

CITY OF ST. GEORGE

BY COUNCILMEMBER COOK

PROPOSED ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING AN 18,426 SQ. FT. PARCEL WITH AN EXISTING OFFICE BUILDING FROM RURAL (R) TO LIGHT COMMERCIAL ONE (LC1) AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, an application has been made to rezone an approximate 18,426 sq. ft. parcel with an existing office building from R (Rural District) to LC1 (Light Commercial One);

WHEREAS, the property is located at 6441 Jones Creek Road on the northeast corner of the Jones Creek Road Tiger Bend Road intersections and also identified as East Baton Rouge Case No. 40-24;

WHEREAS, the area around the property includes properties used for commercial, office, and single and multi-family residential;

WHEREAS, a public hearing on the application was held before the City of St. George Zoning Commission on September 16, 2024;

WHEREAS, the Zoning Commission found that the rezoning was consistent with the East Baton Rouge Comprehensive Plan and compatible with the surrounding uses and zoning of nearby property and recommended the City approve the rezoning; and

BE IT ORDAINED by the St. George City Council, State of Louisiana as follows:

Section 1:

The property identified in this Ordinance is legally described in Exhibit A attached hereto and made a part hereof.

Section 2:

The property is hereby rezoned LC1 subject to the terms and conditions set forth in this Ordinance.

- (a) The conditions to which this approval is subject:

1 (1) Nothing herein approves the consolidation of this parcel with any adjacent
2 parcel or the expansion of the existing building footprint not in compliance with the
3 requirements set forth in the Unified Development Code.
4

5 **Section 3:**
6

7 The specific terms and conditions of this Ordinance shall prevail against other Ordinances
8 of the City to the extent that there may be any conflict. Except for the foregoing, the use of the
9 property is subject to the terms of all applicable Ordinances and regulations of the City of St.
10 George, including any amendment.
11

12 **Section 4: Severability**
13

14 If any section, subsection, sentence, clause, or provision of this Ordinance is declared by a
15 court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the
16 validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The
17 remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain
18 in force and effect.
19

20 **Section 5: Effective Date**
21

22 This Ordinance shall be effective upon publication.
23

24 This Ordinance having been submitted to a vote; the vote thereon was as follows:
25

26 For:

27 Against:

28 Absent:

29 Abstained/Recused:
30

31 Adopted the ____ day of _____, 2024.
32

33 Signed the ____ day of _____, 2024.
34

35 Delivered to the Mayor on the ____ day of _____, 2024.
36

37 _____
38 Lorraine Bearman, City Clerk
39

40 Approved:
41

42 _____
43 Dustin Yates, Mayor

1 Received from Mayor on the ____ day of _____, 2024:

2

3

4 _____
Lorraine Bearman, City Clerk

5

6 Adopted Ordinance published in *The Advocate* on the ____ day of _____, 2024

EXHIBIT A

Lot 3-A-1-A-1 of Shenandoah View; Section 61, T7S, R2E, GLD, City of St. George, EBRP,
LA.

4876-0817-4397, v. 3