



City of St. George, Louisiana  
**Planning Commission**  
**Minutes**

Monday, November 3, 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 6:01pm.

**2. Roll Call**

**Commissioners Present**

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

**Commissioners Absent**

Jason McAllister

**Others Present**

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

**3. Minutes.** Travis Thornton moved to approve the October 6, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **S25-20-F Exchange of Property at 16405 & 16525 Jefferson Hwy:** This combined 3.14-acre properties is comprised of Wesley Denham Tract of M.J. Germany Home Place and Tract A of the Heard Tract in Sec. 38, T8S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the R Rural Zoning District. (Applicant: Christopher Maestri, MR Engineering & Surveying, LLC, on behalf of 5A Property Holdings, LLC)

Chad Stevens described the property exchange, noting that it results in two lots consistent with the previously approved Conditional Use Permit.

Chair Aguillard asked about the original lot size, and Chad Stevens responded that it was 1.26 acres, with the newly proposed residential lot measuring 101 by 170 feet, totaling 17,170 square feet.

Chair Aguillard opened the public hearing.

Susan Hedrick opposed, citing concerns about poor property maintenance and its impact on safety and the rural character of the community.

Jessica Drago opposed, citing concerns about noise, late-night activities, increased traffic, parking difficulties, drainage issues, and impacts on privacy and quality of life in the rural neighborhood.

Joel Hedrick stated that the community had strongly opposed the original rezoning and noted that the property has remained in poor condition with no improvements since then.

Krista Andry opposed, stating the property has been poorly maintained and the event center would be unsafe and inappropriate for the area, suggesting residential development as a better option.

Chair Aguillard clarified that the current proposal is unrelated to the event center and focuses solely on subdividing a residential lot from the existing property.

Chad Stevens stated that the proposed residential lot complies with zoning regulations and that surrounding land uses are not exclusively rural.

Michael McDowell explained that the request is to separate the residential portion from the original conditional use permit, so it can be placed on its own lot, preventing multiple uses on one property.

Bobby McKey asked what the land would be used for if the event center does not move forward and whether it would remain zoned rural residential. Michael McDowell stated that the event center has an approved conditional use permit and building permit, and construction is about to begin.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton

Yea: 3 (Travis Thornton, Laurie Marien, Bobby McKey)

Nay: 0

Abstain: Billy Aguillard

Motion passed and S25-20-F was approved.

**5. Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:17pm.