

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
October 16, 2024**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 16, 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
Bernie Woods
Michael Brannan
Melissa Anderson

Staff Present

Emily Trant, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
Christian Terrell, Planner 1
Tanner Yeldell, City Attorney's Office

Members Absent

Durwood Hendricks
Barrington Gibson III

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. Woods, seconded by Mr. Brannan, to approve the minutes of the September 18, 2024, public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON, Nays: None. Absent: HENDRICKS & GIBSON.

► **PUBLIC HEARING**

CASE NO. 24-23-BAC VARIANCE

Applicant: Kenny & Sonya Phelps
Owner: KENNY AND SONYA PHELPS
Location: 331 W 75TH ST (SW corner of W 75th St and Dowdell Ave)
Existing Zoning: R-1-7
Request: Variance to fence height within front yard.

Representative &/or support:

Kenny Phelps 331 W 75th Street, Shreveport, LA, 71106

Phelps informed the Board that he wanted a variance to the height. BERRY stated that the height of his fence, in accordance with the ordinance, must be at 50% visibility. Phelps stated that he has an issue with people stealing things from his property and a stray dog problem. He stated that he does not live here and is wanting to reinvest in the area as he is reaching retirement. He stated at 3' high, people can see his property and gun violence, the depositing of trash and other issues happen when his home is visible. BERRY stated that he will need to meet the code with the visibility

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and the applicant stated that safety is his main concern. WOODS asked if the fence was to hide his things, the applicant stated that you cannot steal or shoot what you can't see. BERRY asked what his neighbors do to combat the thief's, the applicant stated he does not have many neighbors, he just needs a solution. ANDERSON asked if he had any police reports, the applicant stated no, the police did not even come for gun shots.

Opposition: None

A motion was made by Mr. Woods, seconded by Mr. Brannan, to deny the application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS & GIBSON.

CASE NO. 24-24-BAC VARIANCE

Applicant: MAKERS DESIGN, LLC
Owner: Moore's Air Conditioning & Heating Inc.
Location: 1100 HAWN AV (ne corner of Hawn Ave and Kansas City Ave)
Existing Zoning: I-2
Request: Variance for warehouse expansion to encroach into interior side setback

Representative &/or support:

Ward Bryant 456 Delaware Street, Shreveport, LA, 71106

Bryant stated that he was asking for the variance due to the narrowness of the site. He stated that if he does not get the variance the site will lose access to the site and traffic flow will be negatively affected. BERRY asked what the small white structure behind the office was, the applicant answered it was a covered area where units are placed, and it will remain a covered area with the warehouse extension.

Opposition: None

A motion was made by Mr. Woods, seconded by Ms. Anderson , to approve the application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS & GIBSON.

CASE NO. 24-26-BAC VARIANCE

Applicant: Atlas Signs Holdings, LLC
Owner: CFT NV Developments, LLC
Location: 6225 GREENWOOD RD (S side of Greenwood Rd, approx. 350' W of Pines Rd)
Existing Zoning: C-3
Request: Variance to pole sign height

Representative &/or support:

Gina Penney 1077 West Blue Heron Blvd, West Palm Beach, FL, 33404

Penney informed the Board that she was representing Panda Express, she stated that the company has decided to comply with staff recommendation on the wall signage and will no longer need that variance. She stated that since the express is close to the highway, they think that the extra 40' in height is needed to compete with other signs.

Opposition: None

A motion was made by Mr. Brannan, seconded by Mr. Woods, to approve the 40ft height variance with the stipulation to keep the wall square footage signage at 120ft.

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The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS & GIBSON.

A motion was made by Ms. Anderson , seconded by Mr. Woods, to deny the wall square footage signage variance.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS & GIBSON.

CASE NO. 24-27-BAC VARIANCE

Applicant: Wilhite Electric
Owner: KURT THOMAS AND PRISCILLA PATTERSON GROZINGER
Location: 461 DREXEL DR (southwest end of Drexel Dr)
Existing Zoning: R-1-7
Request: on-site development standards variance

Representative &/or support:

Nate Mandem 348 Wood Springs, Haughton, LA, 71037

Mandem stated that he is wanting to place the generator there because of flood/topographical issues in the area. WOODS asked the applicant if he was aware that screening would be required, the applicant stated he was, and the owner is willing to abide by that.

Opposition: None

A motion was made by Mr. Brannan, seconded by Mr. Woods, to approve with the stipulation to screen with fencing or landscaping.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN & WOODS, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS & GIBSON.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

TRANT informed the Board that the Executive Director and other staff were at the APA Planning conference in Baton Rouge.

▶ **NEW BUSINESS**

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 3:28 p.m.

Alan Berry, Chairman

Bernie Woods, Secretary