



City of St. George, Louisiana
Planning Commission
Minutes

Monday, April 6, 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

Commissioners Absent

Jason McAllister
Bobby McKey

Others Present

Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Collin Lindrew, Senior Planner
Joann Nguyen, Planning Technician
Sheri Morris, Counsel
Stephanie Phillips, Engineering Director

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

4. Public Hearing

- a. **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) (Deferred from: 3/2/2026)
Applicant requested to defer to May 4, 2026 meeting.

Chair Aguillard asked whether the applicant intended to defer the item; the applicant confirmed to defer to May 4, 2026 meeting.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to defer: Travis Thornton; seconded by Laurie Marien

Yea: 3 (Travis Thornton, Laurie Marien, Billy Aguillard)

Nay: 0

Motion passed and PD-26-0001 and S-26-0001 was deferred May 4, 2026 meeting.

- b. **S-25-0111 Subdivision at 4505 Sherwood Common Blvd:** This 4.54-acre property is located on Lot TR. Y-1-A-1-A-1-A-1, Sherwood Common Office Park, in Sec. 50, T7S, R2E, GLD, EBR. The applicant requests to subdivide one lot into four lots in the CW3 Commercial Warehousing Three Zoning District. (Applicant: Todd Normand, Bernhard Normand Construction, on behalf of Sherwood Commons, LLC)

Joshua Bradley, representing the owner, requested approval to subdivide the property so that each individual building would have separate ownership.

Travis Thornton noted that staff need a declaration of reciprocal servitude and asked about its status, and Joshua Bradley replied that it is still under legal review.

Travis Thornton stated that a revised plat including all servitudes must be submitted, and Joshua Bradley confirmed they will provide one with finalized signatures. Bryant Dixon stated that the applicant will provide the notice for shared uses and utilities, which will also be recorded with the plat for future reference.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve with conditions: Travis Thornton; seconded by Laurie Marien

Yea: 3 (Travis Thornton, Laurie Marien, Billy Aguillard)

Nay: 0

Motion passed and S-25-0111 was approved with the following conditions:

1. The Declaration of Reciprocal Servitude Rights and Obligations, reviewed and approved by the City Attorney, shall be recorded prior to Final Plat recordation and the sale of any of the lots.
2. A revised plat shall be submitted with all servitudes consistent with the Declaration of Reciprocal Rights and Obligations.
3. Alternatively, a Property Owners Association (POA), or other legal entity acceptable to the City, shall be established and recorded to provide for the perpetual maintenance of all shared improvements, including but not limited to parking areas, access drives, stormwater facilities, private utilities and landscaping. The governing documents shall be subject to review and approval by the City Attorney.

- c. **S-26-0006 Exchange of Property at 19400-19500 Highland Rd:** This ±117-acre combined property is comprised of Lot G of Plummer Cann Estate and a ±113-acre tract being a portion of the A.B. Hagen property in Section 37 and 53, T8S, R2E, GLD, EBR, LA. The applicant requests an exchange of property between two tracts in the R Rural Zoning District. (Applicant: Michael Davis, Landsource, Inc, on behalf of Camille Landry)

David Patterson, representing the owner, stated that the purpose of the subdivision is to separate the 30 acres fronting Highland Rd for sale from the additional 86 acres situated to the rear.

Chair Aguillard opened the public hearing.

Henry Cann spoke in opposition and requested that the item be deferred until he could obtain additional information. He expressed concern that the property belonged to the Plummer Cann family. The Board clarified that the request pertains only to the portion owned by the Landry family. Henry Cann had no further comments.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton

Yea: 3 (Travis Thornton, Laurie Marien, Billy Aguillard)

Nay: 0

Motion passed and S-26-0006 was approved.

- d. **S-26-0007 Subdivision at 16255 & 16421 Old Perkins Rd:** This property is comprised of a 62.57-acre tract and a 12.43-acre tract, historically described as Tract I and Tract II of the Louisiana Concrete Products property, in Sec. 49, T8S, R2E, GLD, EBR. The applicant requests to subdivide the property into three lots in the M1 Light Industrial Zoning District. (Applicant: Dennis Gowin, Duplantis Design Group, PC, on behalf of BR Crete Property, LLC)

Chair Aguillard noted the applicant was not in attendance to present the request. The Commissioners discussed deferring the item to the next scheduled meeting.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to defer: Laurie Marien; seconded by Travis Thornton

Yea: 3 (Travis Thornton, Laurie Marien, Billy Aguillard)

Nay: 0

Motion passed and S-26-0007 was deferred May 4, 2026 meeting.

- e. **S-26-0008 Exchange of Property at Cozumel Dr & Siegen Ln:** This property consists of Lots 1-A, 4-A, 2 and 3 of the Del Rey Plaza in Sec. 37, T7S, R1E & Sec. 58, T7S, R2E, GLD, EBR, LA. The applicant requests an exchange of property between Lots 1-A and 4-A (totaling 2.944 acres), and between Lots 2 and 3 (totaling 2.61 acres) in the C2 Heavy Commercial Zoning District. (Applicant: Corey Wingerter, Benchmark Group, LLC, on behalf of Smith Siegen, LLC)

Angela Smith, representing the owner, explained that the request pertains to Lots 2-A and 3-A. She explained that the building on Lot 3-A was recently found to encroach slightly onto Lot 2-A, and the request seeks to correct the boundary line.

Chair Aguillard opened the public hearing.

Submitted written opposition via comment card (did not speak): Renee Pierce.

Commented in opposition, via email prior to meeting: JJ Safer (received 3/25/2026), Linda Bozeman (received 3/27/2026)

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton
Yea: 3 (Travis Thornton, Laurie Marien, Billy Aguillard)
Nay: 0

Motion passed and S-26-0008 was approved.

- 5. Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:20pm.