



City of St. George, Louisiana
Planning Commission
Minutes

Monday, June 2, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order and Pledge of Allegiance. Billy Aguillard called the meeting to order at 6:02pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Others Present

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

3. Minutes. Travis Thornton moved to approve the May 5, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

Motion to hear Item 4a last: Travis Thornton; seconded by Laurie Marien
All in favor. Motion passed and Item 4a was moved to the end of the agenda.

- b. **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) *Staff requests deferral to July 7, 2025 to complete its technical review. No staff report provided at this time.*

Motion to defer: Travis Thornton; seconded by Laurie Marien
Yea: 5
Nay: 0

Motion passed and S25-04-P was deferred to July 7th, 2025 meeting.

- c. **S25-07-F Subdivision of Lot A-1 of the Ernest Floyd Miller Estate Property:** This 3.36-acre property is located at 16212 Doyle Road, near the Tuscan Drive intersection in Section 3, T8S, R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into two in the R (Rural) Zoning District, with a sidewalk waiver. (Applicant: Stephen LaCour, L&L Land Surveying, on behalf of Mark Starks)

Stephen LaCour presented the requests.

Motion to approve subdivision and deny the sidewalk waiver: Travis Thornton;
seconded by Laurie Marien

Yea: 5

Nay: 0

Motion passed and S25-07-F was approved with the sidewalk waiver denied.

- a. **S25-03-P Preliminary Plat for University Club Plantation 12th Filing:** This 39.88-acre property is located south of Memorial Tower Dr and north of Reveille Ave, on Tract F-7, Woodstock Plantation, in Secs. 46, 47, & 52, T8S-R1E, GLD, EBR, LA. The applicant requests a preliminary plat to subdivide one tract into 56 developable lots, 2 greenspace lots, and 1 lot with a private retention pond, with new public streets with sidewalks and subsurface drainage, and public sewer lines, in the R (Rural) Zoning District. (Applicant: Joseph Yarbrough, CSRS, on behalf of Woodstock Plantation East, LLC) (Deferred from 5/5/2025)

Erik Piazza, representing the owner, presented the request. He outlined the case history and subdivision review process, noting that both drainage and traffic requirements meet the City of St. George's new standards, which are stricter than those of East Baton Rouge Parish. He emphasized the project as a by-right development and proposed a condition related to the construction of a turn lane extension, second entrance, and roundabout.

Commissioners requested additional clarification regarding the proposed condition.

Public hearing opened:

Spoke in opposition: Russel Honore, Marie Constanti, Philip Zimmerman, Virginia Lipscomb, Bob Bernhard, Ann Stone, Stephanie Kelleher, Steve Taylor, Lloyd Peever, Rhoman Hardy, Cortney Wagner, Brandon Romano, Melissa Love, Elizabeth Walbom, Beau Olinde, Will Thomas

Commented in opposition, via handwritten comment card during the meeting:
Lindsay Aldridge, Clay Wagner, Danny Miller, Jamie Taylor

Commented in opposition, via email prior to the meeting: Jennifer Thomas (*received 05/03/2025*), Paul Tschirky (*received 06/02/2025*)

Concerns expressed included: loss of wetlands and impacts to wildlife/environment, flooding and stormwater management, increased traffic and public safety, decreased

property values, perception of overdevelopment and false promises from the developer.

Spoke in support: Chase Pino, Bartley Bourgeois

Public hearing closed.

Erik Piazza responded to the public comments, addressing concerns related to wetlands, flooding, and the developer's use by right.

Commission further discussed the item with the applicant, staff, and legal counsel.

Motion to approve with condition: Laurie Marien; seconded by Travis Thornton

Yea: 3 (Thornton, Marien, Aguiard)

Nay: 2 (McAllister, McKey)

Motion passed and S25-03-P was approved with the following condition:

No Certificate of Occupancy shall be issued until the turn lane extension, second entrance (via Harveston Way), and roundabout at the intersection of Harveston Way and Bluebonnet Blvd, as described in the staff report distributed May 26, 2025, are all complete and open to the public.

5. Adjournment. Travis Thornton moved to adjourn; Laurie Marien seconded. Without objection, the meeting was adjourned at 7:34pm.