



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

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Staff Report

Case No. S24-10-F

13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 10748 Perkins Road

Owner: First Baptist Church

Applicant: Michael Hunt

Site Area: 8.57ac

Zoning: A2.1 Zero Lot Line

Character Area: Suburban

Flood Zone: X (protected by levee)

Conveyance Zone: No

Existing Use: Institutional

Request: Subdivide Tract "A" of Southminster Baptist Church property, into Tracts "A-1" and "A-2" located in Sec. 57, 70 & 71, T-8-S, R-1-E, GLD, EBR

Planning Commission:

February 3, 2025

Staff Recommendation: Approval

Findings

1. Tract A is located at the southwest corner of Perkins Road and Greenbriar Hollow Drive. The site currently includes two church buildings leased by Family of Faith (Figure 1).
2. Surrounding zoning and land uses are as follows (Figure 2):
 - North: C2 Heavy Commercial zone with office use.
 - Northwest: C1 and LC2 Light Commercial zones with fast food and self-storage uses.
 - Southwest and South: A2.1 Zero Lot Line zone with low-density residential use (Greenbriar Hollow Subdivision).
 - East: A1 Single Family Residential zone with low-density residential use (Oakridge Subdivision).
3. The applicant proposes to subdivide Tract A into two. The proposed lots comply with the minimum standards of UDC Sec.11.2.7, as shown in Table 1.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning	Fronting Street	Width (ft.)	Area (sq. ft.)
Tract A	Perkins Road	385	374,468
Tract A-1	Perkins Road	236.36	130,083
Tract A-2	Perkins Road	149.50	244,085
A2.1	N/A	40 min.	5,500 min.

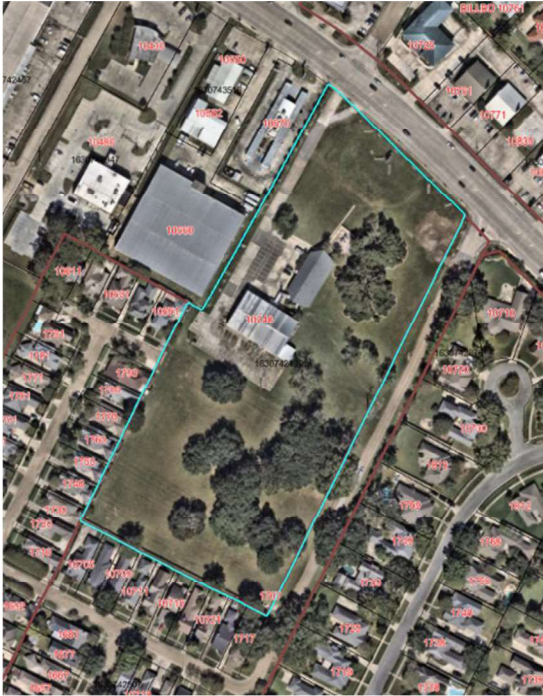


Figure 1: Aerial view of the Site

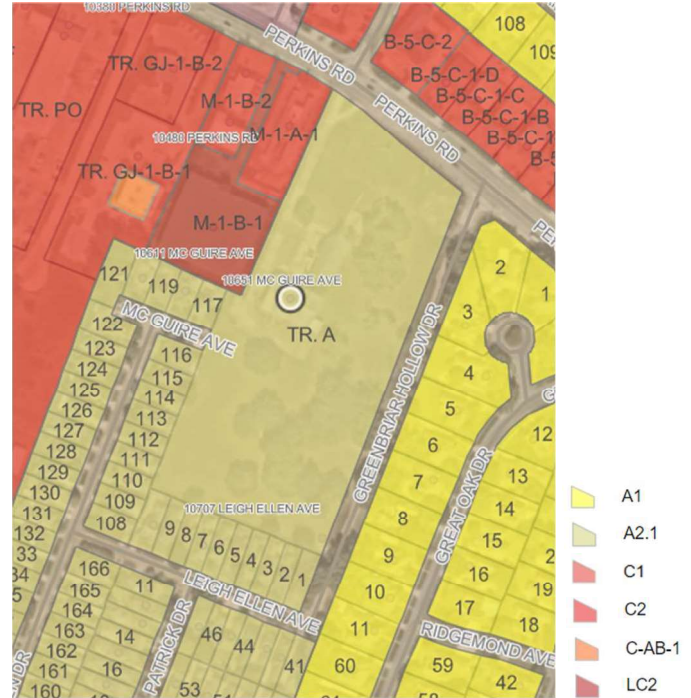


Figure 2: Current Zoning Map

3. The proposed Tract A-1 contains the existing church buildings. Those buildings will have a 28.66 ft side setback and a 69.31 ft rear setback at their closest points, exceeding the minimum requirements of 5 ft for the side and 25 ft for the rear setback in the A2.1 zoning district [UDC Sec.11.2.8].
4. The proposed Tract A-2 does not have sewer service and is labeled as "not a building site" until a wye permit is obtained to establish sewer service through EBR Subdivision Engineering Office.

Consistency with Comprehensive Plan

St. George has not adopted a comprehensive plan, but this section refers to *FuturEBR*, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.

- Future Land Use is Residential Neighborhood (RN).
- "This category includes predominantly single-family homes... Uses such as...religious institutions, should also be permitted subject to discretionary review"
- Staff finds that the proposed subdivision is consistent with the RN future land use.

Public Notification

- The subject property sign was posted on January 17, 2025.
- Letters were mailed to owners of property within 300 feet on January 17, 2025.
- Legal advertisement was published on January 17, 24, and 31, 2025.

