

CITY OF ST. GEORGE

ORDINANCE NO. 2025 - 003

TO GRANT A CONDITIONAL USE PERMIT FOR CONSTRUCTION AND OPERATION OF A NEW BUILDING AND ADDITIONAL PARKING ON TRACT C-1 QUAIL RIDGE 1ST FILING & LOTS 251, 252, 253, & 254 QUAIL RIDGE 3RD FILING LOCATED IN SECTION 38, T8S, R1E, GREENSBURG LAND DISTRICT CONSOLIDATED AS: TRACT C-1-A QUAIL RIDGE SUBDIVISION IN SECTION 38, T8S, R1E, GREENSBURG LAND DISTRICT, IN R, A2 AND A2.1 WITH AN EXISTING RELIGIOUS INSTITUTION AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, application was been made for a Conditional Use Permit to allow the construction and operation of a new 12,440 sq. ft. church building and additional parking for an existing religious institution on properties located in R (Rural), A2 (Single Family Residential) and A2.1 (Zero Lot Line Residential) zoning districts on a 3.773 acre property on Siegen Lane south of Quail Ridge Avenue (Case No. CU24-02); and

WHEREAS, two existing church buildings and associated parking currently occupy the property, and applicant has indicated an intention to demolish the smaller (3,328 sq. ft.) existing building; and

WHEREAS, a concurrent application to combine the five separate platted lots into one lot was approved by the Planning Commission on January 6, 2025 (Case No. S24-06-F); and

WHEREAS, after a public hearing was held on January 6, 2025, before the City of St. George Zoning Commission, the Zoning Commission recommended granting the Conditional Use Permit subject to certain conditions.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana, as follows:

Section 1: The property subject to this Ordinance is described in Exhibit A attached hereto.

Section 2: A Conditional Use Permit is granted to allow the construction and operation of a new 12,440 sq. ft. church building and additional parking for an existing religious institution on the subject property subject to the terms and conditions set forth in this Ordinance. The documents which condition this approval are as follows:

Conditional Use Site Plan for CU 24-02 Acacia Church consisting of six sheets; Sheets 1 -5: Title Page, Existing Conditions, Site Plan, Circulation Plan, and Landscape Plan by MR Engineering & Surveying, LLC dated 12/20/2024 and Sheet 6: New Building Elevations by Le Architect, LLC dated November 2024.

Section 3: Notwithstanding the above documents, the Conditional Use Permit is further subject to the following conditions which shall be indicated on plans submitted for construction permits:

- A. The existing building to remain will be used solely as a children's church for 5th graders and below.
- B. The recordation of Map Showing Combinations of Lots Between Tract C-1 Quail Ridge 1st Filing & Lots 251, 252, 253, & 254 Quail Ridge 3rd Filing Into Tract C-1-A Quail Ridge Subdivision Located In Section 38, T8E, R1E, Greensburg Land District, City Of St. George, East Baton Rouge Parish, Louisiana
- C. All comments from the Development Review Committee.

Section 4: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Except for the foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of St. George, including any amendment thereto.

Section 5: Severability. If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 6: Effective Date. This ordinance shall be effective upon publication.

Approved by the Zoning Commission on January 6, 2025.

Ayes: Aguillard, McAllister, McKey, Marien, Thornton

Nays: None

Introduced to the City Council on January 14, 2025.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

Ayes: Cook, Edmonds, Heck, Monachello

Nays: None

Absent: Himmel


Lorraine Beaman, City Clerk

Delivered to Mayor on January 29, 2025.

Lorraine Beaman
Lorraine Beaman, City Clerk

Approved:

Dustin Yates
Dustin Yates, Mayor

Received from Mayor on January 29, 2025.

Lorraine Beaman
Lorraine Beaman, City Clerk

Ordinance published in The Advocate on
5th February 2025

EXHIBIT A

TRACT C-1 QUAIL RIDGE 1ST FILING & LOTS 251, 252, 253, & 254 QUAIL RIDGE 3RD FILING LOCATED IN SECTION 38, T8S, R1E, GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE EAST BATON ROUGE PARISH, LOUISIANA

Consolidated as:

TRACT C-1-A QUAIL RIDGE SUBDIVISION LOCATED IN SECTION 38, T8S, R1E, GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE EAST BATON ROUGE PARISH, LOUISIANA