



City of St. George, Louisiana

Zoning Commission Agenda

Monday, March 10, 2025 immediately after Planning Commission (starts at 6:00pm)
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

Agenda packet available at StGeorgeLA.gov

For questions or to provide public comment before the meeting:
planning@StGeorgeLA.gov or (225) 228-3200 (M-F 8am-4:30pm)

1. Call to Order

2. Roll Call

3. Minutes. Approve minutes from [February 3, 2025](#)

4. Public Hearing

- a. **CU24-01 Conditional Use Permit at 6742 W. Achord Rd:** This 1.62-acre property is located on the west side of W. Achord Road near Sweet Olive Avenue, Lot B-2-A-1, Achord, Joseph Young & Bertha W. Achord Tract, Section 34, T7S R2E GLD, EBR, LA. The applicant requests a conditional use permit for a new flag lot in the subdivision of one lot into two (S24-03-F) in the R Rural Zoning District. (Applicant: L&L Land Surveying, Inc, for Racheal Coffin and Matthew Coffin) (Deferred from 1/6/2025) Due to recently approved UDC text amendments, this case no longer requires a conditional use permit but instead requires Planning Commission approval as a flag lot subdivision. Therefore, it is moved from the Zoning to the Planning Commission.
- b. **[SP24-02 Site Plan for SCOP Warehouses at 4505 Sherwood Common Blvd:](#)** This 4.56-acre property is on the east side of Sherwood Common Blvd north of Studio Dr, and is comprised of Lot Y-1-A-1-A-1-A-1, Sherwood Common Office Park Property, in Sec. 50, T7S-R2E, GLD, EBRP, LA. The applicant requests a site plan to construct four new office/warehouse buildings totaling 75,600 sq. ft. and associated new parking areas in a single phase on an undeveloped site in the CW3 Commercial Warehousing Three Zoning District. (Applicant: MR Engineering & Surveying, on behalf of Sherwood Commons, LLC) (Deferred from 2/3/2025)
- c. **CU25-01 and V25-02 Conditional Use Permit with Waivers for Wireless Telecommunication Tower at 15755 Jefferson Hwy:** This 56.55-acre property is located at 15755 Jefferson Hwy on Tr. A-1-B of the Russell Long Tract Property, in Sec. 52, T8S-R2E, GLD, EBRP, LA. The applicant requests a conditional use permit to add a wireless telecommunication tower in a leased portion of the property in the R Rural Zoning District, with a waiver to increase the maximum height from 85 ft to 155 ft pursuant to Sec. 14.2.3.A and to the setbacks established in Sec. 14.2.3.B. The Zoning

Commission has the authority to permit the height of wireless communication towers to a maximum of 300 ft under Sec. 5.1.1.A.6 and the setbacks under Sec. 5.1.1A.5. (Applicant: Baker Donelson, on behalf of AT&T) The applicant has requested, and staff recommends, deferring both cases to the April 7, 2025 meeting.

- d. **SP25-01 Site Plan for Ferguson Office/Warehouse at 15775 Old Perkins Rd:** This 7.125-acre property is on the north side of Old Perkins Road near Pentair Dr, and is comprised of Tract 10-B-2-A-1-B-1 and a portion of Tract A-1 (proposed Tract 10-B-2-A-1-B-1-A), of the Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA. The applicant requests a site plan to construct an office/warehouse building of 64,808 sq. ft., associated new parking areas and a laydown yard, in a single phase on an undeveloped site in the M1 Light Industrial Zoning District. (Applicant: Brian Aguillard, PE, PLS, on behalf of Continental Enterprises, LLC) The applicant has requested, and staff recommends, deferring the case to the April 7, 2025 meeting.
- e. **T25-02 Outdoor Kitchens:** Amend Title 7 Unified Development Code to make outdoor kitchens a permitted accessory use, and provide for related matters.

5. Other Business

6. General and Public Comments

7. Adjournment

The next meeting of the Planning & Zoning Commissions will be April 7, 2025.