

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 26, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, June 26, 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
Lauren Marchive, III
Phyllis Hart
Damon Humphrey, Sr.
Constance L. Green

Staff Present

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

Members Absent

None

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 MS. NEUBERT, seconded by MR. MARCHIVE, III, to approve the minutes of the March 27, 2024, and May 22, 2024, public hearings as submitted.

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

CONSENT AGENDA

CASE NO. 24-4-SP FINAL PLAT (MINOR)

Applicant: MOHR AND ASSOCIATES, INC.
Owner: Mark Edward & Carol Renee Melville
Location: 450 & TBD Southaven Lane (N side of Southaven Ln, approx. 1,150' W of Norris Ferry Rd.)
Existing Zoning: R-E
Request: Replat 2 tracts of land to 3 legal lots in R-E zone 3 lot Subdivision
Proposed Use: Residential

Representative &/or support:

Andy Craig 1324 N Hearne Ste.301, Shreveport, LA, 71107

The board had no questions for Craig.

Opposition: NONE.

A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to approve the application as submitted.

Draft

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

PUBLIC HEARING

CASE NO. 24-12-P ZONING REQUEST

Applicant: RALEY AND ASSOCIATES, INC.
Owner: Superior Housing LLC
Location: 12274 Mansfield Road (west side of Mansfield Road, approx. 600 ft north of Keithville Lodge Road)
Existing Zoning: R-A
Request: R-A to C-2
Proposed Use: Corridor Commercial Uses

Representative &/or support:

Michael Kelsch 4913 Shed Rd, Bossier City, LA, 71111

Kelsch spoke on behalf of the owner of the property. Kelsch stated the owner does not have a particular use but wants to rezone for the purposes of marketing and selling the property.

Opposition: NONE.

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to recommend approval of this application.

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

CASE NO. 24-15-P ZONING REQUEST

Applicant: NELSON OIL & GAS INC.
Owner: Richard B. Nelson
Location: 9452 Locust Hill Rd (N side of Locust Hill Rd, approx. 920' W of US Hwy 79.)
Existing Zoning: R-A
Request: R-A to I-1
Proposed Use: Industrial

Representative &/or support:

Richard Nelson 7740 S Lakeshore Dr, Shreveport, LA, 71119

Nelson asked the board if anyone of them had seen the property and then introduced photographs of the property. Nelson stated he purchased the property in 1991 and operated a pipe repair shop. He stated in 1996 his equipment was bought out and the property was then used for his car collection. Nelson stated the property was rezoned in 2000 to an R-AE which allowed him to store oil field equipment in addition to the two buildings he used to keep cars. He stated for over 50 years the property has been a business. Nelson submitted pictures which he then stated information about each one. Picture one he stated was taken from the gate on Locust Hill Road towards Highway 79. He stated he is 305 feet from the intersection of 79 and Locust Hill Road and the very first entrance on the right side of the road going westbound on Locust Hill Road. Nelson stated there is only one entrance on the left side of the road to a business who cares for dogs. He stated traffic was a big concern at the MPP meeting. He stated he informed the group at the meeting that the only business traffic would be from Highway 79 to take a right turn into the very first driveway which is 300 feet away. Nelson also said that noise was addressed. He stated the noise from 79 is extreme. The second picture he stated was recent and showed two metal buildings built in 2005. The third picture he stated showed a 10,000 square foot building built in 1996. The next photo he stated showed major power lines for SWEPCO where no buildings are allowed under the lines. He stated the picture showed part of the smaller of the two existing metal buildings and the property to the left falls off very fast to a creek bottom which the next two pictures show. Nelson stated the creek bottom floods easily and is not useable land. Nelson stated that he has had no environmental issues on the property or waste issues, has never had a spill, and is asking for the property to be changed from an R-A to an I-1 with an exception for oilfield storage. He stated people may fear that a gas station be put in because I-1 allows it but stated he did not believe it would ever be an issue. NEUBERT stated the current zoning, and that Nelson is engaged in industrial activity. She asked what a rezoning would allow him to do that he cannot do now. Nelson stated it would be the construction of a contractor's office to give small business a place to work from. NEUBERT stated there was a difference between having an office with clerical personnel and a construction office that allows trucks and equipment to be parked on the property. NEUBERT stated the problem as she sees it is that there is no in

between; you get all or nothing. BLANK stated if the property is rezoned it would allow for large trucks and equipment to be on the property which is very close to a residential location. She stated she is also concerned about the width of the street and the ability of large trucks to go in and out of the property. Nelson stated the road is already used by large trucks. NEUBERT asked Nelson if the main draw for wanting the property to be rezoned to industrial is the ability to put contractor's office on site. Nelson stated it was also so he could store large equipment on the property that may need to be repaired.

Preston Ford 9709 Locust Hill Rd, Greenwood, LA, 71033

Ford stated he is confused as to why the property was ever rezoned to agricultural as it has not been that since the 70s. He stated it is unsuited for residential purposes and fits more with industrial.

Opposition:

Brandon Redwine 9655 Locust Hill Rd, Greenwood, LA, 71033

Catherine Allred 9525 Locust Hill Rd, Greenwood, LA, 71033

Arlana Jordan 9812 Locust Hill Rd, Greenwood, LA, 71033

Leann Fenton 9936 Locust Hill Rd, Greenwood, LA, 71033

Larry Ferguson 9565 Locust Hill Rd, Greenwood, LA, 71033

Shawn Fenton 9936 Locust Hill Rd, Greenwood, LA, 71033

The opposition stated that they do not want industrial property near them, and the road is already narrow and with the added traffic it will be worse. The opposition also pointed out that the property is not well kept and has rusty cars everywhere. They then stated they live out there for seclusion and they want that to continue.

Rebuttal:

Richard Nelson 7740 S Lakeshore Dr, Shreveport, LA, 71119

He stated that he is moving the cars off the property and will have them removed by the end of the year.

A motion was made by MS. NEUBERT seconded by MR. HUMPHREY, SR. to recommend denial of this application.

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

CASE NO. 24-16-P ZONING REQUEST

Applicant: NWLA INVESTMENT PROPERTIES LLC
Owner NWLA INVESTMENT PROPERTIES LLC
Location: 0 Linwood Ave (east side of Linwood Ave., approx. 1650 ft south of Mt. Zion)
Existing Zoning: R-A
Request R-A to I-2
Proposed Use: Industrial

Representative &/or support:

Peyton Massey 8540 Hatfield-Gorman Rd, Shreveport, LA, 71106

The Board asked the applicant would be okay with C-4 as the recommended zoning, Massey asked his partner and after they agreed he stated that if he can have his contractor's office then he is okay with it.

Opposition: NONE.

A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to recommend approval from R-A to C-4.

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

CASE NO. 24-17-P SPECIAL USE PERMIT & SITE PLAN

Applicant: TERRANCE MCNAIGHT
Owner TERRANCE MCNAIGHT
Location: 707 Tyre Rd (sw end of the Tyre Road)

Draft

Existing Zoning: R-A
Request Special Use Permit & Site Plan Approval
Proposed Use: Accessory Dwelling Unit

Representative &/or support:

Terrance McNaight 707 Tyre Rd, Shreveport, LA, 71106

He stated that he wants to build his elderly mom a home on the property. He stated that the area floods badly and they must keep a boat outside. He stated the road ends past his home and is not developed. MARCHIVE expressed that there is a 30-foot setback minimum, the applicant stated he was aware of that. The Board expressed favor for him wanting to help his mother, he stated that the home would look like his existing home on the property.

Opposition:

Joe Walker 605 Balmoral Dr, Shreveport, LA, 71106

Walker stated that he hopes to see Tyre Road paved one day. He stated that his two concerns are public safety and protecting the agriculture integrity of the area. He stated that if the applicant does overland flow, he must do it right or the dispersion will be uneven and create odor and other problems for him as he is a neighbor of this property. BROWN stated that the unit is allowed in the backyard by right and the poo water is a product of the septic system and is happening often. Walker stated that the overland flow is a health hazard if the water is contaminated. NEUBERT stated that the problems he is bringing up are outside of their jurisdiction as a Board. She stated that the applicant will have to go through the proper procedure and be approved for these things from other departments, but they cannot approve or deny those things. Walker stated he knows that, and he is just curious about if they will take it into consideration as it is not in the best interest of the public and he will talk to DEQ. CLARKE stated that the application will have to meet HSS approval whether the Board stipulates it or not. Walker stated that he does not want it to be a rental property, BROWN stated that there are outside rules to regulate rental properties. NEUBERT explained how the MPC staff research and how the Board has the authority to go against the finding of the staff.

John Bollard 685 Tyre Rd, Shreveport, LA, 71106

He stated that they have things in the road right of way. He stated that he does not want it in his area. NEUBERT stated that everyone in the area finds a way out when it floods, even though they are expressing concern that the applicant's mother will not be able to.

Rebuttal:

Terrance McNaight 707 Tyre Rd, Shreveport, LA, 71106

McNaight stated that the Caddo Parish Inspector stated that with 10 acres they just need 3 sprinklers, and they can do overland flow. He informed the board he was told they need at least 200 feet from the property line, which he has. He stated that the inspector stated he was doing everything he needed to do and issued the permit. NEUBERT asked how long he will be staying on the property. The applicant answered until he dies.

A motion was made by MR. MARCHIVE, III seconded by MS. HART to approve the Special Use Permit and site plan with the stipulation that the septic complies with state law.

GREEN stated with the introduction of a permanent structure the neighborhood is looking at a possible increase in property value.

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

CASE NO. 24-6-BAP VARIANCE

Applicant: TERRANCE MCNAIGHT
Owner: TERRANCE MCNAIGHT
Location: 707 Tyre Rd (sw end of the Tyre Road)
Existing Zoning: R-A
Request: Variance to on-site development standards

Proposed Use: Accessory Dwelling Unit

Representative &/or support:

Terrance McNaight 707 Tyre Rd, Shreveport, LA, 71106

He stated that the area slopes and because of natural flood and cull area, the area where it is proposed to be placed is the safest place. He stated they will not be adding any additional parking. MARCHIVE stated that based on the map it looks to he can push it back further as he thinks it needs to be back where the barn is located.

Opposition:

Joe Walker 605 Balmoral Dr, Shreveport, LA, 71106

Walker stated that the Staff does not know how to tell where the front yard is located. BROWN stated that the Staff accurately researches and prepares the staff reports. Waker stated that the code says it needs to be in the backyard and so that is where it needs to be. NEUBERT stated that if there is a flood issue why would he want the applicants' mothers' home to be back there. Walker stated the applicant does not have a flood problem. MARCHIVE stated what is the procedure to determine the front yard. JEAN stated it is the orientation of the right of way. BROWN asked if he was only upset about the septic sprinklers, Walker stated yes, he would not be here if not for the sprinklers. BROWN stated that the MPC Staff are only doing their job and they will make the final decision. Walker stated it is cheaper to put the unit in the front yard, there is no hardship. CLARKE read the criteria that the staff used to make their assessment as well as the engineer comments who worked with the applicant. GREEN stated that she will accept what the professional has agreed with, the engineer. TRANT stated that the other cases were the other variances approved in the area.

Rebuttal:

Terrance McNaight 707 Tyre Rd, Shreveport, LA, 71106

McNaight stated that the slab will be washed away if they build somewhere else because of the flood. MARCHIVE stated based on the zoning requirements he wants to propose pushing the building back at least 60 feet. NEUBERT clarified with Clarke that the Board could do so, he answered yes. HART stated that going back 60 feet would be out of the flood zone and asked what his reservations were to the 60 feet. He answered it would be a bad spot in relation to his home, getting his animals to the barn and getting a tractor in the barn. He said that the neighbor near them is okay with the 30 feet. HART clarified that the problem was financial, she addressed the Board and stated that everyone should be compassionate and do less than 60 feet.

A motion was made by MR. MARCHIVE, III, no second was made to approve the variance with the front leading edge of the new structure to be 60 feet from the front yard property line.

The motion failed due to lack of second.

A substitute motion was made by MS. HART seconded by MR. BROWN to approve the variance from anywhere between 30 to 40 feet based on finances.

MARCHIVE stated it is inappropriate to make determinations based on finances.

The motion failed by the following 3-3 vote: Ayes: Messrs. BROWN, and Meses. HART & NEUBERT Nays: Meses. GREEN, Messrs. HUMPHREYS & MARCHIVE Absent: NONE

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to approve the variance with the front leading edge of the new structure to be roughly equal to the depth of the barn.

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

CASE NO. 24-19-P ZONING REQUEST

Applicant: CADDO PARISH PLANNING & ZONING COMMISSION
Location: 7500 Blk Dixie Blanchard Rd (SE corner of Dixie Blanchard Rd (LA-173) & Old Mooringsport Rd (LA-538)
Existing Zoning: R-E
Request: R-E to R-A
Proposed Use: Residential Use

Representative &/or support:

Georgiana Violet 7624 Dixie Blanchard Rd, Shreveport, LA, 71107

Violet stated that it is the right of the applicant to do more than what they can do on their property. She is in support.

William Lee, Jr 7619 Dixie Blanchard Rd, Shreveport, LA, 71107

Lee, Jr. stated they have always raised animals on the land, and they want to maintain the agriculture aspect of the area without interfering with other neighbors.

Chris Kracman 505 Travis St, Shreveport, LA, 71101

Kracman stated that there are 8 acres between these properties and the convenience, He stated that he supports it.

Opposition:

John Wilkinson 7720 Dixie Blanchard Rd, Shreveport, LA, 71107

Wilkinson stated that there is a dollar store across the street, and it creates a lot of traffic. He also has a problem with the animals etc., because there was a pig farm that created an unpleasant aroma. He asked what Rural Enterprise is if there will be agriculture there. TRANT stated that R-A is a principal use in any zoning designation where they are currently zoned. She stated that the dollar general across the street from him is outside of the MPC jurisdiction. TRANT pointed out that in R-E they can have agricultural uses if they have a minimum lot size of 1 acre. Wilkinson stated that he does not want any potential businesses to open. CLARKE stated that the property where the dollar general is has been annexed into Blanchard and has nothing to do with MPC. TRANT read the definition of Rural Enterprise to explain that the code does not have a definition for enterprise as it identifies rural uses as enterprise. TRANT informed Wilkinson that all the same uses allowed in R-E are allowed in R-A except for manufactured homes which are allowed in R-A and not R-E. Wilkinson said that the language is confusing and needs to be changed.

Joe Dennis 7728 Dixie Blanchard Rd, Shreveport, LA, 71109

Dennis stated that he is not in support of the application, and he is not happy with the lights from the dollar general. BROWN stated that he needed to speak with Blanchard.

Rebuttal:

Chris Kracman 505 Travis St, Shreveport, LA, 71101

Kracman stated that the Dollar General has nothing to do with anyone as it is in the township of Blanchard. He stated that the people of the area want to be able to use their property for what it was purchased for, which is why they want R-A.

A motion was made by MR. BROWN seconded by MR. MARCHIVE, III to recommend approval of rezoning the property to R-A except for the Valero 6.69 commercial tract of land.

GREEN stated that if they are to start correcting errors made by the Masterplan, then where do they start and will every error be corrected as people had to go to the 6.69 commercial tract of land where the Valero is located, would people be going to every property that is not correct. MARCHIVE stated that to be corrected those other properties who are also a product of errors made by the adoption of the UDC need to do what these property owners did, which is to create a rezoning application and start the process on their own. BROWN stated that the only reason the commercial tract of land is not apart of the rezoning is because a gas station is not allowed in the R-A zoning.

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

END OF PUBLIC HEARING

OLD BUSINESS

- Committee Chair Reports

NEW BUSINESS

- Research

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

- Director's Report
- [CASE NUMBER 24-01-CTAP CODE TEXT AMENDMENT](#)

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request: Caddo Parish UDC in order to establish specific revocation procedures for short-term rental permit holders

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to accept request from commission on impact of Short-term Rental for Staff to conduct research on.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. GREEN, HART
Nays: NONE. Absent: Meses. NEUBERT Abstained: Messrs. BROWN

CLARKE stated that the masterplan needs to be updated to fit the needs of what is happening outside of the city limits. NEUBERT stated that she spoke to the Parish Commission about the UDC and Masterplan Update for Caddo Parish 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. CLAKRE stated it would cost around \$200,000. 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. CLARKE stated that the update will take about a year, and they would only get a review on the five-mile area within their jurisdiction, but the Commission could incorporate the unincorporated areas into the research. NEUBERT and GREEN commented on the topic going to commissioner Kracman's long range committee.

- Public Comments

Chris Kracman 505 Travis Street 71101, Shreveport, Louisiana

He stated that he is the chairman of the long-range committee, and the concern is the who will do it and how much will it cost. He said that within the next 3 weeks they should have a long-range committee meeting and he will inform them of when they talk about this topic.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 6:30 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary