



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, March 10, 2025 immediately after Planning Commission (starts at 6:00pm)
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order. Billy Aguillard called the meeting to order at 6:07pm.

2. Roll Call

Commissioners Present

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

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

4. Public Hearing

- a. **CU24-01 Conditional Use Permit at 6742 W. Achord Road:** This 1.62-acre property is located on the west side of W. Achord Road near Sweet Olive Avenue, Lot B-2-A-1, Achord, Joseph Young & Bertha W. Achord Tract, Section 34, T7S R2E GLD, EBR, LA. The applicant requests a conditional use permit for a new flag lot in the subdivision of one lot into two (S24-03-F) in the R Rural Zoning District. (Applicant: L&L Land Surveying, Inc, for Racheal Coffin and Matthew Coffin) (Deferred from 1/6/2025) *Due to recently approved UDC text amendments, this case no longer required a conditional use permit but instead required Planning Commission approval as a flag lot subdivision. Therefore, it was moved from the Zoning to the Planning Commission.*
- b. **SP24-02 Site Plan for SCOP Warehouses at 4505 Sherwood Common Blvd:** This 4.56-acre property is on the east side of Sherwood Common Blvd north of Studio Dr, and is comprised of Lot Y-1-A-1-A-1-A-1, Sherwood Common Office Park Property, in Sec. 50, T7S-R2E, GLD, EBRP, LA. The applicant requests a site plan to construct four new office/warehouse buildings totaling 75,600 sq. ft. and associated new parking areas in a single phase on an undeveloped site in the CW3 Commercial Warehousing Three Zoning District. (Applicant: MR Engineering & Surveying, on behalf of Sherwood Commons, LLC) (Deferred from 2/3/2025)

The Commission confirmed with staff that drainage and traffic comments had been resolved. Rachel Zhou and Justin Dupuy provided verification.

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

All in favor, motion passed and SP24-02 was approved with the following conditions:

1. No building permits will be issued until all technical requirements and DRC comments are addressed.
2. No building permits will be issued until sewer service is established through a permit with East Baton Rouge Parish.

c. **CU25-01 and V25-02 Conditional Use Permit with Waivers for Wireless**

Telecommunication Tower at 15755 Jefferson Hwy: This 56.55-acre property is located at 15755 Jefferson Hwy on Tr. A-1-B of the Russell Long Tract Property, in Sec. 52, T8S-R2E, GLD, EBRP, LA. The applicant requests a conditional use permit to add a wireless telecommunication tower in a leased portion of the property in the R Rural Zoning District, with a waiver to increase the maximum height from 85 ft to 155 ft pursuant to Sec. 14.2.3.A and to the setbacks established in Sec. 14.2.3.B. The Zoning Commission has the authority to permit the height of wireless communication towers to a maximum of 300 ft under Sec. 5.1.1.A.6 and the setbacks under Sec. 5.1.1A.5. (Applicant: Baker Donelson, on behalf of AT&T)

Motion to defer: Travis Thornton; seconded by Laurie Marien

All in favor, motion passed and CU25-01 and V25-02 were deferred to the April 7, 2025 meeting.

d. **SP25-01 Site Plan for Ferguson Office/Warehouse at 15775 Old Perkins Road:**

This 7.125-acre property is on the north side of Old Perkins Road near Pentair Dr, and is comprised of Tract 10-B-2-A-1-B-1 and a portion of Tract A-1 (proposed Tract 10-B-2-A-1-B-1-A), of the Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA. The applicant requests a site plan to construct an office/warehouse building of 64,808 sq. ft., associated new parking areas and a laydown yard, in a single phase on an undeveloped site in the M1 Light Industrial Zoning District. (Applicant: Brian Aguillard, PE, PLS, on behalf of Continental Enterprises, LLC)

Motion to defer: Travis Thornton; seconded by Laurie Marien

All in favor, motion passed and SP25-01 was deferred to the April 7, 2025 meeting.

e. **T25-02 Outdoor Kitchens:** Amend Title 7 Unified Development Code to make outdoor kitchens a permitted accessory use, and provide for related matters.

Mark Balkin proposed one change to the text amendment: in the definition of outdoor kitchen, add "or structure" after "an area."

Motion to recommend approval with proposed change: Travis Thornton; seconded by Laurie Marien

All in favor, motion passed and T25-02 was recommended for approval with the change.

5. Other Business: None

6. General and Public Comments: None

7. Adjournment. Travis Thornton moved to adjourn; Bobby McKey seconded. Without objection, the meeting was adjourned at 6:13pm.