



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, January 5, 2026 immediately after Planning Commission (starts at 6:00pm)
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order. Billy Aguiard called the meeting to order at 6:17pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Others Present

Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Collin Lindrew, Senior Planner
Joann Nguyen, Planning
Technician
Mark Balkin, Counsel

3. Minutes. Travis Thornton moved to approve the December 1, 2025 and December 16, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **T25-04 & Z25-06 Alcohol Beverage Sales:** Amend Title 7 Unified Development Code to change how alcoholic beverage sales land uses are allowed; rezone all NC-AB, C-AB-1, and C-AB-2 property to other districts; and provide for related matters. (Deferred: 5/5/2025, 6/2/2025, 7/7/2025, 9/8/2025, 11/3/2025)

Mark Balkin stated that following several months of discussions with the Louisiana Restaurant Association, a proposal has been finalized and is ready to move forward.

Bryant Dixon explained that alcohol permits are currently permanent and tied to the property, enabling new businesses to sell alcohol without additional approval. The proposal would shift permits to the owner, requiring new businesses to seek approval to sell alcohol.

Chair Aguiard opened the public hearing.

Monty Mcnutt commended the proposal as an excellent idea that gives the commission and council control over alcohol sales.

Chair Aguiard closed the public hearing.

Motion to recommend approval by: Travis Thornton; seconded by Laurie Marien
Yea: Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguiard
Nay: 0

Motion passed and T25-04 & Z25-06 were recommended for approval.

- b. **Z-25-0100 B1, R & NC to LC2 at 14050 Tiger Bend Rd:** This 2.59-acre property is located on Tract X-1 of the Harelson Property in Sec. 60, T7S-R2E, GLD. The applicant requests to rezone from B1 Transition, R Rural and NC Neighborhood Commercial to LC2 Light Commercial Two Zoning District. (Applicant: Kevin Pearson, Louisiana Cheer Force, on behalf of Power House Enterprises, LLC)

Chair Aguillard asked whether the applicant was present. Bryant Dixon stated that the applicant was unable to attend but notified staff in advance, and the property was already scheduled for future site plan review to ensure consistency with surrounding properties.

Chair Aguillard asked whether staff supported the application, and Bryant Dixon confirmed that staff recommended approval.

Chair Aguillard stated a preference not to approve applications when the applicant is not present to speak. Bryant noted that staff has had extensive conversations with the applicant and the matter will still go to Council where additional concerns can be addressed.

Mark Balkin indicated this was a staff requested item. Bryant Dixon confirmed staff wanted to update the zoning to match the existing use, as it is currently used for commercial.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval by: Travis Thornton; seconded by Laurie Marien
Yea: Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard
Nay: 0

Motion passed and Z-25-0100 was recommended for approval.

5. Other Business:

- a. **Planning Commission Training:** Travis Thornton and Bobby McKey completed the mandated four-hour training provided by Villavaso & Associates on December 16, 2025. This training fulfills the obligations outlined in Louisiana Act 859 and Revised Statute Title 33, Section 103.1.

6. General and Public Comments:

- a. **Anticipated Deferrals:** Laurie Marien asked whether anticipated deferrals could be posted online for advance public notice. Bryant Dixon said staff would review the request and provide guidance later.

7. Adjournment. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:27pm.