

CITY OF ST. GEORGE

BY COUNCIL MEMBER MURRELL:

ORDINANCE NO. 2025-048

TO REZONE A 0.37-ACRE PARCEL DESIGNATED LOT X OF
THE JEFFAIRE COMMERCIAL PARK 1ST FILING, FROM
M1 (LIGHT INDUSTRIAL) TO LC1 (LIGHT COMMERCIAL
ONE) AND TO PROVIDE FOR RELATED MATTERS
(6650 Pecue Lane)

WHEREAS, an application made on behalf of East Baton Rouge Sewerage Commission (EBROSCO) to rezone a 0.37 acre parcel from the M1 (Light Industrial) zoning district to the LC1 (Light Commercial One) zoning district; and

WHEREAS, a portion of the subject property is currently used by EBROSCO for a sewer pump station with the other (northern) portion enclosed and used by the adjacent property owner as a parking lot; and

WHEREAS, EBROSCO wishes to sell the portion of the lot being used for parking by the adjacent property owner and filed an application to subdivide the subject property (Case No. S25-18-F); and

WHEREAS, the proposed (Lots X-1 and X-2) do not meet the M1 dimensional standards but comply with the LC1 minimum lot requirements as well as the use restrictions; and

WHEREAS, on October 6, 2025, the St. George Planning Commission approved the subdivision of the subject property subject to the grant of the rezoning application; and

WHEREAS, a public hearing was held on October 6, 2025, before the City of St. George Zoning Commission, after which the Commission recommended granting the request to rezone the subject property to LC1.

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 M1 (Light Industrial) zoning district to the LC1 (Light Commercial One) zoning district.

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 as follows:

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

Nays: None

Absent: None

Introduced on October 14, 2025 and voted on October 28, 2025.



Lorraine Beaman, City Clerk

Delivered to Mayor on Oct 29, 2025.



Lorraine Beaman, City Clerk

Approved:



Dustin Yates, Mayor

Received from Mayor on 30 October, 2025

Ordinance published in The Advocate on the 8th day of Nov, 2025

EXHIBIT A

LOT X OF THE JEFFAIRE COMMERCIAL PARK 1ST FILING, IN SEC. 57, T7S, R2E,
GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE, EAST BATON ROUGE PARISH,
LOUISIANA