



City of St. George, Louisiana

Zoning Commission

Minutes

Monday, August 3, 2026 immediately after Planning Commission (starts at 6:00pm)
St. George City Hall, 11207 Proverbs Ave, St. George, LA 70816

1. Call to Order. Billy Aguillard called the meeting to order at 6:01pm.

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, Planning Attorney

Commissioners Absent

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

4. Public Hearing

- a. **PO-26-0004 Changes to Concept Plan for Long Farm PUD:** This combined property is located on the north side of Airline Hwy, east of Baringer Foreman Road, on Lots 1-227, ALLEY TR. C, ALLEY TR. D, GS-3, GS-3-A, GS-4, GS-5, GS-6, GS-7, P-1, P-S, RW-1, AW-1 thru AW-4 of Long Farm Subdivision, and Lots REM. TR. Z-1-D, TR. P-4-B, TR. P-4-C, TR. A-1-C, TR. A-1-A-2-D, TR. A-1-A-2-A, TR. A-1-A-3-B-2, TR. RPS, TR. A-1-A-1-C, TR. A-1-A-3-A-5, TR. A-1-A-3-B-1-A, TR. Z-1-A, TR. Z-1-C, TR. Z-1-B, TR. A-1-A-3-A-1-B, TR. A-1-A-2-C, TR. A-1-A-2-B, TR. A-1-A-3-A-2, TR. A-1-A-3-A-1-A, TR. A-1-A-3-A-3-B, TR. A-1-A-3-A-4-B-2, TR. A-1-A-3-A-4-B-3, TR. A-1-A-3-A-4-B-1, TR. A-1-A-3-A-4-A, and TR. A-1-A-3-A-3-A of Russell Long Property, in Sec. 50, 51, 52, T8S, R2E, GLD, EBR. The applicant requests major changes to the Long Farm Planned Unit Development Concept Plan within the R-9 Residential-9 and MX-4 Mixed-Use Regional zoning districts/PO-PUD-4-09 Planned Overlay, including revisions to land use acreages, parcel locations, and other related matters. (Applicant: Zach Schmidt, Westwood Professional Services, on behalf of RKL Farm, LLC)

Zach Schmidt stated that the proposed revision would adjust the commercial boundary west of Long Farm, reduce some planned residential lots, and provide flexibility for future commercial, retail, office, and civic development.

Chair Aguillard opened the public hearing. No one spoke.

Michael Easley submitted a comment card in support of the item but departed prior to its introduction.

Chair Aguillard closed the public hearing.

Bryant Dixon asked whether adding residential uses to the use table would increase the amount of residential development previously approved. Zach Schmidt explained that the residential uses were added to preserve flexibility for future development options, including potential townhomes.

Bryant Dixon noted that a residential use designation had been added in addition to the proposed civic use designation and requested clarification. Zach Schmidt explained that the residential boundary currently overlaps part of the commercial area, and the proposed change would allow existing uses to remain within the overlapping area.

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

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

Nay: 0

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

- b. **Z-26-0002 R1 to B1 at 15222 Perkins Rd:** This ±2.334-acre property is located on a portion of Lot 7.4 AC. of the Mildred L. Mangrum Curtis, 1/2 USUF located in Sec. 61, T8S, R2E, GLD. The applicant requests to rezone from R1 Residential-1 to B1 Business-1 Zoning District. (Applicant: Duane Mizell, D&T Rental Properties, LLC, on behalf of Mildred L. Mangrum Curtis, The Olen Dodd Curtis Testamentary Trust)

Duane Mizell stated that his company is looking for a larger location to support future growth. Chair Aguillard asked about a preliminary site plan, and Bryant Dixon explained that it was not part of the official application and therefore could not be considered.

Chair Aguillard asked whether the plan reflected the applicant's proposal. Mizell stated that access points will be determined by DOTD and that the current focus is on developing the main office building, with a second building possibly being added in the future.

Chair Aguillard opened the public hearing.

Support comment, in person: Steve Legendre

Oppose comment, in person: Chris Eddy, Dottie Territo, Joe Territo, Rusly Golden, Perry Franklin, Peregrin Franklin, Tyler Franklin, Pat Byrne

Oppose comment, via email prior to the meeting: Nellie Broussard, Paula Jackson (received 8/3/2026), Thomas Haydel & Louise Haydel, William Daigle, Joe Territo, Dottie Territo, Jerry Harelson (8/2/2026), Chris Eddy (7/23/2026)

Deferral comment, via email prior to the meeting: Margie Windham (received 8/3/2026), Peggy Daigle (8/2/2026)

Chair Aguillard closed the public hearing.

Commissioners discussed the rezoning request for a proposed two-story office building. Mizell stated that the development would include an office space designed with natural light and landscaping. Nearby residents expressed concerns about the building's appearance, potential future uses, and impacts on the surrounding residential neighborhood.

Commissioners and staff reviewed the rezoning and site plan approval process. Mizell agreed to meet with neighborhood representatives to address their concerns. Commissioners discussed to defer the request to the next meeting to allow additional discussions.

Motion to defer to August 31, 2026: Laurie Marien; seconded by Bobby McKey.

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

Nay: 1 (Travis Thornton)

Motion passed and Z-26-0002 was deferred to August 31, 2026.

- c. **T-26-0006 Outdoor Storage and Display:** Amend Title 7 of the Unified Development Code (UDC) to update regulations for outdoor storage and display, and provide for related matters.

Bryant Dixon explained that the amendment clarifies the difference between signs and displays, establishes standards for their placement and size, and gives staff the ability to review them for compliance and safety.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

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

All in favor, motion passed and T-26-0006 was recommended for approval.

- d. **T-26-0007 Variances:** Amend Title 7 Unified Development Code (UDC) to consolidate and update allowances for variances, and provide for related matters.

Bryant Dixon explained that the amendment clearly defines what constitutes a variance and identifies which authority is responsible for approving each type of variance.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

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

All in favor, motion passed and T-26-0007 was recommended for approval.

- 5. Other Business:** Bryant Dixon provided an update that the draft Comprehensive Plan is nearly complete and will be presented to the Planning Commission for review before its anticipated adoption later this year.

6. General and Public Comments: None

7. Adjournment. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 7:03pm.