



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, October 6, 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 6:09pm.

2. Roll Call

Commissioners Present

Billy J. Aguillard, Chair
Jason McAllister
Laurie Nelson Marien
Travis Thornton, Vice
Chair

Commissioners Absent

Bobby McKey

Others Present

Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Joann Nguyen, Planning
Technician
Justin Dupuy, Floodplain
Administrator
Scot Byrd, Program Director
Mark Balkin, Counsel

3. Minutes. Travis Thornton moved to approve the September 8, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **SP25-05** Site Plan for Brookwood Storage at 11670 Airline Hwy: This 3.45-acre property is located on Lot E-1, Earl V. Wilkerson Tract, in Sec. 58, T7S-R2E, GLD, EBR, LA. The applicant requests a site plan to construct five self-storage buildings (totaling 53,211 sq. ft.) in the HC1 Heavy Commercial One Zoning District. (Applicant: Connor Glennon, Basin Engineering, on behalf of Daisy Hill Airline, LLC)

Connor Glennon provided background on the project, noting that the former storage facility has been demolished and will be replaced with five buildings, a rear detention pond, and concrete drives throughout the site.

Chair Aguillard asked whether fill material had been brought in to fill the holes left by the slabs and demolition. Danny Montelepre stated that approximately 3½ to 4 feet of fill would be required. The finished floor must be raised one foot above the base flood elevation, which he believes is 30 for the site, bringing the elevation to about 31. He noted that the previous buildings were situated at approximately elevation 27.

Chair Aguillard asked if mitigated fill was being used on a pond. Danny Montelepre responded that mitigated fill would be used during construction. They have only used existing site dirt to grade the area and eliminate holes and exposed footings.

Chair Aguillard opened the public hearing.

Rick Harrison, part owner of the Devonshire Apartments, expressed support for the project and emphasized the importance of proper drainage due to the flood-prone area, which houses over 100 families.

Chair Aguillard closed the public hearing,

Chair Aguillard asked if the mitigated fill plan involved removing all dirt, if the site had been zeroed out, and if any dirt was being hauled in or out. Danny Montelepre responded that some fill dirt would be brought in, but only above the base elevation of 30. He noted that the inundation level for the area is believed to be around elevation 28, so any fill added to the site would be placed above the current estimated flood inundation level.

Chair Aguillard then inquired about the street elevation in front of the property. Danny Montelepre replied that the street elevation is approximately 27.3 feet.

Chair Aguillard mentioned that the neighboring property has previously experienced stormwater and drainage issues during heavy rainfall and asked about the site's lowest elevation. Danny Montelepre indicated that the lowest point is at 27 feet and added that fill may be raised up to an elevation of 31 feet.

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

All in favor, motion passed and SP25-05 was approved with the following condition:

1. LADOTD approval of the proposed curb-cut location.
 2. Signage prohibiting on-site trash disposal must be posted throughout the site, at the time of building permit.
- b. **Z25-10** R to LC2 at 552 Highlandia Dr: This 1.14-acre property is located on Lot 36, Highlandia, in Sec. 57, T8S-R2E, GLD, EBR, LA. The applicant requests a zoning change from the R Rural Zoning District to the LC2 Light Commercial Two Zoning District. (Applicant: Brian Aguillard, B.M. Aguillard & Associates, on behalf of Neely Properties, LLC)

Brian Aguillard requested that the item be deferred to the November 3, 2025 meeting to allow more time to address concerns.

Motion to defer to November 3, 2025: Travis Thornton; seconded by Laurie Marien.

All in favor, motion passed and Z25-10 was deferred to November 3, 2025.

- c. **Z25-11** R to LC2 at 16645 Highland Rd: This 1.93-acre property is located on Lot C-1-A-1, Heritage Estates, in Sec. 61, T8S-R2E, GLD, EBR, LA. The applicant requests a zoning change from the R Rural Zoning District to the LC2 Light Commercial Two Zoning District. (Applicant: Mark Hebert, McKay Properties, LLC)

The applicant withdrew the request prior to the start of the meeting, and no further action was taken.

- d. **Z25-12** M1 to LC1 at 6650 Pecue Ln: This 0.37-acre property is located on the NW corner of Pecue Ln and Clay Cut Bayou, on Lot X, Jeffaire Commercial Park 1st Filing, in Sec. 57, T7S-R2E, GLD, EBR, LA. The applicant requests a zoning change from the M1 Light Industrial Zoning District to the LC1 Light Commercial One Zoning District. (Applicant: Geoff Wilson, Geoff Wilson Engineering and Surveying, LLC, on behalf of East Baton Rouge Sewerage Commission)

Conner Glennon noted that the rezoning is associated with application S25-18-F.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton; seconded by Laurie Marien.
All in favor, motion passed and Z25-12 was recommended for approval.

5. Other Business: None.

6. General and Public Comments: None.

7. Adjournment. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:23pm.