City of St. George, Louisiana

Zoning Commission

Minutes

Monday, October 5, 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 6:27pm.

2. **Roll Call**

Commissioners Present
Travis Thornton,Vice Chair
Laurie Nelson Marien
Billy Aguillard, Chair
Jason McAllister
Bobby McKey

Commissioners Absent

Others Present
Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Collin Lindrew, Senior Planner
Maggie Smith, Planner
Joann Nguyen, Planning Technician
Mark Balkin, Planning Attorney

3. **Minutes**. Laurie Marien moved to approve the September 21, 2026 minutes; Travis Thornton seconded. Without objection, the minutes were approved.

4. **Public Hearing**

   a. **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) (Deferred: 8/3/2026, 8/31/2026)

   Duane Mizell stated that most concerns raised by property owners had been addressed, although disagreements remained regarding limiting the site to one building and granting neighbors final authority over site design.

   Laurie Marien asked what had been agreed upon. Duane Mizell stated that the applicant agreed to site cleanup within 30 days, typical business hours, no rezoning for 15 years, appropriate lighting, compliance with landscaping and signage requirements, no billboards, and no heavy equipment, manufacturing, repair activities, or laydown yards.

   Chair Aguillard then opened the public hearing.

Oppose comment, in person: Steve Losby, Perry Franklin, Chris Eddy, Dottie Territo, Joe Territo, Charles Perilloux, Rusty Golden, John Gerry, Peregrin Franklin, Peggy Daigle

Support comment, in person: Steve Legendre

Chair Aguillard closed the public hearing.

Oppose comment, via email prior to the meeting: Hilary Freeman, John Freeman (received 10/1/26), Keith Kaiser, Blake Whittle, Peggy Daigle, Steve Losby, Adam Harris (received 10/2/26), William Daigle, Steve Losby, Nellie Broussard, Margie Windham, Joe Territo, Jerry Harelson, Dottie Territo (received 10/4/26), Lisa Losby, Mary Freeman, Gina Sommers, Kathryn Gery, John Gerry, John and Donna Fraiche, Chris Eddy, Jeff Dimattia, Peregrin Franklin (received 10/5/26)

Bryant Dixon asked how the list of agreed upon uses was developed. Duane Mizell explained that the list came from discussions at an earlier meeting with residents and focused on uses with typical weekday business hours, such as offices, banks, and dental offices.

Motion to recommend approval: Travis Thornton, no second received, motion failed.

Motion to recommend approval with conditions: Laurie Marien, seconded by Bobby McKey.

Yeas: 4 (Travis Thornton, Laurie Marien, Jason McAllister, Bobby McKey)

Nays: 1 (Billy Aguillard)

Motion passed and Z-26-0002 was recommended for approval with conditions: operate during typical business hours; shall not be rezoned for 15 years; prohibited uses include heavy equipment storage, laydown yards, and manufacturing; comply with signage requirements, no billboards permitted; site cleaned within 30 days; and appropriate lighting for neighboring properties.

b. **PO-26-0005 Final Development Plan at 14637 Village Market St:** This 0.75-acre property is located on Lot A-1-A-3-A-4-B-2, Russell Long Property, on Sec. 52, T8S-R2E, GLD, EBR. The applicant requests a Final Development Plan to construct a commercial/restaurant building with associated parking and access drives in the MX-4 Mixed Use Regional/PO-PUD-4-09 Long Farm Planned Overlay. (Applicant: Stephanie Stanford, Southeast Engineers, LLC, on behalf of Om Ohana Baton Rouge Realty, LLC)

Steve Coleman presented the request.

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 PO-26-0005 was approved.

c. **PO-26-0006 Changes to Concept Plan for Settlement of Willow Grove:** This combined property is located on Tracts 1-A-1, 1-A-2, 1-A-3, 1-B, 2, WG-B-1-A-1-A, WG-B-1-A-1-B, WG-B-2, WG-3, GS-2 thru GS-12, GS-K, CH-1, Lots 3 thru 6, 7-A, 8 thru 145, 146-A, 148-A, 149 thru 184, 184-A, 184 thru 231, 232-A, 232-B, 233 thru 254, 255-A, and 256 thru 377 of the Settlement at Willow Grove, in Sec. 56, 56, and 57, T8S-R1E, GLD, EBR. The applicant requests minor changes to the approved concept plan within the R-6 Residential-6 Zoning District, including revisions to common open space, low density residential, and commercial/office uses. (Applicant: Jonathan Bradley, MR Engineering & Surveying, LLC, on behalf of Kleinpeter Development Corporation)

Jonathan Bradley presented the request.

Chair Aguillard opened the public hearing.

Oppose in person: Gregory Lester, John Howe, Janet Detlefs, Dawn Lejeune, Tommy Lejeune, Joanne Harvey, Tina Wofford, Norman Jones, Mike Guillot, Juan Tanca, Mark Woffard

Support comment, in person: Greg Kleinpeter

Neutral comment, in person: Grady Taylor

Deferral comment, in person: Ladonna Guillot

Chair Aguillard closed the public hearing.

Oppose comment, via email prior to the meeting: Grady Taylor (9/25/26), Andrea Arnof, Nancy Lovejoy, Mark Holder (10/1/26), Lionel Richard, Norman Jones, Kevin Fontenot, Claudia Golden, Mark Holder, Nancy Lovejoy, Andrea Arnof, Grady Taylor, Gail Varisco (received 10/2/26), Meredyth Rotolo, David Carmouche, Kim Sangari, Salli Phillips, Joni Schmidt (received 10/3/26), Pamela Kelly, Michelle Sonnier, Michael Catanzaro, Katherine Catanzaro, Debbie Cook, Patricia Marquette, Sheila Brumfield (received 10/4/26), Eleanor Meador, Tina Wofford, Tony Rhodes, Scott Schneidewind, Roger Goudeau, Paul Peters, Mary Cutrer, Michael Cutrer, Greg Griffin, Gordon Ellis, Donna Hubbs, Susan Turcotte, Stephen Black, Raahul Sathyanarayana, Maria Breazeale, Tommy LeJeune, Monica Peters, Mabel Gutierrez, Leonard Apcar, Faron Cedotal, Dawn LeJeune, Diane Bruno, Douglas Schmidt, David Gutierrez, Dennis Bertrand, Becky Poor, Gregg Patterson, Meares William, Adelaide Russo, Paige Patterson, Margaret Pernici, Gregory Lester, Judy Kaufman, Perry Franklin, Kate Varisco, Lauie Lester, Frank Guidry, David Belanger, Juan Tanca (received 10/5/26)

Support comment, via email prior to the meeting: Robyn Prudhomme, Chris Prudhomme (received 10/5/26)

Neutral comment, via email prior to the meeting: Georgann Mire (received 10/2/26)

Commissioners and the applicant discussed the proposed concept plan amendment, including drainage, property restrictions, and future land use.

Motion to approve: Travis Thornton, no second received, motion failed.

Motion to deny: Billy Aguillard, no second received, motion failed.

d. **CU-26-0006 and V-26-0012 Conditional Use Permit with Waiver at 16001 River Rd:** This 28.81-acre property is located on Lot D of the Burtville Plantation in Sec. 45, T8S-R1E, GLD, EBR. The applicant requests a conditional use permit to construct a wireless telecommunication tower and facility in a leased portion of the property in the RC Resource Conservation Zoning District, with a waiver to increase the maximum height from 85 ft to 184 ft pursuant to Sec. 7:9.2.38.B.3. The Zoning Commission has the authority to permit the height of wireless communication towers to a maximum of 300 ft under Sec. 5.1.D.3.b. (Applicant: Jon Leyens, Baker Donelson, Bearman, Caldwell & Berkowitz, PC on behalf of AT&T and Danna Glasner Living Trust)

   Laura Carlisle presented the request.

   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, the motion passed. CU-26-0016 was recommended for approval, and V-26-0012 was approved.

e. **CU-26-0011 Conditional Use Permit 5804 Macbeth Dr:** This 0.29-acre property is located on Lot S-G-1-A of the Parkwood Estates in Sec. 60, T7S-R2E, GLD, EBR. The applicant requests a conditional use permit to construct a detached accessory dwelling unit in the rear yard in the R-29 Residential-29 Zoning District. (Applicant/Owner: Blaine Bonvillain)

   Blaine Bonvillain presented the request.

   Chair Aguillard opened the public hearing. No one spoke.

   Chair Aguillard closed the public hearing.

   Oppose comment, via email prior to the meeting: Stephen Regan (received 10/4/26)

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

   All in favor, motion passed and CU-26-0011 was recommended for approval.

f. **CU-26-0013 Conditional Use Permit at 17001 Culps Bluff Ave:** This 0.47-acre property is located on Lot 2576 of Shenandoah Estates in Sec. 54, T7S-R2E, GLD, EBR. The applicant requests a Conditional Use Permit to operate a home occupation for laser engraving and Cerakote ceramic coating, including limited customer traffic to the property in the R-4 Residential-4 Zoning District. (Applicant/Owner: Freddie Burton)

   Bryant Dixon stated that amendments to the UDC are being proposed to revise home-based business regulations, including lot size and subdivision requirements.

   Freddie Burton described the home-based laser engraving business and stated it would have minimal traffic.

Chair Aguillard opened the public hearing.

Support, in person: Matt Hurst

Support comment, via email prior to the meeting: Tom Tom Sotor (received 9/25/26), Brandon Robinson (received 10/5/26)

Oppose comment, via email prior to the meeting: Virginia Burton (received 9/26/26)

Rachel Zhou noted that the proposed UDC text amendment has been recommended approval by the Commission and is awaiting Council approval.

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

All in favor, motion passed and CU-26-0013 was recommended for approval, contingent upon the City Council's adoption of T-26-0008.

5. **Other Business**: None.

6. **General and Public Comments**: None.

7. **Adjournment**. Laurie Marien moved to adjourn; Travis Thornton seconded. Without objection, the meeting was adjourned at 8:32pm.