

DRAFT
SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
November 1, 2017

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 1, 2017, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Theron Jackson, Chair
Nancy Cooper, Vice Chair
Winzer Andrews, Secretary
Lea Desmarteau
Ronnie Remedies
Alan Young
Dale Colvin
Curtis Joseph, Jr.
Bessie Smith

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Ebony Mapp, Senior Planner
Marybeth Findley, Executive Assistant
Amber Sumrall, Administrative Assistant

Members Absent

None

Others Present

No media

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. YOUNG**.

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.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the October 4, 2017 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SP-132-17: FINAL PLAT (MINOR)

TRYPHENA JENKINS

Tryphena Jenkins

234 Mayo Road (North side of Mayo Road, 170' East of Heron Springs Drive)

R-A

2 Lot Single Family Residential Subdivision, Jenkins Subdivision Unit #1

CASE NO. SP-138-17: FINAL PLAT (MINOR)

JOHN R. BOWMAN & ASSOCIATES, INC.

Randy & Leigh Anne Jones

10131 Elysian Fields Road (East side of Elysian Fields Road, 3,000' South of Highway 8)

R-A

1 Lot Single Family Residential Subdivision, Critterville Subdivision

A motion was made by MR. YOUNG, seconded by MR. ANDREWS, to approve all items on the consent agenda as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. CA-4-17: CLOSURE & ABANDONMENT

CITY OF SHREVEPORT

City of Shreveport

3800 Block of Greenwood Road (75' South of Greenwood Road, 291' East of Broadway)

I-1

Close and Abandon an Undeveloped Street Dedication

Representative &/or support:

William M. Talton, 505 Travis Street, Suite 300, Shreveport, LA 71101

Applicant is requesting to close and abandon a previously dedicated, but never developed, 20' wide street that runs south from Greenwood Road 312.75 feet.

Opposition:

Herbert Williams, Jr., 8116 Wild Rock, Shreveport, LA 71105

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval the application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

CASE NO. C-72-17: ZONING REQUEST

PROGRESSIVE BANK.

Larry Hudson

9405 Ellerbe Road (NE Corner of Ellerbe Rd. & Golf Ridge Dr.)

R-E

R-E to C-1

Drive-Through Facility for a Bank

Representative &/or support:

Tom Arceneaux, 333 Texas Street, Suite 700, Shreveport, LA 71101

Applicant requests rezoning of a 2.36 acre tract of land from R-E (Residential Estate) to C-1 (Neighborhood Commercial) for use as a drive-through bank and a multi-tenant strip center.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application with the stipulation that review and approval of a site plan and a final plat application by the Executive Director are required prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

CASE NO. C-81-17: SPECIAL USE PERMIT & SITE PLAN

PROGRESSIVE BANK.

Larry Hudson

9405 Ellerbe Road (NE Corner of Ellerbe Rd. & Golf Ridge Dr.)

Special Use Permit with Site Plan

Drive-Through Facility for a Bank

Representative &/or support:

Tom Arceneaux, 333 Texas Street, Suite 700, Shreveport, LA 71101

Applicant is requesting deferment and continuation of this application to the December 6, 2017 MPC public hearing.

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MS. DESMARTEAU, to recommend deferment of this application to the December 6, 2017 MPC public hearing.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Mses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

CASE NO. C-102-17: SPECIAL USE PERMIT & SITE PLAN

LAKESHORE LIQUOR, BEER & WINE II

Demedrios Chris Casten

327 Kings Highway (SE corner of Kings Highway and Gilbert Drive)

C-2

Special Use Permit with Site Plan

Liquor Retail Store

Representative &/or support:

Bernie Woods, 3001 Curtis Lane, Shreveport, LA 71101

Bobby Sutton, Sr., 1027 Jordan, Shreveport, LA 71101

Bill Sanders, 3840 Jolly Drive, Baton Rouge, LA 70808

Marion Marks, 509 Linden, Shreveport, LA 71104

Applicant is requesting approval of a Special Use Permit to allow a liquor retail store in an existing 2,362 SF building on a 0.275 acre site.

Opposition:

Ashley Atkins, 235 Kings Highway, Shreveport, LA 71104

Matthew Linn, NW Corner of Kings & Creswell, Shreveport, LA 71104

Dan Korvna, 2508 Lakecrest Drive, Shreveport LA 71109

A motion was made by MR. COLVIN, seconded by MR. YOUNG, to extend speaking time for the representative &/or support.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. JOSEPH, REMEDIES, ANDREWS, JACKSON, & YOUNG & Mses. SMITH, & DESMARTEAU. Nays: Messrs. COLVIN. Non-Vote: Mses. COOPER. Absent: None.

A motion was made by MR. JOSEPH, seconded by MS. DESMARTEAU, to extend speaking time for the opposition.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. JOSPEH, REMEDIES, ANDREWS, JACKSON & YOUNG & Mses. COOPER, SMITH, & DESMARTEAU. Nays: Messrs. COLVIN. Absent: None.

A motion was made by MR. COLVIN, seconded by MR. YOUNG, to call for the question.

The motion was adopted by the following 5-4 vote: Ayes: Messrs. COLVIN, JOSEPH, YOUNG, & ANDREWS & Mses. SMITH. Nays: Messrs. REMEDIES & JACKSON & Mses. DESMARTEAU & COOPER. Absent: None.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to recommend approval of this application subject

to the following stipulations: a limitation of the hours of operation to the applicant's stated time-frame of 8 AM to 12 Midnight; and the provision of a revised site plan, indicating: (1) closure of the westernmost driveway; (2) extension of the sidewalk and landscaping (shrubbery) from Gilbert Drive across the former driveway and in the unmaintained area next to the eastern driveway; (3) irrigation of all landscaping on the site; (4) repair of the deteriorated sections of all fencing at the site; (5) provision of a monument sign, if new signage is proposed at a later date; and (6) assurance that the dumpster enclosure is maintained and in proper working order.

The motion was adopted by the following 6-3 vote: Ayes: Messrs. ANDREWS, REMEDIES, & JOSEPH & Meses. DESMARTEAU, SMITH & COOPER. Nays: Messrs. COLVIN, YOUNG & JACKSON. Absent: None.

CASE NO. C-103-17: ZONING REQUEST

AK & G GROUP, LLC.
AK & G Group, LLC.
3901 St. Vincent Avenue (SE corner of St. Vincent Avenue & Ockley Drive)
R-1-7
R-1-7 to C-1
Retail

Representative &/or support:

Anthony Washington, 1516 Earl Street, Shreveport, LA 71105

Applicant requests rezoning of a 0.118 (5,150 square foot) acre tract of land from R-1-7 (Single Family Residential) to C-1 (Neighborhood Commercial) for use as a retail establishment.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MR. ANDREWS, to recommend approval of this application with the stipulation that a site plan must be submitted for the review and approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

CASE NO. C-104-17: ZONING REQUEST

CORDARO PROPERTY, LLC.
Cordaro Property, LLC.
9238 Linwood Avenue (West side of Linwood Avenue, 240' South of McCary Street)
C-3
C-3 to C-4
Contractor Office

Representative &/or support:

Andrew Cordaro, 8805 Line Ave, Ste. 100, Shreveport, LA 71106

Applicant requests rezoning of a 0.973 acre lot containing an 8,400 SF building from C-3 (General Commercial) to C-4 (Heavy Commercial) for use as a contractor office.

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MR. JOSEPH, to recommend approval of this application with the stipulation that if outside storage is to be present on site, a revised site plan indicating compliance with Article 6.1-CC of the Unified Development Code shall be submitted to and approved by the Executive Director prior to the issuance of permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. YOUNG, ANDREWS, COLVIN, REMEDIES, JOSEPH & JACKSON & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. Absent: None.

END OF PUBLIC HEARING

OTHER BUSINESS

Master Plan Implementation Report

Mark Sweeney, Executive Director, notified the Board that he has been unable to achieve a quorum for the Master Plan Committee meetings for the last four months. Mr. Sweeney reminded the Board that the Caddo Parish Commission adopted the UDC at its September 21, 2017 meeting with an implementation date set for December 1, 2017. The same UDC amendments that have been recommended to the City by the MPC will also be submitted to the Caddo Parish Commission for their consideration in November 2017. Likewise, the UDC fee schedule that was recommended by the MPC and was approved by the City Council will be considered by the Parish Commission as well. Both the amendments and the fee schedule may end up going to a Parish committee before being presented to the full Parish Commission for approval.

Other Staff Reports

Mark Sweeney, Executive Director, informed the Board that a citizens' advisory committee has been established to review the Red River Overlay (RRO) District. This committee met on October 24, 2017 and recommended the following: (1) reconsideration of the boundary of the District, (2) condensation of the size of the District to be only applicable to the city, and (3) prohibition of exemptions from the District. The MPC staff will meet again with the advisory committee to garner their final recommendations on revising the RRO District and will present them to the MPC Board in January 2018.

The MPC/ZBA/Staff Holiday Luncheon will be held on Friday, December 8, 2017 at 11:30 AM at Wine Country Bistro on Line Avenue.

Mark Sweeney, Executive Director, informed the Board that a handout for the 2018 meeting dates was included in the packet and that said dates will be posted to the MPC website in a timely fashion.

CHAIR / BOARD MEMBERS' COMMENTS

Vice Chair, Nancy Cooper, informed the Board that the Rules and Procedures Committee met on October 24th and today to review changes to the By-Laws. Adam Bailey handed out draft copies of the proposed By-Laws, Rules of Policy and Procedure, for the Board to review and make any comments or suggestions for change to be emailed to Mark Sweeney, Nancy Cooper and Adam Bailey. A final copy for approval will be presented at the December 6, 2017 meeting for Board consideration.

Vice Chair, Nancy Cooper, also informed the Board that the Nominating Committee met and for consideration at the December 6, 2017 meeting the following will be submitted: Theron Jackson, Chair; Nancy Cooper, Vice Chair; and Winzer Andrews, Secretary.

ADJOURN 5:22 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary