



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

Monday, April 6, 2026 immediately after Planning Commission (starts at 6:00pm)  
St. George Fire Department, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order.** Billy Aguillard called the meeting to order at 6:20pm.

**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  
Sherri Morris, Counsel  
Stephanie Phillips, Engineering Director

**Commissioners Absent**

Jason McAllister  
Bobby McKey

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

**4. Public Hearing**

- a. **PUD-17-06-C-REV5 Changes to Concept Plan for The Preserve at Harveston:** This combined property is located on Tracts V-1 thru V-4, W-1, X-1, Y-1-A, Y-1-B, Z, A-1, SS-4-A, SS-5-A of Longwood and Burtville Plantation Property, and the Preserve at Harveston subdivision, located in Sec. 44, 50, 51 and 53, T8S, R1E, GLD, EBR. The applicant requests changes to the approved concept plan within the PUD-17-06 Preserve at Harveston Zoning District, including revisions to open space layouts, permitted land use, external access locations, and other related matters. (Applicant: Joseph Yarbrough, CSRS, LLC, on behalf of SLP, LLC) (Deferred from: 3/2/2026)

Bryant Dixon explained that the development application has been revised since the last meeting, with the applicant now agreeing to include one roundabout at Harveston Way.

Chair Aguillard stated that the applicant would receive a traffic signal and a U-turn lane in addition to the roundabout. Stephanie Phillips noted that the applicant has not submitted any updated plans. Bryant Dixon added that although the developers have agreed to the improvements, they still have not formally submitted plans showing them.

Chair Aguillard opened the public hearing.

Ron Crum stated he had no additional comments and was satisfied as long as the roundabout project proceeded.

Commented in opposition, via email prior to meeting: Cullen Burke (received 4/6/2026)

Submitted written opposition via comment card (did not speak): Cullen Burke, Gordon Polozola.

Chair Aguillard closed the public hearing.

Travis Thornton asked whether the outlet from University Club would connect to Harveston Way. Zach Schmidt confirmed the proposed roundabout will be located on Harveston Way.

Laurie Marien asked whether the traffic study had been updated with the city. Zach Schmidt explained the study now includes the roundabout and a safety analysis but still requires revision to add the agreed-upon U-turn.

Laurie Marien asked when the revised study would be ready and noted staff is not yet confident the signal and roundabout will function together. Zach Schmidt stated the revisions would be finished within two weeks and requested approval contingent on meeting staff's traffic study requirements. Zach Schmidt clarified the submitted study includes a signalized intersection but does not yet include the U-turn.

Stephanie Phillips explained a proposed median will force most right-turn movements to rely on a U-turn that is not yet included in the study. Stephanie Phillips stated approval must be contingent on adding the U-turn and meeting staff requirements, and that compliance is needed before City Council review or the item should be deferred.

Chair Aguillard asked whether one or two U-turns were being discussed. Stephanie Phillips clarified that only one U-turn is needed because the roundabout provides the other turning movement.

Motion to recommend approval with condition: Travis Thornton; seconded by Billy Aguillard

Yea: 2 (Travis Thornton, Billy Aguillard)

Nay: 1 (Laurie Marien)

Motion passed and PUD-17-06-C-REV5 was recommended for approval with the following conditions:

Prior to City Council action on this item, the following shall be provided:

- a. Staff confirmation that with the updated Traffic Impact Study (TIS), updated Drainage Impact Study (DIS) and subsequent Concept Plan coordination are satisfactory;
- b. Written confirmation from the Property Owner (Mike Wampold) regarding the proposed roundabout, U-turn, and traffic signal.

- b. **CU-26-0003 Conditional Use Permit at 15354 Terrell Rd:** This 1.25-acre property is located on Lot X of the Alex Terrell Tract, in Sec. 52, T7S, R2E, GLD, EBR, LA. The applicant requests a Conditional Use Permit to operate a Home Occupation for a film production business in the R Rural Zoning District. (Applicant: Daniel Jones)

Daniel Jones, property owner, seeks approval for a permit to operate a home occupation.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton; seconded by Billy Aguillard

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

Nay: 0

Motion passed and CU-26-0003 were recommended for approval.

- c. **SP-26-0002 Site Plan at 15961 Airline Hwy:** This 2.53-acres property is located on Lot TR. 3-A-1 of the Edna D. Martin Tract, in Sec. 37, T8S, R2E, GLD, EBR. The applicant requests a site plan to construct a new office building (totaling 36,653 sq. ft.) and associated parking in the CW1 Commercial Warehousing One Zoning District. (Applicant: Brian Aguillard, B.M. Aguillard & Associates, LLC, on behalf of MMR Constructors, Inc)

Blain McGray, representing the owner, said the plan is to demolish existing structures and build a new three-story office building.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Travis Thornton; seconded by Laurie Marien

Yea: 2 (Travis Thornton, Laurie Marien)

Nay: 0

Abstain: 1 (Billy Aguillard)

Motion passed and SP-26-0002 was approved.

## 5. Other Business

## 6. General and Public Comments

7. **Adjournment.** Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 6:39pm.