



City of St. George, Louisiana

Zoning Commission

Minutes

Monday, June 1, 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 6:09pm.

2. Roll Call

Commissioners Present

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

Others Present

Bryant Dixon, Planning Director
Collin Lindrew, Senior Planner
Maggie Smith, Planner
Joann Nguyen, Planning Technician
Mark Balkin, Counsel

Commissioners Absent

Jason McAllister

3. Minutes. Laurie Marien moved to approve the April 6, 2026 minutes; Travis Thornton seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **SP-26-0003 Site Plan at 18605 Highland Rd:** This ±17.06-acres property is located on Lot 10-A-1, 10-A-2, 10-B, 9-D of the Montan Estates, in Sec 54, T8S, R2E, GLD, EBR. The applicant requests a site plan to construct a new headquarters and distribution/warehouse building (totaling 743,708 sq. ft.) in the HC2 Heavy Commercial Two and C2 Heavy Commercial Zoning District. (Applicant: Brandon Hebron, Hebron Engineering Services, LLC, on behalf of AIM Higher LA, LLC)

Chair Aguillard asked whether the applicant had obtained a permit to conduct the site work. Brandon Hebron noted they are operating under a mass-grading permit. Bryant explained that preliminary site work is allowed under the existing permit, but no building permits have been issued at this time.

Chair Aguillard opened the public hearing. No one spoke

Chair Aguillard closed the public hearing.

Bobby McKey asked whether the site plan includes a shared entrance with Ruffino's and whether a shared access agreement exists, and Brandon Hebron confirmed it.

Motion to approve: Travis Thornton; seconded by Laurie Marien

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and SP-26-0003 was approved.

- b. **PD-26-0004 Change to SPUD Development Plan & SP-26-0004 Site Plan for Kenilworth Science and Technology Academy:** This 10.2-acre combined property is located at 8716 Siegen Ln and 12581 Perkins Rd, on Lot F-4 and Tract D-1 of the Louis B. Kleinpeter Tract, Sec 55, T8S, R1E, GLD, EBR. The applicant is requesting a major change to Small Planned Unit Development and a Site Plan to construct three educational buildings and a secondary access on Perkins Rd in the SPUD Small Planned Unit Development and C1 Light Commercial Zoning Districts. (Applicant: Hasan Suzuk, Friends of Pelican Educational Foundation)

Chair Aguillard stated that the original traffic controls at the exit had been removed, causing buses to block lanes and creating unsafe conditions for students.

Hazel Regis explained that any concerns reported are addressed with the bus company and drivers through reminders and corrective action.

Chair Aguillard opened the public hearing.

Vincent Viola raised concerns about potential traffic impacts.

Theresa Castillo expressed support for the plan, noting its community and traffic benefits.

Max Himmell asked whether a concrete barrier could be added at the main entrance to help resolve the traffic issues described.

Joe Territo asked how the driveway placement would affect nearby homes.

Rick Hendricks noted that the bus traffic concern has been addressed and confirmed it should not occur again.

Commented in support, via email prior to meeting: Teresa Castillo, Yolanda Joseph (received 6/1/2026), Antroy Gavin, Dereta Jones-Gavin, Yanet Rodriguez (5/29/2026), Brian Viola (5/20/2026)

Chair Aguillard closed the public hearing.

Chair Aguillard asks whether the new detention pond can handle the additional runoff, and Colin Shortess confirms that it can.

Laurie Marien then raises concerns about left-turn movements creating traffic issues, and Bryant Dixon responds that a more controlled access layout can be added.

Chair Aguillard points out that the drawing does not match the earlier discussion about right-in/right-out access; Alec Shortess explains that the traffic study allows left-in movements but not left-out movements.

Travis Thornton asks whether both entrances could be changed to right-in/right-out with barriers, and Alec Shortess says the Siegen and Perkins entrances can be adjusted even though left-in is still allowed.

Counsel Balkin adds that site plan approval must be contingent on the council approving the major change to SPUD. Bryant Dixon says the planned improvements on Siegen and Perkins will improve turning movements and safety and can be added to the plans.

Laurie Marien recommends approving the project with conditions to block left-turn exits on Siegen and strengthen controls on the left-turn entry at Perkins. Bryant Dixon states the approval will proceed once the revised plans are ready for the council meeting.

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

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed, SP-26-0004 was approved and PD-26-0004 was recommended for City Council approval, both subject to submission of a revised plan addressing the following conditions:

1. Prohibit left turns exiting both the existing and proposed access drives.
2. Reflect the access-control improvements proposed under the MovEBR standards.
3. The City Council shall not take action on Case PD-26-0004 until the revised plan has been submitted and the above conditions have been addressed to staff's satisfaction.

- c. **SP-26-0007 Site Plan at 16072 Airline Hwy:** This ±133.35-acres combined property is located on Tract A, B, and C of the Alvin D. Martin Tract, in Sec 37, T8S, R2E, GLD, EBR. The applicant requests approval of a site plan to demolish the existing frontage road, baseball fields and other structures, and construct three baseball fields, two multi-use fields, a 3,800 sq ft restroom building, and a maintenance lot with a pole barn and two maintenance buildings, associated parking lots and a promenade through the park, on the proposed Tract A-1 (Case #S-26-0018) in the R Rural Zoning District. (Applicant: Aaron Vancel, CSRS, LLC, on behalf of Recreation & Park Commission for the Parish of East Baton Rouge (BREC))

Shaun Sherrow said the first phase of the project will clear out existing features to prepare the site for new development.

Chair Aguillard closed the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to approve: Laurie Marien; seconded by Travis Thornton

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and SP-26-0007 was approved.

- d. **CU-26-0004 Conditional Use Permit at 9100 Bluebonnet Centre Blvd:** This 2.88-acre property is located on Lot 4 of the Bluebonnet Center property, in Sec 58, T7S, R1E, GLD, EBR. The applicant is requesting a conditional use permit to install two sets of internally lit channel letters on the rooftop edge (totaling 50.47 sq ft per roof sign) in the C2 Heavy Commercial Zoning District. (Applicant: Ti Cabirac, Signworx, on behalf of 9100 Bluebonnet Centre BR, 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.

Motion to defer to July 6, 2026: Laurie Marien; seconded by Travis Thornton

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and CU-26-0004 was deferred to July 6, 2026.

- e. **T-26-0003 Bulk Storage of Hazardous Materials:** Amend Title 7 of the Unified Development Code to establish storage of hazardous material in bulk as a use with standards; and provide for related matters.

Bryant said the text amendment creates standards for bulk hazardous-material storage so the city can regulate existing non-conforming sites and guide any future expansion.

Chair Aguillard closed the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton; seconded by Laurie Marien

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and T-26-0003 was recommended for approval.

- f. **T-26-0004 Signs and Billboards:** Amend Title 7 Unified Development Code to update regulations for signs and billboards; and provide for related matters.

Bryant Dixon said the amendment updates the sign and billboard regulations by clarifying the language and setting new standards for billboard size, materials, and permitted locations.

Chair Aguillard closed the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Laurie Marien seconded by Travis Thornton

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and T-26-0004 was recommended for approval.

- g. **T-26-0005 Street Name Change Procedures:** Amend Title 7 Unified Development Code to update street name change procedures; and provide for related matters.

Bryant Dixon said the amendment updates the procedures for street-name changes by clarifying signature requirements, adjusting fees, and outlining a clearer process.

Chair Aguillard closed the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton; seconded by Laurie Marien

Yea: 4 (Travis Thornton, Laurie Marien, Bobby McKey, Billy Aguillard)

Nay: 0

Motion passed and T-26-0005 was recommended for approval.

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 7:00pm.