



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

Monday, July 7, 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 Aguiard called the meeting to order at 6:52pm.

**2. Roll Call**

**Commissioners Present**

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

**Commissioners Absent**

Bobby McKey

**Others Present**

Melissa Guilbeau, Interim  
Planning Director  
Rachel Zhou, Planner  
Justin Dupuy, Floodplain  
Administrator  
Scot Byrd, Program Director  
Mark Balkin, Counsel

**3. Minutes.** Thornton moved to approve the June 2, 2025 minutes; 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 and 6/2/2025) *Staff requests deferral to September 8, 2025 to allow more time for stakeholder input.*

Motion to defer to September 8, 2025: Thornton; seconded by Marien.

All in favor, motion passed and T25-04 & Z25-06 was deferred to September 8, 2025.

b. **Z25-07 C2 to M1 west of Home Depot on Highland Rd:** This 4.54-acre property is located on a portion of Lot D-1 of the Leon R. Kleinpeter Tract property, west of 18139 Highland Rd, between 17695 Perkins Rd E and the Kansas City Railroad, in Sec. 56, T8S-R2E, GLD, EBR. The applicant requests a zoning change from the C2 Heavy Commercial to the M1 Light Industrial Zoning District. (Applicant: Sam B. Haynes, Haynes Interests, LLC)

Sam Haynes stated he lost a lease on the tract due to its C2 zoning, which prevented distribution use, and emphasized that the site needs to be rezoned to M1 to support future distribution opportunities.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing. Motion to recommend approval: Thornton; seconded by McAllister.

Yea: 3 (Thornton, Aguillard, McAllister)

Nea: 1 (Marien)

Motion passed and Z25-07 was recommended for approval.

- c. **Z25-08 R and C2 to A2 at the end of N. Stately Oaks Dr:** This 12.0-acre property is proposed Tract C-1-B-1-A-1, Merritt McDonald Property (S25-10-F), in Sec. 68, T8S-R2E, GLD, EBR, LA. The applicant requests a zoning change from the R Rural and C2 Heavy Commercial Zoning Districts to the A2 Single Family Residential Zoning District. (Applicant: Mickey L. Robertson, MR Engineering & Surveying LLC, on behalf of Henry McDonald LLC) *Staff requests deferral to August 4, 2025 because this case is tied to S25-10-F and S25-11-P. No staff report provided at this time.*

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Marien; seconded by Thornton.

All in favor, motion passed and Z25-08 was recommended for approval.

- d. **SP25-02 Site Plan for Hi Nabor Commercial Building at 5353-5443 Jones Creek Rd:** This 8.12-acre property is on the east side of Jones Creek Road near Gate House Blvd, and is comprised of Lot 1 and Lot 2 of the Paul Pauline Estate property, in Sec. 28, T7S-R2E, GLD, EBR. The applicant requests a site plan to construct a commercial/retail building of 19,500 sq. ft. and associated new parking areas, in a single phase on an undeveloped portion of Lot 2 in the C2 Heavy Commercial Zoning District. (Applicant: Christopher Maestri, MR Engineering & Surveying LLC, on behalf of HNRE-Jones Creek, LLC)

Chris Maestri presented a proposal.

Motion to recommend approval with condition: Marien; seconded by Thornton.

All in favor, motion passed and SP25-02 was recommended for approval with the following conditions:

1. All DRC comments and technical items shall be addressed prior to permit issuance.
2. A shared parking and access agreement shall be submitted for Planning Director approval and recorded per Sec. 7:17.4.5.A.2, prior to certificate of occupancy.

3. The Traffic Impact Analysis (TIA) must return a satisfactory result confirming no adverse traffic impacts, or any comments provided must be fully addressed to the satisfaction of the Engineering Department.

- e. **T25-05 Billboard Moratorium:** Amend Title 7 Unified Development Code, as adopted and amended in Ordinance Number 2024-002, to extend the moratorium on new billboards for one year, and provide for related matters.

Mark Balkin stated a one-year billboard moratorium was enacted alongside the zoning code to allow time for a study and development of appropriate billboard regulations, but due to delays in staffing and planning, the city now seeks to extend the moratorium by another year or until an ordinance is passed.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Thorton; seconded by Marien.  
All in favor, motion passed and T25-05 was recommended for approval.

- f. **T25-06 Public Sidewalk Servitudes:** Amend Title 7 Unified Development Code to clarify public sidewalk servitudes, and provide for related matters.

Motion to recommend approval: Marien; seconded by Thornton.  
All in favor, motion passed and T25-06 was recommended for approval.

**5. Other Business:** None

**6. General and Public Comments:** None

**7. Adjournment.** Thornton moved to adjourn; Marien seconded. Without objection, the meeting was adjourned at 7:13pm.