

CITY OF ST. GEORGE

BY COUNCIL MEMBER HIMMEL

ORDINANCE NO. 2024-022

ORDINANCE REZONING AN 18,426 SQ. FT. PARCEL WITH AN EXISTING OFFICE BUILDING FROM RURAL (R) TO LIGHT COMMERCIAL ONE (LC1) AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, an application has been made to rezone an approximate 18,426 sq. ft. parcel with an existing office building from R (Rural District) to LC1 (Light Commercial One);

WHEREAS, the property is located at 6441 Jones Creek Road on the northeast corner of the Jones Creek Road Tiger Bend Road intersections and also identified as East Baton Rouge Case No. 40-24;

WHEREAS, the area around the property includes properties used for commercial, office, and single and multi-family residential;

WHEREAS, a public hearing on the application was held before the City of St. George Zoning Commission on September 16, 2024;

WHEREAS, the Zoning Commission found that the rezoning was consistent with the East Baton Rouge Comprehensive Plan and compatible with the surrounding uses and zoning of nearby property and recommended the City approve the rezoning; and

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

Section 1:

The property identified in this Ordinance is legally described as: Lot 3-A-1-A-1 of Shenandoah View; Section 61, T7S, R2E, GLD, City of St. George, EBRP, LA.

Section 2:

The property is hereby rezoned LC1 subject to the terms and conditions set forth in this Ordinance.

- (a) The conditions to which this approval is subject:
 - (1) Nothing herein approves the consolidation of this parcel with any adjacent parcel or the expansion of the existing building footprint not in compliance with the requirements set forth in the Unified Development Code.

Section 3:

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 property is subject to the terms of all applicable Ordinances and regulations of the City of St. George, including any amendment.

Section 4: Severability

If any section, subsection, sentence, clause, or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 5: Effective Date

This Ordinance shall be effective upon publication.

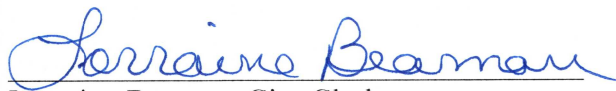
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Cook, Edmonds, Heck, Himmel and Monachello
Against: NONE

Adopted this 8th day of October, 2024.

Signed this 9th day of October, 2024.

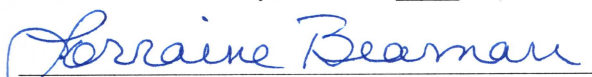
Delivered to Mayor on the 9th day of October, 2024:


Lorraine Beaman, City Clerk

Approved:


Dustin Yates, Mayor

Received from Mayor on the 9th day of October, 2024:


Lorraine Beaman, City Clerk

Adopted Ordinance published in *The Advocate* on the 28th day of October, 2024.