



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

Monday, February 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**

Billy J. Aguillard  
Jason McAllister  
Bobby McKey  
Travis Thornton

**Commissioners Absent**

Laurie Nelson Marien

**Others Present**

Melissa Guilbeau, Interim  
Planning Director  
Rachel Zhou, Planner  
Justin Dupuy, Floodplain  
Administrator  
Mark Balkin, counsel

**3. Minutes.** Travis Thornton moved to approve the January 6, 2025 minutes; Bobby McKey seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **S24-07-F Subdivision for Harveston Village Phase 1:** This 372.9-acre property is on the northeast corner of Nicholson Dr and Bluebonnet Blvd, and is comprised of a portion of Tracts V, W, and X, Longwood and Burtville Plantation Property, in Sec. 44, T8S-R1E, GLD, EBRP, LA. The applicant requests approval of a preliminary/final plat to subdivide three tracts into six in the PUD Planned Unit Development (PUD-17-06) Zoning District. (Applicant: CSRS, LLC, on behalf of SLP Limited Liability Company)

Zach Schmidt, representing CSRS, presented an overview of the subdivision request.

Motion to approve: Travis Thornton; seconded by Jason McAllister

Yea: 4 (Aguillard, McAllister, McKey, Thornton)

Nay: 0

Motion passed and S24-07-F was approved.

- b. **S24-08-PF Subdivision at 12991 Highland Rd:** This 6.5-acre property is on the north side of Highland Rd west of Siegen Ln, and is comprised of Tracts A-1 and A-2, C, Russell Kleinpeter Property, in Secs. 37 & 50, T8S-R1E, GLD, EBRP, LA. The applicant requests approval of a preliminary/final plat to subdivide two tracts into four in the A1 Single Family Residential Zoning District. (Applicant: MR Engineering & Surveying, on behalf of LA BTR Highland Alpha, LLC)

Mickey Robertson, representing MR Engineering & Surveying LLC, presented the subdivision request and outlined modifications to the community sewer treatment plant to address neighbor concerns, including relocating the plant between internal lot boundaries and directing its effluent to Highland Road.

John Simmons spoke in opposition, citing sewer and ecological concerns.

Tom Easterly noted he discussed the community sewer plant with Mr. Robertson before the meeting and had no objections if agreed conditions were imposed.

The Commission discussed the conditions with the applicant.

Motion to approve with conditions: Travis Thornton; seconded by Bobby McKey  
Yea: 4 (Aguillard, McAllister, McKey, Thornton)  
Nay: 0

Motion passed and S24-08-PF was approved with the following conditions:

1. The private community sanitary sewage treatment plant shall have its effluent draining to Highland Road.
  2. The final plat shall not be recorded until a 20-foot access servitude from Highland Road is dedicated to provide legal access to the community sewage treatment plant for future maintenance.
  3. The private community sanitary sewage treatment plant shall be located between internal lot boundaries.
  4. A certified operator must be in charge of the community sanitary sewage treatment plant. The operator will hire third-party inspectors for annual inspections and submit copies of the reports to the City.
  5. The final plat shall not be recorded until the private sewer treatment plant has received all required approvals or permits, and is ready to be installed. If the final plat is recorded before such time, all four tracts shall be labeled as "not a building site."
  6. A note shall be added to the plat to further clarify that access to Highland Rd is restricted to one point for all four tracts, at a location at or further from Siegen Ln than the current driveway.
- c. **S24-09-F Exchange of Property, Revocation of Existing Wards Creek Servitude and Dedication of New Servitude at 15673 & 15775 Old Perkins Road:** These combined 25.61-acre properties are comprised of Tracts A-1 and 10-B-2-A-1-B-1, Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA. The applicant requests approval of a preliminary/final plat to exchange property between adjoining properties in the M1 Light Industrial Zoning District, revoke that portion of Wards Creek servitude that

traverses the properties, and dedicate new servitude. (Applicant: Brian Aguillard, PE, PLS on behalf of Continental Enterprises, LLC)

Billy Aguillard recused himself from the discussion and vote, and left the meeting for the duration of this case.

Brian Aguillard presented an overview of the exchange of property and explained the intent and justification for the revocation request for the servitude.

Motion to recommend approval of revocation and dedication servitude for Ward Creek: Travis Thornton; seconded by Bobby McKey

Yea: 3 (McAllister, McKey, Thornton)

Nay: 0

Motion passed and the request for revocation and dedication servitude for Ward Creek under S24-09-F was recommended for approval.

Motion to approve exchange of property with conditions: Travis Thornton; seconded by Jason McAllister

Yea: 3 (McAllister, McKey, Thornton)

Nay: 0

Motion passed and the request for exchange of property under S24-09-F was approved with the following condition:

1. The applicant may delay recording of the final plat until the revocation and dedication of the Ward Creek servitude have received all required approvals, and the updated servitude lines are marked on the final plat, at which time the Planning Director is authorized to accept the revised final plat for recordation.

- d. **S24-10-F Subdivision at 10748 Perkins Rd:** This 8.57-acre property is on the southwest corner of Perkins Rd and Greenbriar Hollow Dr, and is comprised of Tract A, Churches - Southminister Baptist Property, in Secs. 57, 70 & 71, T8S-R1E, GLD, EBRP, LA. The applicant requests approval of a preliminary/final plat to subdivide one tract into two in the A2.1 Zero Lot Line Zoning District. (Applicant: Michael Hunt, on behalf of First Baptist Church of Baton Rouge)

Michael Hunt resented the site history and subdivision request, stating there are no development plans for the subdivided lots.

Councilmember Steve Monachello noted the case had broad public attention. Councilmember Ryan Heck inquired about zoning.

Daniel Cadigan raised concerns about historical flooding and drainage issues.

Multiple residents sought clarification and expressed concerns about drainage, lot maintenance, tree preservation and future land use.

Motion to approve: Travis Thornton; seconded by Jason McAllister  
Yea: 3 (Thornton, Aguillard, McAllister)  
Nay: 1 (McKey)

Motion passed and S24-10-F was approved.

**5. Other Business:** None

**6. General and Public Comments:** None

**7. Adjournment.** Travis Thornton moved to adjourn; Jason McAllister seconded. Without objection, the meeting was adjourned at 6:48pm.