



City of St. George, Louisiana
Planning Commission
Minutes

Monday, August 4, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order and Pledge of Allegiance. Chair 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

Rachel Zhou, Planner
Joann Nguyen, Planning
Technician
Justin Dupuy, Floodplain
Administrator
Scot Byrd, Program Director
Mark Balkin, Counsel

3. Minutes. Thornton moved to approve the July 7, 2025 minutes; Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **S25-12-F Subdivision of Tract F-1, Jamestown at Old Perkins Property:** This 3.98-acre property is located at the corner of Jamestown Blvd and Pecue Blvd, in Sec. 49, T8S-R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into two, including one developable and one not buildable lot in the PUD-11-06 Jamestown at Old Perkins Zoning District. (Applicant: Brett D. Blanchard, P.E., L.S.I., Evans-Graves Engineers, Inc., on behalf of Tract F-1 Investments, LLC)

Brett Blanchard, representing property owner, stated that the proposal is a simple resubdivision within an existing PUD, with no site plan submitted, and the intent is to transfer the non-buildable tract to Jamestown Development, which maintains the retention pond.

Chair Aguillard asked the applicant if the retention pond serves the entire Jamestown development, including the residential properties located behind it.

Brett Blanchard stated that the pond is part of a system serving both residential and commercial areas, including the Jamestown tract. The system was designed to include Pecue Boulevard and manages both public and private water.

Chair Aguiard inquired whether there is an additional pond on the property related to drainage.

Brett Blanchard confirmed that the drainage system exists. He explained that five ponds serve the entire 108-acre developed area. The system is fully functional, has been consistently maintained, and there are no plans to modify the detention or drainage setup.

Chair Aguiard opened the public hearing.

Resident Joe Territo questioned whether the board could legally consider the subdivision without reviewing the entire PUD and was frustrated about being interrupted while raising a point of order.

Counsel Mark Balkin stated that while public comments are allowed, interrupting the meeting is not permitted under the Open Meetings Law.

Commissioner McKey asked the applicant whether Tract F-1 will remain designated for commercial use.

Brent Blanchard responded that there are no changes to the zoning and that the property remains part of the PUD.

Chair Aguiard closed the public hearing.

Motion to approve: Thornton; seconded by Marien.
Yea: 5 (Thornton, Marien, McAllister, McKey, Aguiard)
Nea: 0

Motion passed and S25-12-F was approved.

5. Adjournment. Marien moved to adjourn; Thornton seconded. Without objection, the meeting was adjourned at 6:18pm.