



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, April 7, 2025 immediately after Planning Commission (starts at 6:00pm)
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order. Billy J. Aguillard called the meeting to order at 6:39pm.

2. Roll Call

Commissioners Present

Billy J. Aguillard
Bobby McKey
Laurie Nelson Marien
Travis Thornton

Commissioners Absent

Jason McAllister

Others Present

Melissa Guilbeau, Interim
Planning Director
Rachel Zhou, Planner
Justin Dupuy, Floodplain
Administrator
Stephanie Phillips,
Engineering Director
Scot Byrd, Program Director
Mark Balkin, counsel

3. Minutes. Travis Thornton moved to approve the March 10, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

a. **CU25-01 and V25-02 Conditional Use Permit with Waivers for Wireless**

Telecommunication Tower at 15755 Jefferson Hwy: This 56.55-acre property is located at 15755 Jefferson Hwy on Tr. A-1-B of the Russell Long Tract Property, in Sec. 52, T8S-R2E, GLD, EBRP, LA. The applicant requests a conditional use permit to add a wireless telecommunication tower in a leased portion of the property in the R Rural Zoning District, with a waiver to increase the maximum height from 85 ft to 155 ft pursuant to Sec. 14.2.3.A and to the setbacks established in Sec. 14.2.3.B. The Zoning Commission has the authority to permit the height of wireless communication towers to a maximum of 300 ft under Sec. 5.1.1.A.6 and the setbacks under Sec. 5.1.1A.5. (Applicant: Baker Donelson, on behalf of AT&T) (Deferred from 3/10/2025)

Jon F. "Chip" Leyens Jr., representing Baker Donelson, presented the request and stated that AT&T has agreed to a stealth design for the proposed wireless tower and will provide a professional engineering fall-zone certification. He emphasized the high demand for service in the area, the benefits of increased data capacity and public safety, and noted that co-location on the tower would reduce the need for future towers.

Amanda Alvarez, Associate Director at AT&T, added details about existing capacity needs and the long-term benefits of co-location.

Commissioner Bobby McKey asked about potential backup locations.

Commissioner Travis Thornton inquired whether the school building is within the fall radius of the tower.

Jennifer Fiore, representing Audra Snider/PRL Farm, LLC - owner of adjacent Tract A-1-C - spoke in opposition, citing failure to properly notify the directly impacted property owner, concerns about neighborhood character, potential health risks to schoolchildren, and impacts on property values.

Russell Mosely, developer of Long Farm Village, also spoke in opposition and had submitted a written comment prior to the meeting.

Multiple residents of Long Farm Village, including Jim Sieberth, Eric Fernandez, Philip Keil, and Brian Aucoin, spoke in opposition, citing visual impacts, health concerns, and property values.

Councilmember Max Himmel spoke in opposition on behalf of District 3 residents who contacted him ahead of the meeting with similar concerns.

C. Kris Kirkpatrick, co-manager and attorney for PRL Farm, LLC, along with Long Farm Village residents Elizabeth Grace, Jeff Bandera, Jennifer Soares, Kim and Kahne Guillot, submitted public comment letters in opposition prior to the meeting.

In rebuttal, Mr. Leyens addressed concerns about notification, property values, and health risks, noting that the Federal Telecommunications Act preempts health-related objections and that the tower would comply with FCC standards. He reaffirmed AT&T's agreement to a stealth design to minimize visual impacts.

Commissioner Laurie Marien requested information on alternative sites. Mr. Leyens presented a site search summary and displayed the search area map.

Commissioner McKey inquired about the need for the proposed tower height, and Commissioner Aguillard asked about fall-zone safety.

Long Farm Village resident Clyde D. Alcon Jr. also spoke in opposition.

Motion to recommend denial of CU25-01: Travis Thornton; seconded by Bobby McKey

Yea: 4 (Thornton, Marien, Aguillard, McKey)

Nay: 0

Motion passed and CU25-01 was recommended for denial.

Motion to deny V25-02: Travis Thornton; seconded by Laurie Marien
Yea: 4 (Thornton, Marien, Aguillard, McKey)
Nay: 0

Motion passed and V25-02 was denied.

b. **SP25-01 Site Plan for Ferguson Office/Warehouse at 15775 Old Perkins Road:**

This 7.125-acre property is on the north side of Old Perkins Road near Pentair Dr, and is comprised of Tract 10-B-2-A-1-B-1 and a portion of Tract A-1 (proposed Tract 10-B-2-A-1-B-1-A), of the Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA. The applicant requests a site plan to construct an office/warehouse building of 64,808 sq. ft., associated new parking areas and a laydown yard, in a single phase on an undeveloped site in the M1 Light Industrial Zoning District. (Applicant: Brian Aguillard, PE, PLS, on behalf of Continental Enterprises, LLC) (Deferred from 3/10/2025)

Commissioner Aguillard recused himself from the discussion and vote.

Applicant Brian Aguillard presented an overview of the site plan proposal and case history.

Stephanie Phillips confirmed that the remaining staff comments were minor in nature.

Motion to approve: Laurie Marien; seconded by Bobby McKey
Yea: 3 (Thornton, Marien, McKey)
Nay: 0

Motion passed and SP25-01 was approved.

c. **PD25-01-D Small Planned Unit Development for 760 @ Industriplex:** This 8.53-acre combined property is located at 10760 Industriplex Blvd on Lots 1 thru 78 (inclusive) & Tract CA-1 of the A.J. KleinPeter Tract, in Sec. 38, T7S-R1E, GLD, EBR. The applicant requests a Small Planned Unit Development (SPUD) for eight (8) existing townhomes and 59 proposed zero-lot line lots. All roads and infrastructure are completed. (Applicant: MR Engineering & Surveying, LLC, on behalf of HBH Holding Company, LLC, 760 Development, LLC and 760 Industriplex, LLC) *Staff recommends deferring the case to the May 5, 2025 meeting.*

Mickey Robertson, representing MR Engineering & Surveying, presented the site history, existing conditions, and an overview of the request, including drainage concerns in the area.

Commissioner Brian Aguillard sought clarification on the proposal and the staff's recommendation for deferral.

Stephanie Phillips noted that the Drainage Impact Study had been approved by EBR during the 2019 construction plan review and met the drainage code at that time, but it had not been evaluated under the revised drainage code. The Engineering

Department has requested revised as-built drawings to verify if the drainage will remain adequate with the proposed lot reconfiguration.

Mr. Robertson requested the item proceed to the City Council meeting, with the outstanding drainage documentation to be resolved prior to that meeting.

Residents of Jefferson Terrace 6 Subdivision, including Robert Rohli, Kevin Burkers, and Brad Bellow, spoke in opposition, citing concerns about inadequate silt fence maintenance at drainage ponds, repeated stormwater inspection failures, added fill next to their lots, and altered drainage patterns due to reconfigured lots. They requested deferral until a complete drainage review could be conducted. Written comments from Mr. Rohli, Mr. Burkers, and resident Jon Olson were also submitted prior to the meeting.

In rebuttal, Mr. Robertson explained that the fill and elevations are consistent with previously approved plans. He maintained that the existing drainage study remains valid for the reconfigured lots and that drainage issues within Jefferson Terrace 6 appear to be internal to that subdivision.

Commissioner Laurie Marien left the meeting at 7:55 p.m.

The Commission confirmed with the residents that their concerns related solely to drainage, not the change from townhomes to zero-lot-line lots.

Motion to recommend approval with conditions: Travis Thornton; seconded by Bobby McKey.

All in favor. Motion passed and PD25-01-D was recommended for approval with the following conditions:

1. The Engineering Department must approve the revised drainage and grading plan, updated construction drawings for drainage infrastructure, and any required as-builts if modifications are made. If this approval is not received before the City Council meeting, the Commission recommends deferral.
 2. Detention ponds must be inspected to confirm that silt has been removed and maintenance performed to meet design specifications.
- d. **Z25-02 R and C-AB-2 to M1 on Airline Hwy:** This 20.11-acre combined property is located at 15324 Airline Hwy on Lot DSCR-1 of the Rossie Cain property, and a portion of Lot E of Plummer Cann Estate, in Sec. 37, T8S-R2E, GLD, EBR. The applicant requests zoning change from the R Rural and C-AB-2 Commercial Alcoholic Beverage (bar and lounge) to the M1 Light Industrial Zoning District. (Applicants: Jeremy Landry and Regina Landry, on behalf of Deep South Crane & Rigging Investments, LLC and Camille J. Landry)

Applicant Jeremy Landry presented the site history, existing conditions and justification for the zoning change request.

Motion to recommend approval : Travis Thornton; seconded by Bobby McKey.

All in favor. Motion passed and Z25-02 was recommended for approval.

- e. **T25-03 Group Homes:** Amend Title 7 Unified Development Code to add and amend definitions, provide use regulations related to Group Homes, and provide for related matters.

Mark Balkin presented the background and intent of the proposed text amendments, which aim to better define the distinctions between “Group Home” and “Congregated Care Facility,” and to impose clearer restrictions and evaluation standards for group homes. Scot Byrd further emphasized the need for clarification, referencing a prior group home case that created confusion during the review process.

Mr. Balkin proposed two changes to the draft amendments:

- In the definition of *Group Home*, revise “not more than eight (8)” to “not more than ten (10)” service-dependent residents.
- In the definition of *Halfway House*, add “or Traditional Housing” after “Halfway House.”

Michele Robert-Duffy, owner of Fidelis Residential Care Homes, spoke in requesting the definition of Group Home accommodating 10 residents with up to 2 staff members, explaining this has been the operational model of Fidelis for the past 20 years. Mr. Balkin clarified that such a facility aligns more closely with a small assisted living facility, which is considered an institutional use rather than a group home.

Commissioner Laurie Marien returned to the meeting at 8:11 p.m. and expressed concern that reasonable accommodation requests may only be granted by the Mayor. Mr. Balkin and Mr. Byrd addressed the concern.

Motion to recommend approval with the two proposed changes: Laurie Marien; seconded by Bobby McKey.

All in favor. Motion passed and T25-03 was recommended for approval with the two proposed changes.

5. Other Business: None

6. General and Public Comments: None

7. Adjournment. Laurie Marien moved to adjourn; Billy Aguillard seconded. Without objection, the meeting was adjourned at 8:11pm.