



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, May 5, 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 6:44pm.

2. Roll Call

Commissioners Present

Billy J. Aguillard, Chair
Jason McAllister
Bobby McKey
Laurie Nelson Marien
Travis Thornton, Vice
Chair

Commissioners Absent

Others Present

Melissa Guilbeau, Interim
Planning Director
Rachel Zhou, Planner
Justin Dupuy, Floodplain
Administrator
Scot Byrd, Program Director
Mark Balkin, counsel

3. Minutes. Marien moved to approve the April 7, 2025 minutes; Thornton seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **Z25-03 A1 to LC3 on Perkins Rd:** This 2.99-acre property is located at 12663 Perkins Road on Tract D-2 of the Louis B. Kleinpeter property, in Sec. 55, T8S-R1E, GLD, EBR. The applicant requests zoning change from the A1 (Single Family Residential) to the LC3 (Light Commercial Three) Zoning District. (Applicant: Jack Warner, on behalf of St Margaret's Episcopal Church of Baton Rouge)

Applicant Jack Warner presented the zoning change request, citing the need to expand the building and to host more cultural events in the future.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Thornton; seconded by Marien
All in favor, motion passed and Z25-03 was recommended for approval.

- b. **Z25-04 R to GOL on Perkins Road:** This approximate 11-acre property is located at 17240 Perkins Road on a portion of Lot 10-A-1-A and a portion of Lot X-3 of the Highland Road Acres Property, in Sec. 56, T8S-R2E, GLD, EBR. The applicant requests to rezone from the R (Rural) to the GOL (General Office Low Rise) Zoning District. (Applicant: Lance Hahn & Lance Bourgeois, on behalf of the Church of the Highlands)

Will Adams, broker with Beau Box Commercial Real Estate, representing the applicant, presented the zoning change request and explained the purpose was to align the zoning with the front portion of the property, which is already zoned GOL.

Commissioner Marien questioned whether the subject property was for sale. Will Adams clarified that only the current GOL-zoned portion is for sale.

Chair Aguillard opened the public hearing.

Alicia Cavell spoke in opposition, citing concerns about traffic in the area.

Heather Brown spoke in opposition, citing concerns about drainage and flooding.

The Commission received public comments in opposition prior to the meeting from Alicia Cavell, Amy Tolivar, Heather Brown, Jason and Lacy [last name not provided], Janice Gold, Matthew Randall, Harold Pittman, Vincent R. Zebeau, Jr., William Sussmann.

Will Adams clarified that the rezoning request was to provide future flexibility from an evaluation perspective, rather than serve an immediate development plan.

Interim Planning Director Guilbeau confirmed that no Conditional Use Permit exists on site; the existing church is considered a nonconforming use. She also discussed with the Commission the site's future land use designation and that of nearby properties.

Michael Lala spoke in opposition, concerning the absence of a clear development plan.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Thornton; no second received.

Motion failed and Z25-04 did not receive a Zoning Commission recommendation.

- c. **Z25-05 R to NO on Director Drive:** This 0.77-acre property is located at 7935 Director Drive on Lot A-1-A of the Old Jefferson Property, in Sec. 51, T8S-R2E, GLD, EBR. The applicant requests to rezone from the R (Rural) to the NO (Neighborhood Office) Zoning District. (Applicant: Harry Mitchell, Jr, on behalf of James Morrison, III)

James Morrison presented the request, stating the rezoning is intended to accommodate a proposed addition to a church building.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Marien; seconded by Thornton
All in favor, motion passed and Z25-05 was recommended for approval.

- d. **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.

Interim Planning Director Guilbeau summarized the proposed changes to both zoning and land use regulations. She and Mark Balkin discussed the amendments in detail.

Chair Aguillard proposed removing Reception Hall with alcohol as a permitted use in the Rural zoning district.

Chair Aguillard opened the public hearing.

Kevin Kimball, owner of Little Village restaurant, spoke in opposition.

Megan Klock, Director of Operations of Ruffino's Restaurant, spoke in opposition.

Councilmember Maxx Himmel spoke in opposition.

Chair Aguillard closed the public hearing.

Mark Balkin clarified the intent of the amendments and responded to multiple questions from the Commission.

The Commission requested a workshop for further discussion.

Motion to defer: McAllister; seconded by Marien
Yea: 5 (Thornton, Marien, Aguillard, McAllister, McKey)
Nay: 0

Motion passed and T25-04 & Z25-06 was deferred to June 2, 2025 meeting.

5. Other Business:

- a. Adopt revised Rules of Procedure

Motion to adopt: Marien; seconded by Thornton

All in favor, motion passed. Revised Rules of Procedure were adopted.

- b. Receive Correction of Non-Substantive Errors to the UDC dated April 11, 2025
The Commission acknowledged receipt of the corrections.

6. General and Public Comments: None

- 7. **Adjournment.** Thornton moved to adjourn; McKey seconded. Without objection, the meeting was adjourned at 7:48pm.