



City of St. George, Louisiana
Board of Adjustment
Minutes

Monday, December 1, 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
Sam Speer, Vice Chair
Robert Douglas

Board Member Absent

Others Present

Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Joann Nguyen, Planning
Technician
Justin Dupuy, Floodplain
Administrator
Mark Balkin, Counsel

3. Minutes. Robert Douglas moved to approve the November 3, 2025 minutes; Braden Jones seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **V25-18 Exception for Accessory Structure Location:** This 0.45-acre property is located at 18021 Harbour Town Ct. The applicant requests a variance to Sec. 7:9.5.1.B to build an accessory structure in the front yard of the existing residential property in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Dilsad Meraler, Daphne Construction, on behalf of Rondi Cowart) (Deferred from 11/3/2025)

Rhondi Cowart is requesting a pigeonier to house a golf cart in the front yard, as the backyard's V-shape and existing pool equipment make rear placement impossible.

Chair Peck requested clarification on the application's drawing, which shows a shaded area labeled as the proposed addition. It appears the only addition being requested is for the pigeonier based on the application. Rhonda clarified that the shaded area represents a separate, larger addition currently under construction that has already been approved, which is in addition to the pigeonier being requested.

Chair Peck clarified for the record that the note stating 'shaded area represents the proposed addition on the map' is not part of the application under consideration.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Motion to approve: Sam Speer; seconded by Sheila Lewis

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

Nay: 0

Motion passed and V25-18 was approved.

b. **V-25-0100 Exceptions for Non-conforming Structures and Accessory Structure**

Size: This 0.53-acre combined property is located at 1790 Peck Dr. The applicant requests an exception to Sec. 7:7.6 to reconstruct and enlarge non-conforming structures, and an exception to Sec. 7:9.5.1.C to construct an accessory structure that is greater than 1,000 sf in area in the A2 Single Family Residential Zoning District. (Applicant: Quentin Williams)

Quentin Williams is requesting approval to rebuild a fire-damaged structure in its original configuration, including a garage addition.

Chair Peck asked for clarification, noting that the site currently consists of two separate lots, and the proposal includes resubdividing and reconfiguring them into a single lot. Quentin confirmed that the property previously had a one-story residence and detached garage. The proposal is to rebuild the house on the same slab but as a two-story structure.

Sam Speer asked whether the previous structure, including the main house and detached garage, was entirely one-story, and whether the new proposal will include two-story elements throughout or only in certain areas. Quentin Williams confirmed that the rebuilt structure will primarily consist of two-story, with a section remaining as one-story.

Chair Peck asked Counsel Balkin whether action should be deferred until the two lots are combined. Counsel Balkin responded that the applicants are unlikely to pursue combining the lots unless the requested relief is granted.

Rachel Zhou confirmed that combining lots 334 and 335 would not resolve the 14.5-foot rear yard non-conformity. Only the proposed pool house would meet the updated yard requirements, since the rear yard remains unchanged regardless of whether the two lots are combined.

Sam Speer suggested eliminating one garage to reduce the pool house to one-story and comply with size limits. Quentin Williams explained this wouldn't work because they need both garages and the second-story living space.

Christina Peck opened the public hearing.

Ken Decker supported the project as it would improve property values but expressed concern about placing a two-story structure on a slab originally designed for one-story. Quentin Williams noted that instead of using two-by-fours, he went with two-by-sixes to make it sturdier.

Commented in opposition, via email prior to the meeting: Concerned Citizen (received 11-30-2025)

Christina Peck closed the public hearing.

Chair Peck clarified that the applicant is seeking two separate variances: one for reconstructing the main house with reduced setbacks and one for the oversized pool house. Chair Peck suggested the board should consider these as two separate motions due to the distinct issues involved.

Chair Peck asked for a motion to reconstruct and enlarge non-conforming structures, subject to combining the two lots into one.

Motion to approve: Sheila Lewis; seconded by Robert Douglas
Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)
Nay: 0

Chair Peck then asked for a motion on the request an exception to construct an accessory structure that is greater than 1,000 sf in area subject to the lot combination approval.

Motion to approve with condition: Sheila Lewis; seconded by Robert Douglas
Yea: 3 (Sheila Lewis, Robert Douglas, Christina Peck)
Nay: 2 (Braden Jones, Sam Speer)

Motion passed and V-25-0100 was approved with the following conditions:
Condition: Contingent upon combination of Lots 334 and 335, the proposed pool house will be evaluated as an accessory structure under Sec. 7:9.5.1.

5. Other Business

a. Re-adopt 2026 Meeting Calendar for Board of Adjustment

Motion to approve: Sam Speer; seconded by Robert Douglas
All in favor, motion passed and 2026 Meeting Calendar was adopted.

b. **Elect 2026 Chair and Vice Chair**

Christina Peck was elected as Chair and Sam Speer was elected as Vice Chair for 2026.

6. General and Public Comments

a. **CRPC and Ethics Training:** Christina Peck, Sam Speer, and Robert Douglas completed the mandated four-hour training provided by the Capital Region Planning Commission (CRPC) on November 8, 2025. This training fulfills the obligations outlined in Louisiana Act 859 and Revised Statute Title 33, Section 103.1. All board members are reminded that ethics training is required to be completed by the end of the year.

b. **Comprehensive Plan:** Bryant Dixon announced that focus groups and a placemaking talk with Jeff Speck will take place on December 4th. A zoning workshop is scheduled for December 15th, followed by planning commission training on December 16th.

7. Adjournment. Robert Douglas moved to adjourn; Sheila Lewis seconded. Without objection, the meeting was adjourned at 5:42pm.