



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, September 8, 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 Aguillard called the meeting to order at 6:03pm.

2. Roll Call

Commissioners Present

Billy J. Aguillard, Chair
Bobby McKey
Travis Thornton, Vice
Chair

Commissioners Absent

Jason McAllister
Laurie Nelson Marien

Others Present

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

3. Minutes. Travis Thornton moved to approve the August 4, 2025 minutes; Bobby McKey seconded. Without objection, the minutes were approved.

4. Public Hearing

a. **T25-04 & Z25-06 Alcohol Beverage Sales:** Amend Title 7 Unified Development Code to change how alcoholic beverage sales land uses are allowed; rezone all NC-AB, C-AB-1, and C-AB-2 property to other districts; and provide for related matters. (Deferred from 5/5/2025, 6/2/2025, and 7/7/25)

Motion to defer to November 3, 2025: Travis Thornton; seconded by Bobby McKey.
Yea: 3 (Travis Thornton, Bobby McKey, Billy Aguillard)
Nay: 0

Motion passed and T25-04 & Z25-06 were deferred to November 3, 2025.

b. **SP25-04 Pecue Properties Warehouses at 13600 Rieger Road:** This 29.01-acre property is located on the north side of the future Rieger Road (an extension of the current Rieger Road), south of Ward Creek, on Tract 3-A of the Leon R. Kleinpeter Tract, in Sec. 49, T8S-R2E, GLD, EBR, LA. The applicant requests a site plan to construct two buildings (totaling 344,760 sq. ft.), with parking in the CW3 Commercial Warehousing Three Zoning District. (Applicant: Brian Douglas Campbell, Pecue Properties, LLC)

Craig Corie presented a site plan proposal for two warehouses.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

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

Yea: 3 (Travis Thornton, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and SP25-04 was approved with the following conditions:

1. The City Council, on recommendation of the Zoning Commission after a public hearing, enters into a Development Agreement with the applicant to defer the requirement to complete required public improvements, no later than the issuance of the final certificate of occupancy.
2. EBR DES approves the sewage proposal and public pump station location.

- c. SP25-06 BREC Airline Safe Room at 16072 Airline Hwy:** This 33.36-acre property is on the south side of Airline Hwy, near Paladin Dr, on Tr. A of the Recreation & Park Commission property, in Sec. 37 and 50, T8S-R2E, GLD, EBR, LA. The applicant requests a site plan to construct a BREC Airline Recreation Center / FEMA Safe House building in the R Rural Zoning District. (Applicant: Recreation and Park Commission for the Parish of East Baton Rouge (BREC))

Reed Richard presented the conceptual site plan.

Bobby McKey asked for clarification on what was meant by a safe room. Reed Richard said the facility will be a hurricane-resistant public building and command center. It will also function as a recreation center with basketball courts, a pickleball court, and fields for soccer and football

Bobby McKey asked whether the two ball fields on either side would remain. Reed Richard stated the existing fields will continue to be used during construction.

Chair Aguillard opened the public hearing.

Mayor Dustin Yates stated a plan was created to keep several ball fields available for recreational baseball. He noted continued coordination with St. George on the planning phases and expressed full support for the project.

Chair Aguillard closed the public hearing.

Motion to approve with condition: Travis Thornton; seconded by Bobby McKey.

Yea: 3 (Travis Thornton, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and SP25-06 was approved on the condition that the applicant shall submit and receive approval of a full Site Plan prior to issuance of a building permit.

- d. **T25-08 Obscene Signs:** Amend Title 7 Unified Development Code to clarify standards related to obscene signs, and provide for related matters.

Billy Aguillard noted the City Council adopted Ordinance No. 2025-042, an ordinance to prohibit publicly displaying material defined as obscene or appealing to the prurient interests and to provide for related matters; therefore, T25-08 is canceled.

5. Other Business:

- a. **CRPC Training:** Billy Aguillard, Bobby McKey, and Travis Thornton completed the mandated four-hour training provided by the Capital Region Planning Commission (CRPC) on August 23, 2025. This training fulfills the obligations outlined in Louisiana Act 859 and Revised Statute Title 33, Section 103.1.

Billy Aguillard confirmed the trainings.

6. General and Public Comments: None.

- 7. Adjournment.** Travis Thornton moved to adjourn; Bobby McKey seconded. Without objection, the meeting was adjourned at 6:11pm.