



City of St. George, Louisiana
Zoning Commission
Minutes

Monday, November 3, 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 6:17pm.

2. Roll Call

Commissioners Present

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

Commissioners Absent

Jason McAllister

Others Present

Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Collin Lindrew, Senior Planner
Joann Nguyen, Planning
Technician
Justin Dupuy, Floodplain
Administrator
Mark Balkin, Counsel

3. Minutes. Travis Thornton moved to approve the October 6, 2025 minutes; Laurie Marien seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **T25-04 & Z25-06 Alcohol Beverage Sales:** Amend Title 7 Unified Development Code to change how alcoholic beverage sales land uses are allowed; rezone all NC-AB, C-AB-1, and C-AB-2 property to other districts; and provide for related matters. (Deferred from 5/5/2025, 6/2/2025, 7/7/2025, and 9/8/2025)

Motion to defer to January 5, 2026: Laurie Marien; seconded by Travis Thornton
Yea: Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard
Nay: 0

Motion passed and T25-04 & Z25-06 was deferred to January 5, 2026.

- 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) (Deferred from 10/6/2025)

Brian Aguillard stated the case had been deferred and that he had spoken with residents following the October meeting to discuss concerns related to the rezoning.

Chair Aguillard said the intent was to prevent tall buildings from affecting nearby homes.

Chair Aguillard asked whether LC2 zoning would allow construction of a 19,000 sq ft office-warehouse, noting that LC1 zoning limits building size to 15,000 sq ft.

Bryant Dixon confirmed that LC1 zoning allows a maximum building size of 15,000 sq ft, while LC2 zoning permits up to 75,000 sq ft.

Brian Aguillard stated that there is no intention to build a 75,000 sq ft structure; the goal is to rezone to LC2 in order to construct a building similar in size, height, and design to the adjacent property.

Vice Chair Thornton opened the public hearing. No one spoke.

Commented in opposition, via email prior to the meeting: Staci Tabor (received 9/27/2025), Djfy Finley (received 10/2/2025), Sally Hulseley (received 10/6/2025)

Vice Chair Thornton closed the public hearing.

Motion to recommend approval: Laurie Marien; seconded by Bobby McKey

Yea: Travis Thornton, Laurie Marien, Bobby McKey

Nay: 0

Abstain: Billy Aguillard

Motion passed and Z25-10 was recommended for approval.

- c. **Z25-13 C1 to LC2 at 4341 and 4355 Inniswold Rd:** This 1.23-acre property is located on Lot A and B of the Inniswold Estates Section 1 in Sec. 70, T7S-R1E, GLD. The applicant requests to rezone from C1 Light Commercial to LC2 Light Commercial Two Zoning District. (Applicant: William Rogers, Eagle Control Systems)

Brian Aguillard presented the request to rezone both properties to allow for an office/warehouse use.

Vice Chair Thornton opened the public hearing. No one spoke.

Vice Chair Thornton closed the public hearing.

Chair Aguillard asked if the existing office building is two stories and includes a warehouse, noting the presence of a roll-up door and the absence of a loading dock at the back.

Brian Aguillard confirmed that it is a two-story office building with some storage in the rear, a roll-up door at the back, and concrete along the side. He added that the building is located on the south side of Jefferson Highway, facing away from the road.

Motion to recommend approval: Laurie Marien; seconded by Bobby McKey
Yea: Travis Thornton, Laurie Marien, Bobby McKey
Nay: 0
Abstain: Billy Aguillard

Motion passed and Z25-13 was recommended for approval.

- d. **T25-09:** Amend Title 7 Unified Development Code to modify regulations for short-term rentals, and provide for related matters.

Bryant Dixon stated the update aims to enhance short-term rental regulations by creating a clear permitting process, which will give the City improved oversight of where these rentals are located and how they operate.

Chair Aguillard opened the public hearing. No one spoke.

Commented in opposition, via email prior to the meeting: Kelly Trahan (received 11/2/2025)

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton; seconded by Laurie Marien
All in favor, motion passed and T25-09 was recommended for approval.

- e. **T25-11:** Amend Title 7 Unified Development Code to modify regulations for use of Office/Warehouse in Light Commercial 1 (LC1) zoning district, and provide for related matters.

Bryant Dixon stated that based on items 4b and 4c of this meeting, staff determined office warehouse could be considered a conditional use in LC1 rather than being strictly permitted in LC2 and above.

Chair Aguillard asked whether the update would include modified allowable square footage or just address the office warehouse use.

Bryant Dixon clarified the current update only addresses the use, and added that a full zoning district revision requested by the Mayor and Council is expected early next year and will include changes to zoning regulations.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Laurie Marien; seconded by Travis Thornton
All in favor, motion passed and T25-11 was recommended for approval.

5. Other Business:

- a. Adopt 2026 Meeting Calendar for Planning & Zoning Commissions

Motion to approve: Travis Thornton; seconded by Bobby McKey
All in favor, motion passed and 2026 Meeting Calendar was adopted.

6. General and Public Comments: None

7. Adjournment. Travis Thornton moved to adjourn; Laurie Marien seconded. Without objection, the meeting was adjourned at 6:34pm.