



City of St. George, Louisiana  
**Zoning Commission**  
**Minutes**

Monday, August 4, 2025 immediately after Planning Commission (starts at 6:00pm)  
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order.** Chair Aguillard called the meeting to order at 6:18pm.

**2. Roll Call**

**Commissioners Present**

Billy J. Aguillard, Chair  
Jason McAllister  
Bobby McKey  
Laurie Nelson Marien  
Travis Thornton, Vice  
Chair

**Commissioners Absent**

**Others Present**

Rachel Zhou, Senior Planner  
Joann Nguyen, Planning  
Technician  
Justin Dupuy, Floodplain  
Administrator  
Scot Byrd, Program Director  
Mark Balkin, Counsel

**3. Minutes.** Thornton moved to approve July 7, 2025 minutes; Marien seconded. Without objection, the minutes were approved.

**4. Public Hearing**

Commissioner Aguillard recused himself from Cases SP25-03 and Z25-09.

- a. **SP25-03 Site Plan for MMR Office Building at 15961 Airline Hwy:** This 2.53-acre property is on the corner of Airline Hwy and Paladin Dr, on Tr. 3-A-1 of the Edna D. Martin Tract, in Sec. 37, T8S-R2E, GLD, EBR, LA in the R Rural Zoning District. The applicant requests a site plan to construct a 2-story office building of 12,800 sq. ft. total gross floor area and associated new parking area, in a single phase on the rear portion of a developed industrial-used lot, in the proposed CW1 Commercial Warehousing One Zoning District (Z25-09). (Applicant: Brian Aguillard, B.M.Aguillard & Associates, on behalf of MMR Constructors, Inc)

Vice Chair Thornton called on Brian Aguillard to speak regarding the case.

Brian Aguillard, representing property owner, presented a site plan for a new building to replace a recently demolished structure, noting the proposed increase in size remains within the allowable 10% limit.

Vice Chair Thornton opened the public hearing. No one spoke.

Vice Chair Thornton closed the public hearing.

Motion to approve with condition: Marien; seconded by McKey.  
Yea: 4 (Thornton, Marien, McAllister, McKey)  
Nay: 0

Motion passed and S25-03 was approved with the following conditions:  
Condition: Contingent upon the approval of the proposed CW1 zoning district (Z25-09).

- b. **Z25-09 Rural to CW1 at 15961 Airline Hwy:** This 2.53-acre property is located on Tr. 3-A-1 of the Edna D. Martin Tract (SP25-03), in Sec. 37, T8S-R2E, GLD, EBR, LA. The applicant requests a zoning change from the R Rural Zoning District to the CW1 Commercial Warehousing One Zoning District. (Applicant: Brian Aguillard, B.M.Aguillard & Associates, on behalf of MMR Constructors, Inc)

Brian Aguillard, representing property owner, stated the project is similar to how the property has been used for years, and they are asking to change the zoning so the facility can keep operating without making big changes.

Vice Chair Thornton opened the public hearing. No one spoke.

Vice Chair Thornton closed the public hearing.

Motion to recommend approval: Marien; seconded by McKey.  
Yea: 4 (Thornton, Marien, McAllister, McKey)  
Nay: 0

Motion passed and Z25-09 was recommended for approval.

- c. **T25-07 Drusilla Jefferson Design Overlay:** Amend Title 7 Unified Development Code to readopt standards for the Drusilla Jefferson Design Overlay, and provide for related matters.

Chair Aguillard asked staff to explain the Drusilla Jefferson Overlay.

Planner Zhou responded that the City re-adopted the design standards for the overlay, which had been accidentally removed in a previous amendment, and confirmed that the design overlay remains in effect within the City of St. George.

Motion to recommend approval: Marien; seconded by Thornton.  
All in favor, motion passed and T25-07 was recommended for approval.

## 5. Other Business:

Commission members discussed the upcoming alcohol permit zoning item for the September 8th meeting and emphasized the need for public and business owner engagement. A public workshop was suggested to help explain the proposed change

from permanent alcohol zoning to a more flexible, case-by-case approval process. Staff shared that a draft ordinance has been revised based on early feedback, but further stakeholder input is still needed.

**6. General and Public Comments:** None

**7. Adjournment.** Marien moved to adjourn; seconded by McKey. Without objection, the meeting adjourned at 6:38pm.