



City of St. George, Louisiana
Zoning Commission
Agenda

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

Agenda packet available at StGeorgeLA.gov

For questions or to provide public comment before the meeting:
planning@StGeorgeLA.gov or (225) 228-3200 (M-F 8am-4:30pm)

1. Call to Order

2. Roll Call

3. Minutes. Approve minutes from March 10, 2025

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)
- 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 Aguiard, PE, PLS, on behalf of Continental Enterprises, LLC) (Deferred from 3/10/2025)

- 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.*
- 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)
- 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.

5. Other Business

6. General and Public Comments

7. Adjournment

The next meeting of the Planning & Zoning Commissions will be May 5, 2025.