



City of St. George, Louisiana
Zoning Commission
Minutes

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

1. Call to Order. Billy J. Aguillard called the meeting to order at 6:25pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Others Present

Melissa Guilbeau, Interim
Planning Director
Rachel Zhou, Planner
Mark Balkin, counsel

3. Minutes. Laurie Nelson Marien moved to approve the December 2, 2024 minutes; Jason McAllister seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **CU24-01 Conditional Use Permit at 6742 W. Achord Road:** This 1.62-acre property is located on the west side of W. Achord Road near Sweet Olive Avenue, Lot B-2-A-1, Achord, Joseph Young & Bertha W. Achord Tract, Section 34, T7S R2E GLD, EBR, LA. The applicant requests a conditional use permit for a new flag lot in the subdivision of one lot into two (S24-03-F) in the R Rural Zoning District. (Applicant: L&L Land Surveying, Inc, for Racheal Coffin and Matthew Coffin)

Racheal Coffin, property owner, presented the intent of the request.

Billy Aguillard noted that staff recommended denial of the request.

Melissa Guilbeau confirmed the denial recommendation, stating that the creation of this flag lot will result in two lots that do not meet the minimum lot width required for private sewer treatment. Staff had previously discussed alternative solutions with the applicant.

Stephanie Phillips, St. George Director of the Department of Development, stated that potential solutions regarding the sewer situation may exist but may require coordination with the owners of surrounding properties.

The Commission discussed deferral options with the property owner.

Motion to defer CU24-01 for 60 days: Laurie Nelson Marien; seconded by Jason McAllister

Without objection, the motion passed and CU24-01 was deferred to the March 10, 2025 meeting.

- b. **CU24-02 Conditional Use Permit for Acacia Church:** This 3.13-acre property is located at 10051 Siegen Ln on Tract C-1 and Lots 251, 252, 253, & 254 (proposed Tract C-1-A, Case No. S24-06-F), Quail Ridge Subdivision, in Section 38, T8S, R1E, GLD, EBR, LA. The applicant requests a conditional use permit to construct a new building and additional parking for an existing religious institution in the R Rural, A2 Single Family Residential, and A2.1 Zero Lot Line Zoning Districts. (Applicant: MR Engineering & Surveying, LLC, for Acacia Church)

Chad Stevens, representing MR Engineering & Surveying LLC, presented an overview of the proposal, including details in parking, lighting, drainage, traffic impact, and landscaping.

Jason McAllister inquired about the sanctuary's seating capacity in relation to parking provisions.

Russel Cripps, pastor of Acacia Church, addressed the question and explained the proposed building's intended functions.

Motion to approve on the condition that all technical requirements and DRC comments are addressed before issuance of any permits: Laurie Nelson; seconded by Travis Thornton.

Yea: 5 (Aguillard, McAllister, McKey, Marien, Thornton)

Nay: 0

Motion passed and CU24-02 was recommended for approval with conditions.

- c. **Z24-02 R and C2 to HC1 or HC2 on Perkins Road:** This 6.81-acre combined property is located at 16251 Perkins Road on Tract B and Tract F of the JOHNSON, LEE & MARY TRACT, in Sec. 61, T8S-R2E, GLD, EBR. The applicant requests to rezone from the Rural (Rural) and C2 (Heavy Commercial) to the HC1 (Heavy Commercial One) or HC2 (Heavy Commercial Two) Zoning District. (Applicant: Picou Brothers Construction Company, LLC, on behalf of New Land Holdings, LLC)

Richard Picou, owner of Picou Brothers Construction, stated the rezoning aims to permit a new office building and accessory structures.

Motion to recommend approval of rezoning to HC1: Travis Thornton; seconded by Jason McAllister

Yea: 5 (Aguillard, McAllister, McKey, Marien, Thornton)

Nay: 0

Motion passed and Z24-02 was recommended for approval of rezoning to HC1.

5. Other Business

- a. Elect 2025 Vice Chair. Without objection, Travis Thornton was elected 2025 Vice Chair of Planning & Zoning Commissions.

6. General and Public Comments: None.

7. Adjournment. Laurie Nelson Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:49pm.