

**CITY OF ST. GEORGE**

BY COUNCIL MEMBER HIMMEL:

**ORDINANCE NO. 2026-003**

TO REZONE A 2.59-ACRE PARCEL, TRACT X-1 OF THE HARELSON PROPERTY, TO LC2 (LIGHT COMMERCIAL TWO) AND TO PROVIDE FOR RELATED MATTERS (14050 Tiger Bend Road)

WHEREAS, an application made on behalf of Power House Enterprises, LLC to rezone a 2.59 acre tract from the B1 (Transition), R (Rural), and NC (Neighborhood Commercial) zoning districts to the LC2 (Light Commercial Two) zoning district; and

WHEREAS, the split zoning of the parcel was the result of a consolidation of three lots into one lot in 2015; and

WHEREAS, the subject property is currently used for an approximately 10,800 sq. ft. commercial gym building and associated parking and the applicant has indicated its desire to construct an addition to the building and continue to operate the commercial gym; and

WHEREAS, nearby properties are zoned R (Rural), C1 (Light Commercial), NC (Neighborhood Commercial), and LC1 (Light Commercial One); and

WHEREAS, the proposed addition would cause the size of the building to exceed the LC1 building maximum, but the property and use will meet all use and bulk requirements (size, setbacks, etc.) of the LC2 zoning district; and

WHEREAS, a public hearing was held on January 5, 2026, before the City of St. George Zoning Commission, after which the Commission recommended granting the request to rezone the subject property to LC2.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana, as follows:

**Section 1: Subject Property.** The Subject Property is the parcel described in Exhibit A attached hereto and made a part hereof.

**Section 2: Rezoning.** The Subject Property is hereby rezoned from the B1 (Transition), R (Rural), and NC (Neighborhood Commercial) zoning districts to the LC2 (Light Commercial Two) zoning district to allow the construction and operation of an expanded commercial gym.

**Section 3: Conflicts.** The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the

foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of St. George, including any amendment thereto.

**Section 4: Severability.** If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, the other provisions shall remain in full force and effect.

**Section 5: Effective Date.** This ordinance shall be effective upon publication.

This ordinance having been submitted to a vote; the vote thereon was:

For: Cook, Dellucci, Edmonds, Himmel, Monachello, Murrell, Talbot

Against:

Absent / Abstaining / Recused:

Introduced on January 13, 2026 and adopted on January 27, 2026.

  
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Lorraine Beaman, City Clerk

Delivered to Mayor on January 28, 2026.

  
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Lorraine Beaman, City Clerk

Approved:

  
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Dustin Yates, Mayor

Received from Mayor on Feb 2, 2026

Ordinance published in The Advocate on the 3<sup>rd</sup> day of Feb, 2026

**EXHIBIT A**

TRACT X-1 OF THE HARELSON PROPERTY, IN SEC. 60, T7S, R2E, GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE, EAST BATON ROUGE PARISH, LOUISIANA