



City of St. George, Louisiana
Planning Commission
Minutes

Monday, January 6, 2025 at 6:00pm
St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

1. Call to Order and Pledge of Allegiance. Billy J. Aguillard called the meeting to order at 6:08pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Others Present

Melissa Guilbeau, Interim
Planning Director
Rachel Zhou, Planner
Mark Balkin, counsel

3. Minutes. Laurie Nelson Marien moved to approve the December 2, 2024 minutes; Travis Thornton seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **S24-05-F Subdivision at 3373 Bluebonnet Blvd:** This 3.56-acre property is located at the southeast corner of Bluebonnet Blvd and Mayfair/Celtic Dr, Lot 39-B-1-A-1-B-1, Inniswold Estates, Section 100, T7S, R5E, GLD, EBR, LA. The applicant requests to subdivide one lot into two in the C2 Heavy Commercial Zoning District/Bluebonnet Boulevard Design Overlay District. (Applicant: Benchmark Group, LLC, for Ujjagar Investment, LLC)

Murray McCullough, representing the applicant Benchmark Group, presented an overview of the subdivision request.

Billy Aguillard inquired about the status of staff-level subdivision approval from the East Baton Rouge (EBR) CPPC since a portion of the property lies within the EBR jurisdiction. The applicant confirmed the submission of the subdivision application to EBR CPPC and indicated they will follow up on its status.

Motion to approve: Travis Thornton; seconded by Laurie Nelson Marien

Yea: 5 (Aguillard, McAllister, McKey, Marien, Thornton)
Nay: 0

Motion passed and S24-05-F was approved.

- b. **S24-06-F Combination of Lots at 10051 Siegen Ln:** This 3.13-acre property is located at the southeast corner of Siegen Ln and Quail Ridge Ave, and includes Tract C-1 and Lots 251, 252, 253, & 254, Quail Ridge Subdivision, in Section 38, T8S, R1E, GLD, EBR, LA. The applicant requests to combine five lots into one in the R Rural, A2 Single Family Residential, and A2.1 Zero Lot Line Zoning Districts. (Applicant: MR Engineering & Surveying, LLC, for Acacia Church)

Chad Stevens, representing the applicant MR Engineering & Surveying LLC, provided an overview of the subdivision request, explaining the intent and justification for combining the lots - to accommodate a new building and parking as part of the concurrent Conditional Use Permit application (CU24-02).

Billy Aguillard asked about the sites' ownership history.

Jacob Banker, owner of 13126 Quail Ridge Ave, raised concerns about living next to the proposed parking lot.

Laurie Nelson Marien inquired about the lighting plan for the parking lot.

Billy Aguillard inquired about the drainage plan.

A letter from Tracy Robinson was read aloud by Billy Aguillard, expressing opposition to the proposal concerning the noise generated from Acacia Church.

Chad Stevens addressed the above questions and concerns.

Motion to approve on the condition that all technical requirements and DRC comments are addressed before issuance of any permits: Travis Thornton; seconded by Laurie Nelson Marien.

Without objection, the motion passed and S24-06-F was approved with conditions.

5. Other Business: None.

6. General and Public Comments: None.

7. Adjournment. Laurie Nelson Marien moved to adjourn; Jason McAllister seconded. Without objection, the meeting was adjourned at 6:25pm.