



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, June 2, 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 7:35pm.

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 May 5, 2025 and May 21, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

a. **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. (Deferred from 5/5/2025)

Motion to defer: Laurie Marien; seconded by Travis Thornton

All in favor. Motion passed and T25-04 & Z25-06 were deferred to the July 7th meeting.

b. **CU25-02 Conditional Use Permit for the Dunham School Early Childhood Center:** This 10.18-acre property is located at 9611 Siegen Ln, between Briar Hollow Dr and Natchez Ct, on Tract B of the Elizabeth S. Warrick Property, in Sec. 38, T8S, R1E, GLD, EBR, LA. The applicant requests a conditional use permit to add a new use of an Educational Institution in the A2 (Single Family Residential) Zoning District. (Applicant: The Dunham School, on behalf of The Chapel on the Campus, Inc)

Grady Hazel, CFO of the Dunham School, presented the request.

Public hearing opened:

Spoke in neutral: Cheryl Payne, HOA President of Natchez Trace Subdivision, provided additional information regarding the use of the football stadium and traffic conditions in the area.

Public hearing closed.

Staff Comment: Justin Dupuy summarized the findings of the Traffic Impact Analysis (TIA) and the requirement for a Circulation Plan.

Motion to recommend approval with condition: Laurie Marien; seconded by Travis Thornton

All in favor. Motion passed and CU25-02 was recommended for approval with the following condition:

The applicant shall submit an updated Circulation Plan to the satisfaction of the Engineering Department.

5. Other Business:

Mark Balkin stated that the next meeting will include a request for a one-year extension of the moratorium on new billboards.

6. General and Public Comments: None

7. Adjournment. Travis Thornton moved to adjourn; Laurie Marien seconded. Without objection, the meeting was adjourned at 7:53pm.