

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING APRIL 24, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, April 24, 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

Jake Brown, Chairperson
Laura Neubert
Constance L. Green
Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Kamrin Hooks, Executive Assistant/Planner 1
Reginald Jordan, Zoning Administrator
Kristen Gracio, Administrative Assistant

Members Absent

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** . The Pledge of Allegiance was led by **MS. NEUBERT.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

PUBLIC HEARING

OPENING REMARKS BY CHAIR

Mr. Brown opened the meeting explaining why this meeting is being held. He stated a few years back we had a lot of constituents that were not happy with a lot of the codes that were in place at the time. In 2017, the Caddo Parish Commission had put in place a Master Plan and a Unified Development Code and there was a bond between the five-mile zone and the City of Shreveport and the codes were set up that way so that if we got brought into the city we would be under similar codes and it would be easy to transition if we got annexed. As tickets started going out, people became mad, ticketing for RVs, lighting, and work equipment trucks in the front yard. A group was formed that rallied all the constituents and they would pack the MPC house on a regular basis. They looked for guidance from the Caddo Parish Commission and the Metropolitan Planning Commission that was made up of board members who oversaw the City and the Parish. The Parish Commission would send them to the MPC, the MPC would send them back to Parish Commission. The only way to fix it was to go down to the state and amend the law. That's what happened, the group went down, they lobbied, they got it to pass in the Senate and the House and then the Governor signed it into law, it was HB697. It broke the bond between the city and the parish and the board that had appointed members from the city and one person from the parish. We were no longer part of that board. A couple of months went by, we didn't have a board and there was turmoil. They made an advisory committee that said we don't need a board; they wanted their elected commissioners to do the planning and zoning. Commissioner Hopkins decided to put a board in place, and he got it voted, they passed it and then they hired the MPC to work with the board to do all the stuff that needed to be done with the codes that are in the UDC. That's where we're today, Ms. Neuert, Ms. Green and I met about a year. We saw a lot of issues with the Unified Development Code and the current zones that are set up. Makes it hard for the constituents, a lot of the codes don't make sense. We started going through trying to whittle down the zones. We are going to go over the zones we have set up, but to do all this we need money from the parish stated Mr. Brown.

A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to move the Public Comments agenda item to after the presentation to the board.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN & NEUBERT Nays: NONE. Absent: Meses. HART

PRESENTATION OF CODE MODIFICATION TO THE BOARD

Mr. Brown stated the presentation with Exhibit A that is attached to the resolution, proposed zoning districts for the revised UDC. R-A, which will be like the existing R-A district, would allow for mobile homes, min. lot size in a square foot area that equals the min. in the parish coordinates on water wells and septic tanks. Allow two accessory structures to be inhabited. R-S district would encompass traditional subdivisions. There will need to be a buffer between the R-A and R-S districts. This would do away with the R-5, R-7, R-12, R-E, R-10, to make it easier on the citizens. Then we would also have an R-MF district which would be the same as the one in the UDC, manufactured home district. Then we have an R-MHS district that would be the same as the existing district, only additional requirement under consideration would be to create an entry for aesthetics. Mr. Brown stated we would have a C-1 district which would contain all the current existing uses, uses in the C-2 district would be brought into the C-1 district with a Special Exception Use. We would have a C-2 district that would encompass all the C-3 uses currently in the UDC. Uses in the C-4 district would be incorporated into C-2 with a Special Exception Use. For Industrial districts, we would have the same ones, I-1 and I-2. Liquor stores would be classified as a Special Exception Use in the C-1 district. We would have an R-2 district which would be the same as the existing R-2 district which is more densely populated residential. We would have an R-3 district, it would have the same definitions as the existing R-3 district, however the committee proposed a height restriction which would limit dwellings in the R-3 district to two or possibly three stories.

Ms. Neubert commented on the R-A zoning that the reason people need another dwelling is for their aging parents because they do not want to put them in nursing homes. Ms. Neubert stated, there's a family restaurant, the person who started the restaurant passes away, so it is passed down and keeping it in the family, we do not want zoning to prohibit it from staying in the family.

Ms. Green stated making the codes plain and simple will help people to understand and be able to keep their land in their families and keep families here.

Mr. Marchive asked Mr. Bernstein to make a comment on what state law says about zoning in parishes versus the five-mile limit.

Mr. Bernstein states that state law envisions that parishes will have zoned the entire unincorporated area of parish. The five-mile band exists because in 1950s when the city approached the police jury about jointly engaging in planning and zoning, the parish lacked legal authority to zoning. You had to get legislated approved. As of 1993, the parish would not have needed legislative approval for zoning and still does not. Last time the zoning map was amended was in the 1980s.

Ms. Green made a final statement, that they were appointed to the board because something had happened to the people's property, they did not understand the code, which is why they are trying to make it simple and easy to understand.

A motion was made by MS. NEUBERT seconded by MR. BROWN to allow five minutes per speaker.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN & NEUBERT Nays: NONE. Absent: Meses. HART

PUBLIC COMMENTS

Mrs. Jon Glover 9100 Walker Rd Apt.217, Shreveport, LA, 71118

Mrs. Glover states it is important for all of us to be able to understand the codes. Asked what the dollar amount of funding will be and if the board finds the change workable.

Jessica Tullis 5474 Primitive Baptist, Shreveport, LA, 71107

Ms. Tullis stated that she came to show her support.

Jayne Tappe P.O. Box764, Blanchard, LA, 71009

Ms. Tappe stated that she came to show her support. Asked if a person has their home, a truck, chicken house, and a mother-in-law suite, if the person meets the guidelines, to be very careful on limiting on their rights. If the land has enough space for all of what they want to do, they should be allowed to have it.

Chris Kracman 127 N. Lake St, Oil City, LA, 71061

Mr. Kracman stated he came to show his support. He is the district 1 Cadoo Commissioner. He stated he appreciates how it inadvertently correlates with generational wealth, being business friendly. He thinks it's a very good representation of the board and this parish. He would appreciate seeing everything line by line, and having debates and further discussions about accessory dwellings, or whatever the one-line item is. Asked for a copy of the resolution and if it is publicly available.

Draft

DISCUSSION & CONSIDERATION OF A RESOLUTION REQUESTING FUNDING FOR REVISIONS TO THE UDC

Mr. Brown read the resolution out loud.

Ms. Neubert asked where the budget is going to come from.

Mr. Brown stated he would like to keep it in house and not outsourcing.

A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to approve the resolution and send resolution to Parish Commission.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

ADJOURN 4:10 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary