



City of St. George, Louisiana
Planning Commission
Minutes

Monday, May 5, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order and Pledge of Allegiance. Billy Aguillard called the meeting to order at 6:00pm.

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

4. Public Hearing

a. **S25-03-P Preliminary Plat for University Club Plantation 12th Filing:** This 39.88-acre property is located south of Memorial Tower Dr and north of Reveille Ave, on Tract F-7, Woodstock Plantation, in Secs. 46, 47, & 52, T8S-R1E, GLD, EBR, LA. The applicant requests a preliminary plat to subdivide one tract into 56 developable lots, 2 greenspace lots, and 1 lot with a private retention pond, with new public streets with sidewalks and subsurface drainage, and public sewer lines, in the R (Rural) Zoning District. (Applicant: Joseph Yarbrough, CSRS, on behalf of Woodstock Plantation East, LLC) *Staff requests deferral to June 2, 2025 to complete its technical review. No staff report provided at this time.*

Action taken with S25-04-P.

b. **S25-04-P Preliminary Plat for University Club Plantation 13th Filing:** This 57.74-acre property is located north of Audubon Lakes Dr, Memorial Tower Dr, and Purple Martin Ct, and south of Harveston Way, on Tract R-2-A-1-B-2-A, Woodstock Plantation, in Secs. 45 & 52, T8S-R1E, GLD, EBR, LA. The applicant requests a preliminary plat to subdivide one tract into 74 developable lots, 6 greenspace lots, and 3 lots each with a private retention pond, with new public streets with sidewalks and subsurface drainage, public sewer lines, and a street connection to the north, and revoking portions of an existing right-of-way and an existing drainage servitude, in the R (Rural)

Zoning District. (Applicant: Joseph Yarbrough, CSRS, on behalf of Woodstock Plantation East, LLC) *Staff requests deferral to June 2, 2025 to complete its technical review. No staff report provided at this time.*

Motion to defer S25-03-P and S25-04-P: Thornton; seconded by Marien

All in favor, motion passed. S25-03-P and S25-04-P were deferred to June 2, 2025.

- c. **S25-05-F Subdivision with a flag lot at 11465 and 11557 Honore Lane:** This 4.503-acre property is located on the north side of Honore Ln east of Siegen Ln, on Lot-Y, W. W. Pecue Tract, in Sec. 48, T8S-R2E, GLD, EBR, LA. The applicant requests approval of a preliminary/final plat to subdivide one lot into three, including one new flag lot, in the M1 Light Industrial, B Off-Street Parking, and C1 Light Commercial Zoning Districts. (Applicant: Kelvin Tillotson)

Kelvin Tillotson, property owner and applicant, presented the request.

Chair Aguillard proposed a condition for approval: to dedicate a 6ft public sidewalk servitude across the three proposed lots to accommodate a future 5ft sidewalk when required upon development of Lot Y-1.

Kelvin Tillotson agreed to the proposed condition.

Chair Aguillard opened the public hearing.

Councilmember Maxx Himmel spoke in support of the subdivision request and requested clarification on the proposed condition.

Chair Aguillard closed the public hearing.

Motion to approve with condition: Thornton; seconded by McKey

Without objection, motion passed. S25-05-F was approved with the stated condition.

- d. **S25-06-F Subdivision at 4635, 4645, 4667 and 4733 Floynell Drive:** This 3.51-acre combined property is on the east side of Floynell Dr north of Oliphant Rd, and is comprised of Lots 642-645 (inclusive), Jefferson Terrace Subdivision, in Sec. 58, T7S-R1E, GLD, EBR, LA. The applicant requests approval of a preliminary/final plat to subdivide four lots into six in the A1 Single Family Residential Zoning District. (Applicant: Phillip Thomas, on behalf of JJKK Investments, LLC)

Chair Aguillard recused himself from the discussion and voting.

Phillip Thomas, the applicant, and Brian Aguillard, civil engineer, presented the request.

Vice Chair Thornton opened the public hearing.

Eddie Pleasant spoke in opposition and submitted a written comment in opposition prior to the meeting.

Pat Rusk spoke neutrally regarding the lot configuration, but expressed concerns on flooding and drainage, emphasizing the need to clean ditches abutting the subject property.

Tim Mercer, Jefferson Terrace Civic Association President, spoke in opposition, citing concerns of flooding of older houses, and questioning the maintenance of the drain.

Paul Duffy spoke in opposition, citing concerns about drainage and lot width.

Monty Mcnutt requested city officials to ensure the flooding problem does not worsen through careful review of stormwater management.

Angela Dibenedetto Ledbetter spoke in opposition citing concerns about flooding old houses.

Commissioner McKey inquired about the developer's responsibility to clean and maintain the ditch and the proposed detention pond.

Brian Aguillard clarified that the pond is a fill mitigation pond, not a detention pond, and that a Stormwater Management Plan is not required for this subdivision request. The ditch in the public servitude is in the jurisdiction of EBR.

Vice Chair Thornton questioned drainage design. Brian Aguillard clarified that drainage design is not required, and he was involved in this project for fill mitigation only.

Commissioner Marien sought further clarification on the pond and the lot width, and confirmed with the public that their concerns centered on both drainage and density.

Vice Chair Thornton closed the public hearing. The Commission had further discussion.

Justin Dupuy provided staff comments, confirming that drainage design is not required, and that the applied-for disturbance permit has not yet been granted.

Motion to deny: Marien; seconded by McAllister

Yea: 4 (Thornton, Marien, McAllister, McKey)

Nea: 0

Motion passed and S25-06-F was denied.

- e. **S24-09-F-REV1 Dedication of New Servitudes at 15673 & 15775 Old Perkins Road:** These combined 25.61-acre properties are comprised of Tracts A-1-A and 10-B-2-A-1-B-1-A, Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA. The applicant requests to dedicate new public sidewalk servitude and private drainage servitude

across both lots. (Applicant: Brian Aguillard, PE, PLS on behalf of Continental Enterprises, LLC)

Chair Aguillard recused himself from the discussion and voting.

Brian Aguillard presented the request and provided the staff planner with a revised plat showing sidewalk servitude dedicated across both lots.

Vice Chair Thornton opened the public hearing. No one spoke.

Vice Chair Thornton closed the public hearing.

Motion to approve: Marien; seconded by McKey

Yea: 4 (Thornton, Marien, McAllister, McKey)

Nea: 0

Motion passed and S24-09-F-REV1 was approved.

- 5. Adjournment.** Marien moved to adjourn; McKey seconded. Without objection, the meeting was adjourned at 6:44pm.