

**CITY OF ST. GEORGE**

**ORDINANCE NO. 2025 - 004**

TO REZONE TRACTS B AND F OF THE JOHNSON, LEE & MARY TRACT, SECTION 61, T8S, R2E GREENSBURG LAND DISTRICT (16251 PERKINS ROAD), FROM R AND C2 TO HC1 FOR CONSTRUCTION AND MAINTENANCE OF COMMERCIAL BUILDINGS AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, application has been made to rezone approximately 6.81 acres from R (Rural) and C2 (Heavy Commercial) zoning districts to either HC-1 (Heavy Commercial One) or HC-2 (Heavy Commercial Two) to permit the construction and maintenance of new commercial buildings at 16251 Perkins Road (Case No. Z24-02);

WHEREAS, the subject property, currently vacant, until recently contained multiple commercial buildings that existed prior to February 1998; and

WHEREAS, the area near the subject property is either vacant or being used for commercial and industrial uses and is zoned R, C2, M1, HC1, HC2, or LC1; and

WHEREAS, rezoning the subject property to HC-1 is consistent with the EBR Comprehensive Zoning Plan showing the property as Employment Center; and

WHEREAS, after a public hearing on January 6, 2025, the City of St. George Zoning Commission recommended rezoning the property to HC-1.

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

**Section 1: Property.** The property subject to this Ordinance is described in Exhibit A attached hereto.

**Section 2: Enactment.** The subject property is hereby rezoned from R (Rural) and C2 (Heavy Commercial) zoning districts to HC-1 (Heavy Commercial One) to permit the construction and maintenance of commercial buildings.

**Section 3: Conflicts.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. 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 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.

Approved by the Zoning Commission on January 6, 2025.

Ayes: Aguillard, McAllister, McKey, Marien, Thornton

Nays: None

Introduced to the City Council on January 14, 2025.

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

Ayes: Cook, Edmonds, Heck, Monachello

Nays: None

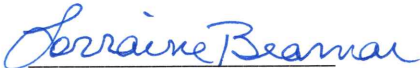
Absent: Himmel

Introduced on January 14, 2025.



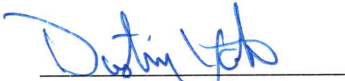
Lorraine Beaman, City Clerk

Delivered to Mayor on January 29, 2025.



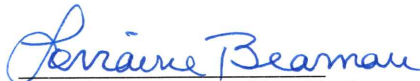
Lorraine Beaman, City Clerk

Approved:



Dustin Yates, Mayor

Received from Mayor on January 30, 2025.



Lorraine Beaman, City Clerk

Ordinance published in The Advocate on the 12<sup>th</sup> day of FEBRUARY, 2025.

**EXHIBIT A**

TRACTS B AND F, JOHNSON, LEE & MARY TRACT SECTION 61, T8S, R2E  
GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE EAST BATON ROUGE  
PARISH, LOUISIANA