



City of St. George, Louisiana
Planning Commission
Minutes

Monday, July 7, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

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

2. Roll Call

Commissioners Present

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

Commissioners Absent

Bobby McKey

Others Present

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

3. Minutes. Thornton moved to approve the May 29, 2025 and June 2, 2025 minutes; Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **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) (Deferred from 5/5/2025 and 6/2/2025)

Erik Piazza, representing the owner, explained that the project meets city code, includes drainage protections and a landscape buffer, and will not issue occupancy permits until a second entrance is built to address traffic concerns.

Chair Aguillard opened the public hearing.

Resident Elizabeth Walbom asked the council to deny flood study for proposed wetland development.

Resident Rachel Walbom warned that the flood study could lead to irreversible wetland damage, reduced property values, and increased flood risk.

Resident Alex Walbom stated a flood study might lead to development that harms wetlands and causes flooding.

Resident Beau Olinde warned of increased traffic and decreased property values.

Resident Brenda Sir expressed frustration that people paid for a roundabout they can't use yet, and was surprised the developer controls the HOA instead of the residents.

Chair Aguillard closed the public hearing.

Motion to approve with condition: Marien; seconded by Thornton.

Yea: 3 (Thornton, Marien, Aguillard)

Nea: 1 (McAllister)

Motion passed and S25-04-P was approved with the following conditions:

1. Certificates of occupancy will not be issued until the second access connection at Harveston Way and construction of the roundabout at the intersection of Harveston Way and Bluebonnet Blvd are completed and open to the public.

b. **S25-09-F Subdivision of Tr. A-1-A-3-A-4 and Tr. A-1-A-3-B-1, Russell Long**

Property: This 16.04-acre combined property is located on the north side of Airline Hwy near Village Market St through to Antioch Rd, between 14640 Village Market St and 14500-15000 Airline Hwy, in Sec. 52, T8S-R2E, GLD, EBR, LA. The applicant requests to subdivide two lots into three in the PUD-4-09 Long Farm Zoning District. (Applicant: Russell Mosely, Mosely Development Company, Inc)

Matthew Weems, representing the applicant, presented the subdivision requests and explained the intention to create a commercial retail development on one of the proposed new lots.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Marien; seconded by Thornton.

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

Nea: 0

Motion passed and S25-09-F was approved.

c. **PUD-4-09-D2 Final Development Plan for Long Farm C4 Retail on Airline Hwy:**

This 1.236-acre property is proposed Tract A-1-A-3-A-4-A, Russell Long Property (S25-09-F), in Sec. 52, T8S-R2E, GLD, EBR, LA. The applicant requests a Final Development Plan to construct a 10,200 sq. ft. commercial/restaurant/retail building with associated parking and access drives in a single phase in the PUD-4-09 Long Farm Zoning

District. (Applicant: John Thompson, Duplantis Design Group, on behalf of Mosely Development Company, Inc)

Matthew Weems, representing the applicant, presented the request.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Thornton; seconded by Marien.

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

Nea: 0

Motion passed and PUD-4-09-D2 was approved.

d. **S25-10-F & S25-11-P Subdivision of Tract C-1-B-1-A, Merritt McDonald Property:**

This 21.468-acre property is located at the end of N. Stately Oaks Dr through to Perkins Rd, between 15680 and 15958 Perkins Rd, in Sec. 68, T8S-R2E, GLD, EBR, LA. The applicant requests: 1) a preliminary/final plat to subdivide one lot into two (S25-10-F) in the R Rural and C2 Heavy Commercial Zoning Districts; and 2) a preliminary plat to subdivide one of the two proposed new lots (12.0 acres) into 31 developable and two common area lots, new public streets, public sewer lines, and relocate an existing sewer force main and its servitude (S25-11-P) in the proposed A2 Single Family Residential Zoning District (Z25-08). (Applicant: Mickey L. Robertson, MR Engineering & Surveying LLC, on behalf of Henry McDonald LLC) *Staff requests deferral to August 4, 2025 to complete its technical review for traffic. No staff report provided at this time.*

Mickey Robertson presented the application, and outlined a list of items the developer proposed to provide as part of the Majestic Oaks 2nd Filing.

Justin Dupuy, Floodplain Administrator, stated that the Engineering Department is currently reviewing traffic data received last week, including information from the MoveBR project in East Baton Rouge and our own on-site traffic counts, and are awaiting completion of the full traffic study.

Chair Aguillard opened the public hearing.

Resident Daniel Landy expressed opposition to the proposed development due to serious safety concerns for children, especially related to increased traffic.

Resident Al Stevens, representing Majestic Oaks Home Owners Association, spoke in support of the development project.

Chair Aguillard closed the public hearing.

Motion to approve with conditions: Marien; seconded by Thornton.
Yea: 4 (Thornton, Marien, Aguiard, McAllister)
Nay: 0

Motion passed and S25-10-F & S25-11-P were approved with the following conditions:

1. The Traffic Impact Analysis (TIA) must return a satisfactory result confirming no adverse traffic impacts, or any comments provided must be fully addressed to the satisfaction of the Engineering Department.
2. The Majestic Oaks 2nd Filing subdivision will have:
 - 31 developable lots
 - No access to Perkins Road
 - Speed Bump (if allowed by DPW)
 - "Slow Children at Play" signs as allowed
 - License plate camera at Highland exit
 - Entrance sign at Highland
 - Construction must adhere to the noise ordinance
3. Zoning change of the proposed Tract C-1-B-1-A-1 from R and C2 to A2 (Z25-08) is approved by St. George City Council.

5. Adjournment. Thornton moved to adjourn; Marien seconded. Without objection, the meeting was adjourned at 6:52pm.