

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 22, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, May 22, 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

Laura Neubert, Chair
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
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant
Peiyao Li, Community Planner I
Christian Terrell, Land Planner I

Members Absent

Jake Brown

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

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.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the April 24, 2024 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 24-3-BAP VARIANCE

Applicant: SK PROPERTIES LLC
Owner: CANDICE ELLEN NEWSOM
Location: 4176 LINDA LN (W side of Linda Ln, approx. 530' S of Attaway HI)
Existing Zoning: R-A
Request: Variance to lot size requirement
Proposed Use: Dwelling - Single-family detached

Representative &/or support:

Krystal Womack 4251 Atwood Rd, Shreveport, LA, 71107

Womack stated that they purchased the property as it is now, with the double wide and single wide already on the property in 2020. She stated she was told they had to subdivide the property, as someone who wanted to move into one of the manufactured homes needed electricity and could not acquire it. She stated that it has been subdivided and the documents have been sent to Caddo Parish.

MARCHIVE asked if she had spoken with any surrounding neighbors, she answered no they had not and the individuals moving in have family that live across the street who are aware of the application. GREEN asked if she planned on putting more rentals

on that property, she stated she does not on this property.

Opposition: NONE.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to approve this application.

GREEN stated that the decision made today will be impactful to other potential renters. NEUBERT stated that according to the owner, there are 2 acres behind the property and to keep the R-A property it has to be 1 acre, or she will need a variance. NEUBERT then stated that in the future the owner should contact the MPC office before subdividing any land.

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

CASE NO. 24-11-P ZONING REQUEST

Applicant: RED ROCK JAVA
Owner: WARDELL PROPERTIES, L.L.C.
Location: 2522 E 70TH ST (N side of E 70th St, approx. 2,525' E of Bert Kouns Ind Lp)
Existing Zoning: C-1
Request: C-1 to C-3
Proposed Use: Drive-Through Facility

Representative &/or support:

William Alan Rock 540 Hunters Run, Bossier City, LA, 71111

Rock stated that he wants to develop an undeveloped portion of property on E 70th street. He stated that the coffee shop is drive-thru only with no inside seating. He stated that 4 Scooters will be coming to Shreveport. NEUBERT asked what the average turnaround time was for a car in the drive-through line. Rock answered that it is 3 minutes and 2 ½ minutes nationally. MARCHIVE asked if the applicant had a metes and bounds description. Rock stated that he is in the process of getting it and will have it by May 27th. HUMPHREY asked if any other products will be sold, Rock answered that they are like a Starbucks, they have a few smoothies and protein shakes. GREEN asked if Rock was affiliated with any other businesses as they are pro-business. He stated that he owns a storage business in Benton and has a financial service business.

Opposition: NONE.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to approve application from C-1 to C-3 with stipulation to provide metes and bounds description.

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

CASE NO. 24-4-BAP VARIANCE

Applicant: LED DESIGN STUDIO USA
Owner: BAPTIST CHURCH ROAD BARRON
Location: 1102 BARRON RD (nw corner of Barron Road and Monroe Drive)
Existing Zoning: R-A
Request: Sign variance
Proposed Use: Variance to monument sign height

Representative &/or support:

Roger Moreen 10670 Monroe Dr, Keithville, LA, 71047

Moreen stated that the current sign blocks the Monroe Drive traffic. He stated that the new sign would be further away from the street and not block the traffic view. He stated it will match the new church that they have built, as the short sign would not do the new church justice. Moreen then informed the Board that the old sign would be torn down which would open Monroe Drive. MARCHIVE asked if they had any alternate signs, to which Moreen answered yes, the 6 foot sign but it does not work with the area as it is so small. MARCHIVE asked would he be willing to lower the digital portion to adhere to the 6ft rule. He answered that he is concerned about individuals messing with his sign.

Peyton Childs 11731 Mansfield Rd, Keithville, LA, 71047

Childs stated if the top of the sign is taken off then it will not look like a church sign. He stated that they would like a sign that matches the money they have put into the new church building.

Opposition: NONE.

MARCHIVE stated that his concern is that the digital portion of the sign needs to be lowered to 6ft, and the sign would then be 9ft in total instead of 11ft. CLARKE stated that staff deal with the applications based on hardships which is why staff warranted the application for denial. NEUBERT stated that the new request is a much safer request regarding traffic. MARCHIVE asked staff what distance is required for signs. JORDAN answered that the setback must be at least 15ft from the edge of the road. NEUBERT and HART agreed that the new sign while out of regulation would be safer for the public.

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to pause regular session and allow applicant to speak.

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

Roger Moreen 10670 Monroe Dr, Keithville, LA, 71047

HUMPHREY asked if the original sign had the space between the brick and writing removed would it meet the height requirement. Moreen said the wording would be on the ground basically unable to be seen, so they are not wanting to do that.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to go back into regular session.

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

A motion was made by MS. NEUBERT seconded by MS. HART to approve this application.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEUBERT stated that she spoke to the Parish Commission about the UDC and Masterplan Update for Caddo Parish at the last commission meeting. BERNSTEIN stated that they will have a meeting with a long-range committee regarding the possible Caddo Parish UDC update, which is what they wanted. NEUBERT gave an overview of what she said to the Commission. She stated that she told them about the excess in variances that they receive and how it reflects the need for a Parish UDC and Masterplan update. She stated after being asked what the solutions to these issues are, she informed the Commission that they can either update the UDC and Masterplan or only update the UDC. She stated that the issues with the zoning districts predate the existence of the PZC Board and the current Executive Director. She stated that in the Parish UDC there are downtown zoning districts which need to be changed as she hears it's supposed to be updated every 5 years. She stated that she thinks that more variances and more cases will start being seen which show that the current codes do not fit what the PZC body agrees with. GREEN stated that her takeaway from the 5/20 Parish Commission meeting is that people are ready to talk. CLARKE stated one of the driving factors behind 697 was that people felt that they had no representation that looked or talked like them. He stated that the Parish will change, but direction is needed. CLARKE stated that a code needs to be created that reflects the citizens of the Parish as if every variance they come before them is approved, it shows that the Code possibly needs to change. GREEN asked what NEUBERT can say to the media outlets who are contacting her, CLARKE stated she can say no comment as nothing has happened yet. NEUBERT stated that some of the code is not applicable to the Parish and just taking those items out will not fix the problem. NEUBERT stated that because of the individuals running to be annexed into other unincorporated areas, a quality-of-life issue will be created for those still in the Parish as they will be affected by the neighboring properties that are in other jurisdictions. HUMPHREY stated that the law needs to say that the citizens of the parish should be under the parish laws, like Blanchard. BERNSIEN stated that once an area is annexed into another area, the Parish loses its regulatory authority over the area. He stated if the Parish has a Masterplan than the other municipalities has to coordinate their Masterplans to the Parish's,

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:15 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary