

**CITY OF ST. GEORGE**

BY COUNCILMEMBER HECK:

ORDINANCE NO. 2024-002

AN ORDINANCE TO CREATE A PLANNING COMMISSION, A ZONING COMMISSION AND BOARD OF ADJUSTMENTS AND TO ADOPT THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE AS THE INTERIM DEVELOPMENT CODE AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS, prior to the incorporation of the City of St. George, the properties within the unincorporated area were subject to the Unified Development Code for the City of Baton Rouge and Parish of East Baton Rouge (the “EBR-UDC”) and the related zoning map;

WHEREAS, the City of St. George seeks to protect the public health, safety and welfare of its citizens, property owners and businesses by continuing to regulate land uses within the City of St. George generally in a manner consistent with the status quo; and

WHEREAS, the City of St. George desires to adopt the EBR-UDC and zoning map currently in effect, with certain amendments, as an interim development code to regulate land use and development.

NOW THEREFORE, be it ordained by the Council of the City of St. George, State of Louisiana as follows:

**Section 1: Planning Commission**

Pursuant to La. R.S. 33:103, there is hereby created a municipal planning commission composed of five members appointed by the Mayor who shall be qualified voters of the City of St. George who shall serve without compensation. The initial Commission members shall serve staggered terms as follows:

- A. Two members shall serve terms of four years.
- B. Two members shall serve terms of five years.
- C. One member shall serve terms of six years.

The Planning Commission shall elect a chairperson and designate such other offices as it determines necessary for efficient operation. The term of the chairperson shall be one year, with eligibility for re-election. The Planning Commission shall hold at least one regular meeting in each month and shall adopt rules for the transaction of business. The Planning Commission shall keep a record of its resolutions, transactions, findings and determinations. The Planning Commission shall have the legal status and authority granted by law and by the ordinances of

the City of St. George.

After the expiration of an initial term, all subsequent terms for that seat shall be for four years. If a vacancy occurs other than by an expiration of term, the vacancy shall be filled by appointment for the unexpired term.

## **Section 2: Zoning Commission**

Pursuant to La. R.S. 33:106(D), there is hereby created a municipal zoning commission composed of the members of the Planning Commission who shall serve without compensation. The chair of the Planning Commission shall serve as the chairperson of the Zoning Commission which may designate such other offices it determines necessary for efficient operation. The Zoning Commission shall hold at least one regular meeting in each month separate from the Planning Commission. minutes and shall adopt rules for the transaction of business. The Zoning Commission shall keep a record of its resolution, transactions, findings and determinations. The Zoning Commission shall have the legal status and authority granted by law and the ordinances of the City of St. George.

## **Section 3: Board of Adjustments**

There is hereby created a Board of Adjustments composed of five members appointed by the Council who are landowners and qualified voters in the City of St. George who shall serve without compensation. The Mayor shall designate the terms of the initial members of the Board of Adjustments as follows:

- A. One member shall be appointed for one year.
- B. One member shall be appointed for two years.
- C. One member shall be appointed for three years.
- D. One member shall be appointed for four years.
- E. One member shall be appointed for five years.

After the expiration of an initial term, all subsequent terms for that seat shall be for five years. If a vacancy occurs otherwise than by an expiration of term, it shall be filled by appointment for the unexpired term.

## **Section 4: Interim Development Code**

The current EBR-UDC is hereby adopted as the “St. George Unified Development Code” (“St. George UDC”) in whole subject to the following amendments:

A. Wherever the EBR-UDC uses the term “City-Parish” said term shall read as “City of St. George”. Wherever the EBR-UDC uses the term “Metropolitan Council,” said term shall read as “St. George City Council.” Wherever the EBR-UDC uses the term “Mayor-President,” it read “Mayor” and shall mean the Mayor of the City of St. George. Any provision referencing an official, employee, commission, or departments of the City-Parish shall be read as the appropriate officers, employees, commissions, or departments of the City of St. George.

B. Notwithstanding any provision to the contrary in the St. George UDC, the St. George Council shall have only the authority to review subdivisions and appeals as permitted by law.

C. Notwithstanding any provision to the contrary in the St. George UDC, the Planning Commission, Zoning Commission and the Board of Adjustments shall have only the authority to perform duties permitted by law for the designated entity.

D. Notwithstanding any provision to the contrary in the St. George UDC, any proposed development of 15 or more residential units or proposed commercial development of ten or more acres must receive approval as a Planned Unit Development prior to the issuance of any permit.

E. Notwithstanding anything to the contrary in Section 16.7 of the St. George UDC, no new billboards shall be erected in the City of St. George for one year from the effective date of this Ordinance or from the completion of a study related to the placement of billboards within the City of St. George and passage of amendments to Section 16.7 of the St. George UDC, whichever occurs sooner.

**Section 5: Severability.**

If any provision of this Ordinance, or if the application of the provisions of this Ordinance to a particular property, building or other structure, is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.

**Section 6. Effective Date.** This Ordinance shall be effective upon publication.

Introduced before the Council on July 8, 2024.

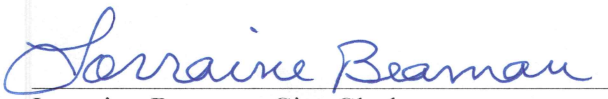
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Cook, Edmonds, Himmel, Monachello  
Against: None  
Absent: Ryan Heck

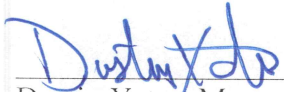
Adopted this 23<sup>rd</sup> day of July, 2024.

Signed this 25<sup>th</sup> day of July, 2024.

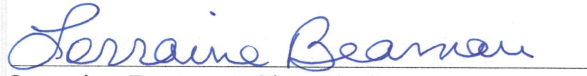
Delivered to Mayor on the 25<sup>th</sup> day of July, 2024:

  
Lorraine Beaman, City Clerk

Approved:

  
\_\_\_\_\_  
Dustin Yates, Mayor

Received from Mayor on the 25<sup>th</sup> day of July, 2024:

  
\_\_\_\_\_  
Lorraine Beaman, City Clerk

Adopted Ordinance published in *The Advocate* on the 9<sup>th</sup> day of August, 2024.