



City of St. George, Louisiana  
**Board of Adjustment**  
**Minutes**

Monday, October 6, 2025 at 5:00pm  
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order and Pledge of Allegiance.** Christina Peck called the meeting to order at 5:00pm.

**2. Roll Call**

**Board Member Present**

Braden Jones  
Sheila Lewis  
Christina Peck, Chair  
Robert Douglas  
Sam Speer, Vice Chair

**Board Member Absent**

**Others Present**

Bryant Dixon, Planning Director  
Rachel Zhou, Senior Planner  
Joann Nguyen, Planning  
Technician  
Mark Balkin, Counsel

**3. Minutes.** Sheila Lewis moved to approve the September 8, 2025 minutes; Braden Jones seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **V25-17 Variance to Reduce Corner Side Yard Setback:** This 0.38-acre property is located at 6445 Feather Nest Ln. The applicant requests a variance to Sec. 7:11.2.1 to reduce corner side yard setback from 15 ft to 0 ft, to specifically, and only, allow the 14 ft wide parking/maneuvering area expansion in the A1 Single Family Residential Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Marcus Scott Allen, Skilled Contractors. LLC, on behalf of Duane & Brandi Cothren)

Marcus Allen presented a variance request on behalf of the applicant, seeking approval for a driveway parking extension.

Christina Peck noted that the extension had been constructed without a permit and was cited for a violation. Marcus Allen explained that the only way to avoid removal of the extension was to apply for a variance.

Sam Speer inquired about the exact location and whether it was shown in the submitted drawings. Marcus Allen explained that he prepared a drawing of the completed work for the permit application.

Christina Peck raised concerns about allowing parking in the public right-of-way. Marcus Allen asked what kind of access is required from the street within the first 15 feet of the property. Christina acknowledged the need for a variance but remained worried about safety and access issues.

Sam Speer asked about the line at the corner of Feather Nest Lane and Double Tree Drive, saying he didn't see a designated right-of-way. Marcus Allen replied that there's no public servitude there. It would be on the property lines of the far right.

Christina Peck opened the public hearing.

Johnathan Head, Chair of the Architectural Control Committee (ACC), stated that the driveway project was approved through their ticket system and provided documentation to the commissioners. He noted the work done didn't match what was approved. He raised concerns about the extra concrete, lack of permits, and drainage issues.

Jordan Bergeron spoke in support of the driveway expansion, noting that limited front yard space in the neighborhood makes preserving natural landscaping important and that wider driveways are common on corner lots due to shorter setbacks.

Duane Cothorn stated the drainage system, including a culvert and existing catch basin was already in place and was not changed during the project. He explained the driveway was designed to avoid parking on the street and believed they had ACC approval but were unaware of any issues until the meeting.

Christina Peck closed the public hearing.

Braden Jones inquired about the status of the permit. Mark Balkin explained that a variance is required by the city, and a permit cannot be issued without it.

Marcus Allen added that an application was submitted but was denied.

Motion to approve to reduce corner side yard setback from 15 ft to 0 ft, to specifically, and only, allow the 14 ft wide parking/maneuvering area expansion: Sam Speer; seconded by Robert Douglas.

Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)

Nay: 0

Motion passed and V25-17 was approved as requested.

## **5. Other Business**

## **6. General and Public Comments**

- 7. Adjournment.** Sam Speer moved to adjourn; Braden Jones seconded. Without objection, the meeting was adjourned at 5:23pm.