



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

Monday, March 2, 2026 at 6:00pm  
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order and Pledge of Allegiance.** Billy Aguillard called the meeting to order at 6:00pm.

**2. Roll Call**

**Commissioners Present**

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

**Others Present**

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

**Commissioners Absent**

**3. Minutes.** Laurie Marien moved to approve the February 2, 2026 minutes; Travis Thornton seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **S-25-0110 Subdivision at Pecue Ln and Rieger Rd:** This 30.67-acre property is located on Lot LRK LLC of the Leon R. Kleinpeter Property in Sec. 49, T8S, R2E, GLD, EBR. The applicant requests to subdivide one lot into four lots in the C1 Light Commercial and C2 Heavy Commercial Zoning Districts. (Applicant: Alvin Fairburn, Jr., Alvin Fairburn & Associates, LLC, on behalf of LRK, LLC)

Bryant Dixon clarified that the request is not a rezoning, but simply a subdivision of one existing parcel into four lots, with C1 and C2 zoning remaining unchanged.

Alvin Fairburn, representing the owner, explained that the request involves subdividing one existing tract into four tracts.

Chair Aguillard opened the public hearing.

Paul Plauche stated that he would like the developer to include lighting and noise-abatement restrictions.

Gail Aptaker cited concerns about the size of the VA tract and potential lighting and noise impacts.

Al Thibodeaux cited concerns about past flooding and asked for assurance that the project will include proper drainage, good design, and buffering.

Yvonne Reed cited concerns about safety, increased traffic, declining property maintenance, and reduced property values.

Edwin Kloster cited concerns about increased traffic, drainage issues, light and noise impacts.

Francis Singleton asked why notification letters were not sent to all affected residents, noting that the subdivision impacts everyone's property values.

Bryant Dixon explained that notices are only mailed to properties located within a 300-foot radius of the project site, so anyone living outside that distance would not receive a letter.

Chair Aguillard closed the public hearing.

Camm Morton explained that the subdivision is required to allow the Veterans Affairs (VA) to purchase its 10.9-acre tract.

Bobby McKey asked for clarification on the right-of-way. Camm Morton stated that it consists of a 150-foot Entergy servitude.

Chair Aguillard explained that the property carries C2 zoning, which already permits medical facilities, and asked for clarification on the placement of the retention pond. Camm Morton responded that the proposed VA facility would operate as a daytime outpatient clinic and that the retention pond is planned near the entrance of the subdivision.

Roselyn Boneno asked to keep the existing residential buffer in place, urging them to consider how the project could affect neighborhood traffic, character, and overall development effects.

Commented in opposition, via email prior to meeting: Nicole Gagliano (received 3/2/2026), via email after meeting: Rudolph Simonaux (received 3/3/2026).

Commented seeking clarification, via email prior to meeting: Roselyn Boneno (received 3/1/2026).

Motion to approve: Travis Thornton; seconded by Laurie Marien

Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and S-25-0110 was approved.

- b. **S-26-0002 Subdivision at Airline Hwy near Village Market St:** This 3.92-acre property is located on Lot TR. A-1-A-3-A-4-B of the Russell Long Property, in Sec. 52,

T8S, R2E, GLD, EBR. The applicant requests to subdivide one lot into three lots in the PUD-4-09 Long Farm Zoning District. (Applicant: Michael Davis, Landsource, Inc., on behalf of Moseley Holdings, LLC)

David Patterson, representing the owner, stated that Tract A-1-A-3-A-4-B-2 is intended for a restaurant, while Tracts A-1-A-3-A-4-B-1 and A-1-A-3-A-4-B-3 currently have no development plans because neither tract has sewer service and neither is considered a buildable site at this time. He clarified that access to the tracts would not come from Airline Highway but instead from an existing private road and confirmed that the owner will provide the necessary private access servitude.

Chair Aguillard added that the Commission must be able to see where the access will be located, noting that access is required for a site to qualify as buildable. David Patterson responded that the access servitude will run along the rear of the property on Tract A-1-A-3-A-4-B-1 and confirmed that it will be added to the plat.

Bryant Dixon explained that the Commission could approve the subdivision with the condition that the private access servitude be added to the map before final signing.

Commissioners emphasized the importance of having legally defined access before any lots could be sold or developed, noting that the inability to access the parcels from Airline Highway. Commissioners also discussed that staff would verify the placement and adequacy of the servitude before the plat could be executed.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve with condition: Travis Thornton; seconded by Laurie Marien  
Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)  
Nay: 0

Motion passed and S-26-0002 was approved with the condition that a private servitude of access shall be dedicated on the Final Plat to provide Tracts A-1-A-3-A-4-B-2 and A-1-A-3-A-4-B-3 with legal access to Village Market Street.

- c. **PD-26-0001 Final Development Plan & S-26-0001 Preliminary Plat for Harveston West Village Phases 1B, 2 & 3:** This combined property is located on Tract V-2, and portions of V-4 and W-1 of Longwood and Burtville Plantation Property, Sec. 44, T8S, R1E, GLD, EBR. The applicant requests a final development plan and preliminary plat for 178 developable lots, required infrastructure and open space areas, within the PUD-17-06 The Preserve at Harveston Zoning District. (Applicant: Jasen Berry, West Village Development-CDL, LLC, on behalf of SLP, LLC)

Joseph Marino, representing DDG, said the current Final Development Plan represents the next stage of the West Village project, which previously received partial approval for 30 lots. Marino noted that this plan covers the full build-out of Phases 1B, 2, and 3, about 178 lots in total, and reflects several months of feedback and revisions.

Shaun Sherrow, representing the owner, said that CSRS manages the overall plan for the whole community, including drainage and traffic, and everything is reviewed together so it works as one system. The master studies are complete for this stage, and every future piece will be reviewed again to make sure it fits the overall plan.

Chair Aguillard opened the public hearing.

Larry Galloway referenced the 2021 flooding in Sagefield and asked that the developer address how water from the new phases would be managed.

Monty McNutt opposed to approving additional development in an AE flood zone until St George adopts a flooding policy.

David Dyson cited concerns about drainage impacts, dead timber, and the need for improvements to the drainage system that carries stormwater through their property.

Stephen Fecke stated that homeowners in Lexington Estates have received little information about what will be built near their properties.

Bryan Dugas cited concerns about whether the downstream drainage system can handle the flow and how stormwater will be directed during heavy rain.

Commented seeking clarification, via email prior to meeting: Roger Bazile (received 3/1/2026).

Commented in support, via email prior to meeting: Wade Hamilton (received 3/2/2026).

Chair Aguillard closed the public hearing.

Shaun Sherrow said his team handles the Harveston concept plan along with the main drainage and traffic studies. He explained that the drainage system is designed to work as one unified network and that each new phase will still be reviewed by the Commission. He said the traffic study for the concept plan is complete, covers both intersection options, and that any additional analysis staff needs can be done as the project continues.

Motion to defer: Travis Thornton; seconded by Laurie Marien

Yea: 5 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and PD-26-0001 & S-26-0001 was deferred April 6, 2026 meeting.

## 5. Other Business

- a. **S25-24-F Subdivision at Bayou Manchac Rd:** This 494.05-acre property is located on Lot V.M. Stone of Stone, Violet May Roseman Tract, in Sec. 60, T8S, R2E, GLD, EBR, LA. The applicant requests to subdivide one lot into two lots in the R Rural Zoning District. (Applicant: Gabe Villavaso, Earles and Associates, LLC, on behalf of Rob Walker, Section 60, LLC) (Deferred: 12/1/2025, 1/5/2026) *Planning Commission voted to defer to May 4, 2026 meeting on February 2, 2026.*

Chair Aguillard opened the public hearing.

Monty McNutt raised concern about building in a flood zone.

Chair Aguillard closed the public hearing.

Travis Thornton asked the applicant what type of foundation he intends to use and whether it would be constructed as a slab or a pier-and-beam foundation.

Rob Walker responded that the plan is to build on a slab foundation, using material excavated from the pond area, and noted that final design details have not yet been completed.

Commented in opposition via email prior to meeting: Charles Perilloux (received 2/5/2026)

Motion to approve: Bobby McKey; seconded by Jason McAllister

Yea: 4 (Laurie Marien, Jason McAllister, Bobby McKey, Billy Aguillard)

Nay: 1 (Travis Thornton)

Motion passed and PD-26-0001 was approved.

- 6. Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 7:22pm.