



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

Monday, February 2, 2026 at 6:00pm  
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order and Pledge of Allegiance.** Billy Aguillard called the meeting to order at 6:00pm.

**2. Roll Call**

**Commissioners Present**

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

**Others Present**

Bryant Dixon, Planning Director  
Melissa Guilbeau, Planning Consultant  
Rachel Zhou, Senior Planner  
Collin Lindrew, Senior Planner  
Joann Nguyen, Planning Technician  
Stephanie Phillips, Engineering Director  
Mark Balkin, Counsel

**Commissioners Absent**

None

**3. Minutes.** Travis Thornton moved to approve the January 5, 2026 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **S25-24-F Subdivision at Bayou Manchac Rd:** This 494.05-acre property is located on Lot V.M. Stone of Stone, Violet May Roseman Tract, in Sec. 60, T8S, R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into two in the R Rural Zoning District. (Applicant: Gabe Villavaso, Earles and Associates, LLC, on behalf of Rob Walker, Section 60, LLC) (Deferred: 12/1/2025, 1/5/2026)

Chair Aguillard noted the property is a large tract and the request is to separate about 1.5 acres in the southwest corner for a home. Rob Walker added the purpose of the request is to construct a retirement home.

Chair Aguillard opened the public hearing.

Monty McNutt recommended deferring the request until the end of the year so it could align with the future comprehensive plan.

Charles Perilloux expressed concern about past drainage problems and stressed that no development should proceed without a proper drainage plan for the site.

Travis Thornton asked for an update on the applicant's progress, including the status with Iberville Parish regarding the access. Rob Walker obtained the required permits in 2015, but the project faced several delays. The applicant says the permits were grandfathered in before Iberville's ordinance and plans to use a railcar bridge for the crossing.

Laurie Marien asked why staff needed to defer the item for ten months. Chair Aguillard explained the deferral was requested due to the ongoing access issues.

Bryant Dixon noted the project was pending Iberville Parish's permit approvals, as construction cannot proceed without established access. Chair Aguillard did not want to defer the item because it would trigger new zoning rules and require the applicant to redo the survey, so he supported approval.

Rob Walker explained he is awaiting on a letter, and Iberville Parish intends to approve the project, which will allow the crossing to move forward.

Chair Aguillard closed the public hearing.

Motion to defer to May 4, 2026: Laurie Marien; seconded by Travis Thornton

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

Nay: 2 (Jason McAllister, Billy Aguillard)

Motion passed and S25-24-F was deferred to May 4, 2026.

- c. **S-25-0100 Exchange of Property at 17262 and 17324 Tiger Bend Rd:** This 2.68-acre combined property is comprised of Tract A-1 and Tract A-2 of the Velma Pressler Denham Property in Section 62, T7S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the R Rural Zoning District. (Applicant: Morgan Barback, LandSource, Inc., on behalf of John Knox and Johden Properties, LLC)

David Patterson, representing the owner, presented the exchange of property request.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton

All in favor, motion passed and S-25-0100 was approved.

- d. **S-25-0108 Combination of Lots at 8687 Elliot Rd & 18031, 18041, 18071 Vignes Rd:** This 21.7-acre combined property is comprised of Lots A, B, A-6-1 & Eugene Wilson Tract being a portion of the Lee Denham Estate, in Section 2 & 11, T8S, R2E, GLD, EBR, LA. The applicant requests to combine four lots into three lots in the R Rural Zoning District. (Applicant: Michael Davis, LandSource, Inc., on behalf of Michael Wilson)

David Patterson, representing the owner, presented the combination of lots request.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Travis Thornton; seconded by Laurie Marien

All in favor, motion passed and S-25-0108 was approved.

- e. **S -25-0109 Exchange of Property at 17717 and 17719 Jefferson Highway:** This 2.18-acre combined property is comprised of Lot C-1-A and Lot C-1-B of the L.K. Mayfield Subdivision in Section 39, T8S-R2E, GLD, EBR, LA. The applicant requests an exchange of property between two lots in the R Rural zoning district. (Applicant: Edward Bradford, Bradford Engineering, on behalf of Dorian Robert)

Obie Watts, representing the owner, presented the exchange of property request.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton

All in favor, motion passed and S-25-0109 was approved.

- b. **S25-21-P Preliminary Plat at 7958, 8022 and 8044 Antioch Rd:** This 26.89-acre property is located on Lot E, Lot C-1-A-1-A, Lot B of the James A. Singleton Tract, in Sec. 4, T8S, R2E, GLD, EBR. The applicant requests a preliminary plat for the Haven subdivision, with 87 developable lots, six non-developable lots for greenspace and private detention ponds, 1 pump station tract, new public streets with sidewalks and subsurface drainage, and public sewer lines, in the R Rural Zoning District. (Applicant: Greg Bauer, Lynn Levy Land Company, LLC) (Deferred: 1/5/2026)

Bo Booty, representing the owner, stated that the applicant is requesting a 90-day deferral to continue working with the City of St. George on the project.

Chair Aguillard asked for clarification on the turn-lane comment, and Bo Booty explained that the turn-lane request led to the 90-day deferral and that no changes to the number of lots are planned.

Stephanie Phillips stated no response was received regarding the turn-lane comment. Bryant Dixon advised the Commission that granting a deferral would depend on the extent of the proposed changes, as some modifications could require additional site changes or constitute a different application.

Chair Aguillard asked whether the drainage comments had been addressed. Bryant Dixon stated that the drainage comments have not been addressed and no engineering updates have been received. Bo Booty explained that their drainage

comments showed approval, but St. George identified needed maintenance in Old Jefferson, leading to an agreed 90-day deferral for further assessment.

Travis Thornton asked staff what specifically still needs to be reviewed regarding drainage. Bryant Dixon explained that DPW found deficiencies in the surrounding drainage system due to deferred maintenance and recommended a deferral to allow a full assessment.

Chair Aguiard opened the public hearing.

Commented in opposition, via email prior to meeting: Bettina Black (received 1/30/2026), Mary Stewart (received 2/2/2026).

Spoke in opposition: Tom Patterson, Korey Ryder, Erica Phippen, Gil Brassard, Doug Daigle, Adrienne Rivera, Charles Perilloux, Sondra Richard, Monty McNutt, James Schexnaider, Max Himmel, Carla Schiarone, Robert Revel, Layton Langlois, John Bovard, Don Stewart.

Submitted written opposition via comment card (did not speak): Brenda Simoneaux, Carole Rewlet, Sharon Heins, Patricia Louque, Conner Shaunfield.

Chair Aguiard closed the public hearing.

Bobby McKey acknowledged the community's concerns regarding health, safety, and welfare, and stated that he would move to deny the request. Laurie Marien stated that the proposed development is overly dense and would lead to significant flooding, safety, and traffic issues.

Motion to deny: Bobby McKey; seconded by Laurie Marien

Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguiard)

Nay: 0

Motion passed and S25-21-P was denied.

**5. Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 7:17 pm.