

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
April 17, 2024

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, April 17, 2024 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Alan Berry, Chair
Michael Brannan
Bernie Woods
Durwood Hendricks
Melissa Anderson
Madison Poche

Staff Present

Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant/Planner 1
Tanner Yeldell, City Attorney's Office
PeiYao Lin, Community Planner 1
Christian Terrell, Planner 1

Members Absent

JaCoby Marshall

The hearing was opened with prayer led by Mr. Berry. The Pledge of Allegiance was led by Mr. Berry.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to clearly state their name & mailing address. Comments on any item not on the agenda will be limited to 3 minutes at the end of our public hearing.

All decisions rendered by the Zoning Board of Appeals are subject to appeal to the District Court. Appeals must be filed within 10 days from the date a decision is rendered by the Zoning Board of Appeals.

► **APPROVAL OF MINUTES**

A motion was made by Mr. Hendricks, seconded by Mr. Woods, to approve the minutes of the March 20, 2024, public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, & WOODS, and Meses. ANDERSON, & POCHE. Nays: None. Absent: Messrs. MARSHALL

► **PUBLIC HEARING**

CASE NO. 24-6-BAC Special Exception Use

Applicant: Vive Cummings
Owner: VIVE ANN CUMMINGS
Location: 1636 GILLIAM ST (SW side of Gilliam St, approx. 390' N of Freddie St.)
Existing Zoning: R-1-7
Request: SEU for manufactured home
Proposed Use: Dwelling - manufactured home

Representative &/or support:

Shantanel Payne 1636 Ceilliom St, Shreveport, LA, 71119

Payne stated that she was speaking on behalf of her mother who could not attend the meeting, but who was the applicant. She stated that a tree fell on their family home, which is the destroyed home that is currently on the property.

She stated that rebuilding was not applicable, and the only option is to place a manufactured home on the property. WOODS asked who would be living in the manufactured home, Payne answered her mom would, the applicant.

Opposition: NONE.

A motion was made by Mr. Hendricks, seconded by Mr. Brannan, to approve this application with the stipulation to file a re-subdivision application to combine both lots into 1 single lot of record.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, & WOODS, and Meses. ANDERSON, & POCHE. Nays: None. Absent: Messrs. MARSHALL

CASE NO. 24-7-BAC Special Exception Use

Applicant: Riley Taylor
Owner: Riley Taylor
Location: 424 ARGYLE ST (N side of Argyle St, approx. 160' E of Bernstein Ave)
Existing Zoning: R-1-7
Request: SEU for manufactured home
Proposed Use: Dwelling - Manufactured Home

Representative &/or support:

Riley Taylor 6304 Lexington Ave, Shreveport, LA, 71106

Taylor stated he wants to put a manufactured home on the property to make the neighborhood look better and influence others to want to place homes on vacant properties as well. WOODS asked who would live in the homes, Taylor answered him and his son. WOODS asked why the lot was overgrown, to which Taylor answered that he is not sure when he got the property, but he is aware of the overgrowth. POCHE asked if the existing manufactured home on the property was being replaced, Taylor answered it was not his property he owns the lot next to it.

Dr. Richie Bale Jr 9501 Cattlebrooke Dr, Shreveport, LA, 71129

Bale stated that in the heart of Cedar Groove there are many properties deserted and they are wanting to reduce some of that nuisance. He stated that in that area there are fallen trees, deserted furniture, high vegetation, and trash. Bale stated that adding a residence is better than another nail shop or liquor store.

Opposition: NONE.

A motion was made by Mr. Hendricks, seconded by Mr. Brannan, to approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, MARSHALL, & WOODS, and Meses. ANDERSON, & POCHE. Nays: None. Absent: None.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

JEAN informed the Board that the Masterplan Update has started under One Shreveport, he encouraged everyone to go to the MPC website and apply to be on the various community led boards.
BERRY welcomed Madison Poche to the Board.

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 4:17 p.m.

Alan Berry, Chairman

Bernie Woods, Secretary