East Baton Rouge CPPC.
6. Staff recommends the following condition:
 - a. The applicant may delay recording of the final plat until the revocation and dedication of the Ward Creek servitude have received all required approvals, and the updated servitude lines are marked on the final plat, at which time the Planning Director is authorized to accept the revised final plat for recordation.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

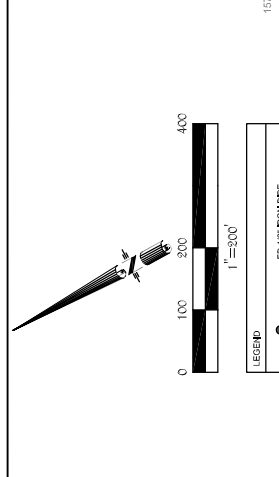
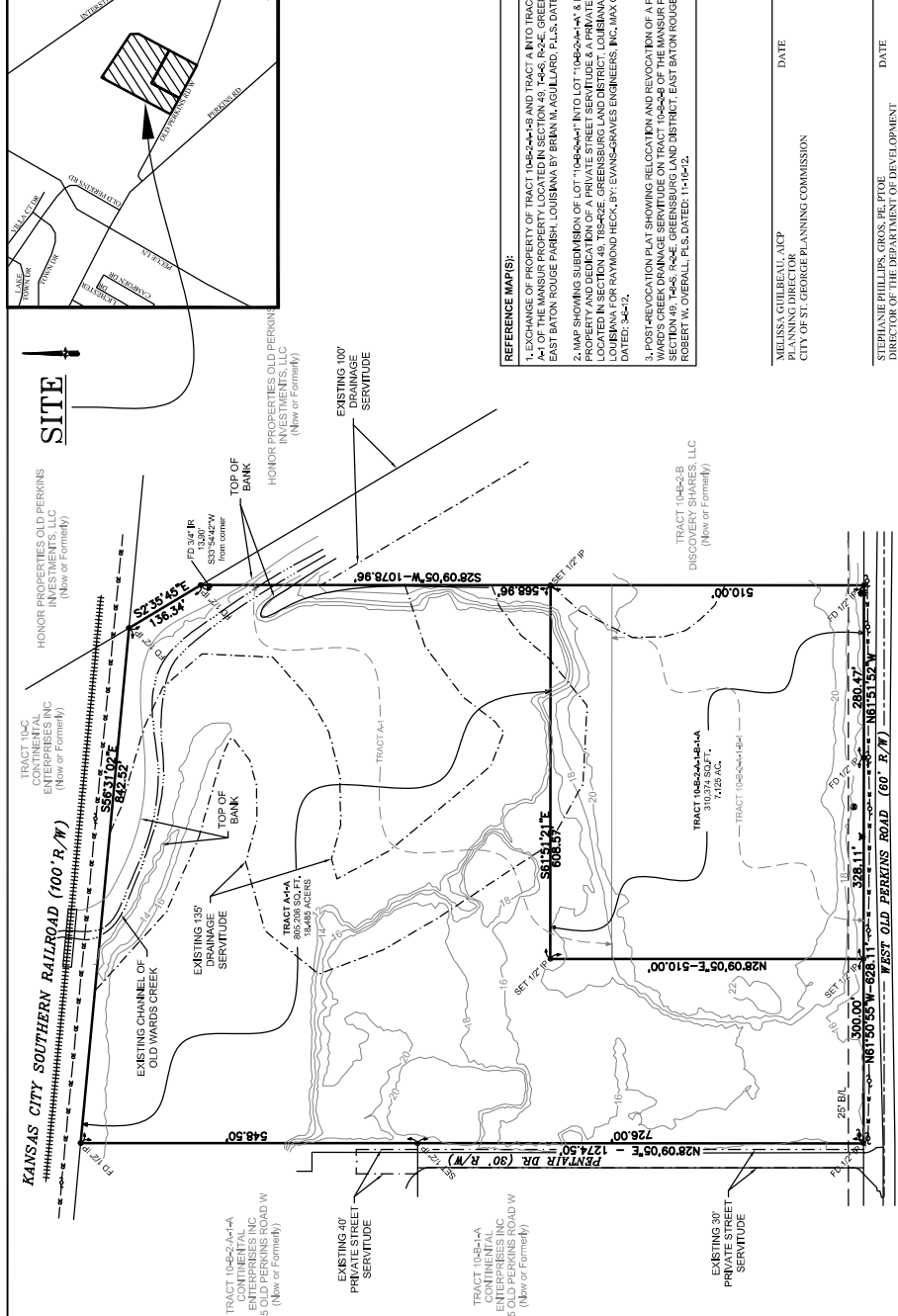
Lots Zoning	Fronting Street	Width (ft.)	Area (sq. ft.)
Tract A-1	Old Perkins Road	300	864,390
Tract 10-B-2-A-1-B-1	Old Perkins Road	608	249,516
Tract A-1-A	Old Perkins Road	300	805,206
Tract 10-B-2-A-1-B-1-A	Old Perkins Road	608	310,374
<i>M1</i>	<i>N/A</i>	<i>100 min.</i>	<i>15,000 sq. ft. min.</i>

Public Notification

- The subject property sign was posted on January 17, 2025.
- Letters were mailed to owners of property within 300 feet on January 17, 2025.
- Legal advertisement was published on January 17, 24, and 31, 2025.



VICINITY MAP
SCALE: 1"=2000'



LEGEND

●	FD 1/2" IRON PIPE
○	SET 1/2" IRON PIPE
⚡	HYDRAUNT
⊙	SEWER MANHOLE
⊕	POWER POLE
—	OVERHEAD ELECTRIC
- - -	SERVITUDE
- · - · -	BUILDING LINE
⊃	EXISTING GROUND CONTOUR
▨	STRUCTURE

GENERAL NOTES:

1. BASE OF BEARING: 128°09'05"E, EAST PROPERTY LINE OF TRACT A-1-A.
2. THE WORDS "SERVITUDE", "SERVITUDES" OR "SERVITUDES" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILLARD & ASSOCIATES, L.L.C. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE(S).
5. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCELS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE L.S. & M.S. SURVEYING AND MAPPING ACTS OF THE STATE OF LOUISIANA, OR ANY AMENDMENTS THEREOF, AND THE LATEST EDITION OF THE UDL.
6. ZONING: M1
7. SETBACK PER ZONE: FRONT-25', SIDE-10', REAR-40', CORNER SIDE-40'
8. OFFIC PROPERTY D/S: 1038849178, 1038849179
9. FUTURE LAND USE: EC
10. CHARACTER AREA: SUBURBAN
11. UTILITIES: ELECTRIC-ENTERTY, GAS-ENERGY, SCHOOL DISTRICT - BERG, FLOOD DISTRICT - ST. GEORGE FIRE DISTRICT #2, SEWER - WSTN
13. ALL ELEVATIONS ARE REFERENCED TO BGR 405

SEWER DISPOSAL NOTE:
NO PERSON SHALL PROBE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

STATEMENT OF DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY INSTALLMENT WITHIN OR OTHER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED. ALL RIGHT-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY. THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

RAYMOND HECK FOR
CONTINENTAL ENTERPRISES, LLC

DATE

PLAT SHOWING AN EXCHANGE OF PROPERTY OF TRACTS 10-B-2-A-1-B-1 & A-1 INTO TRACTS 10-B-2-A-1-B-1-A & A-1-A LOCATED IN SECTION 49, T-8-S, R-2-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LA FOR Continental Enterprises, LLC

FLOOD ZONE NOTE:
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22039C 0338E AND DATED 05/02/2008. 100-YEAR FLOOD ELEVATION: 20.0; COMMUNITY DETERMINED FLOOD ELEVATION: 21.0.

NOTE:
SPECIAL FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

REFERENCE MAPS:

1. EXCHANGE OF PROPERTY OF TRACT 10-B-2-A-1-B AND TRACT A INTO TRACT 10-B-2-A-1-B AND TRACT A-1 OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY BRIAN M. AGUILLARD P.L.S., DATED 9-23-17.
2. MAP SHOWING SUBDIVISION OF LOT "10-B-2-A-1" INTO LOT "10-B-2-A-1-A" & LOT "10-B-2-A-1-B" MANSUR PROPERTY AND DEDICATION OF A PRIVATE STREET SERVITUDE & A PRIVATE DRAINAGE SERVITUDE LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, LOUISIANA, EAST BATON ROUGE, LOUISIANA FOR RAYMOND HECK, BY: EVANS-GRAVES ENGINEERS, INC. MAX O. URSEY, III, P.L.S., DATED: 3-4-21.
3. POST-RELOCATION PLAT SHOWING RELOCATION AND REVOCATION OF A PORTION OF THE OLD WARD'S CREEK DRAINAGE SERVITUDE ON TRACT 10-B-2-A OF THE MANSUR PROPERTY, LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY: ROBERT W. OVERALL P.E.S. DATED: 11-14-21.

MELISSA GUILBEAU, ACP
PLANNING DIRECTOR
CITY OF ST. GEORGE PLANNING COMMISSION

DATE

STEPHANIE PHILLIPS, GROK, P.E. FPOE
DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT

DATE

STATE OF LOUISIANA
BRIAN M. AGUILLARD
License No. 5089
PROFESSIONAL
LAND SURVEYOR

DATE: 8/15/2025

STAMP: BMA

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