

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
DECEMBER 7, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 7, 2016 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

Alan Young, Chair
Ronnie Remedies, Vice Chair
Nancy Cooper, Secretary (Left at 5:30)
Dale Colvin (Left at 6:10)
Lea Desmarteau
Winzer Andrews
Bessie Smith
Dr. Phillip Pennywell, Jr.
Theron Jackson (Left at 5:40)

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Office Associate - Temp
Diane Tullos, Office Administrator
Ebony Mapp, Planner 2
Stephen Jean, Deputy Director

Members Absent

None

Others Present

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

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 our 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 November 2, 2016 public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. C-83-16: TEMPORARY USE

JOHN BYRD (CHUCK WAGON MARKETING)
Betty Pippen Bollman et al
9200 Wallace Lake Road (West side of Wallace Lake Road, 300' south of E Bert Kouns)
B-3

Temporary Use – Mobile Crawfish Trailer

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application subject to compliance with the following stipulations:

- 1. The temporary use approval shall be granted for the following approved timelines: January 1 thru June 30, 2017; 2018; & 2019, with the provision that the mobile crawfish trailer will be located in the same location.**
- 2. Annually, the applicant shall apply for & receive the required Temporary Certificate of Occupancy from the Zoning administrator. A new application shall be required for the 2020 season if the applicant desires to extend the temporary use.**

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

CASE NO. SP-122-16: FINAL PLAT (MINOR)

WIMWAL LLC

11000 blk E Kings Hwy (NE corner of E Flournoy Lucas Road & E Kings Hwy)

R-A & B-3

1 Lot Commercial Subdivision – Kings Bend Subdivision Unit 1

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application as submitted.

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

END OF CONSENT AGENDA

ITEMS NOT REQUIRING PUBLIC HEARING

CASE NO. C-86-16: USE APPROVAL & VARIANCE

SOUTHERN STORAGE CENTERS

Brookshire Grocery Co

4019 Fern Avenue (East side of Fern Avenue approximately 208' south of Gregg Street)

B-2A

Use Approval – Climate Controlled Storage Facility with Variance in Rear Yard Setback

Representative &/or support: (32 stood in support)

Mr. Ricky Lennard (9204 Linwood, S-103, Shreveport, LA 71106)

Mr. Robert Baucum, Marilyn's Place Restaurant (4041 Fern Ave & 736 Robinson, Shreveport, LA 71104) No slip filled out

Mr. Stephen F. Miller, Residential Appraiser (6138 Kathy Lane, Shreveport, LA 71104)

Mr. Mario Chavez, Commission District 10 (9021 Blom Blvd, Shreveport, LA, 71118) No slip filled out

Mr. Alan Dyson (732 Robinson Place, Shreveport, LA 71104)

Mr. Stephen Persac (494 Ockley Drive, Shreveport, LA 71106)

Mr. Ben Walker, Realtor (315 Fannin, Shreveport, LA 71101)

Mr. Mike Salter, Realtor (8575 Fern Avenue, Shreveport, LA 71104)

Mr. Charles Klepper, Exxon (4005 Fern & 319 N Wickford Circle, Shreveport, LA 71115)

Mr. Shaun Ferguson, Mgr of Storage Ctr (5337 Hollyhock, Bossier City, LA 71112)

Mr. Chris David (507 Pierremont Circle & 314 Slattery, Shreveport, LA) No slip filled out

Speaking in opposition: (19 stood in opposition)

Mr. Rob Broussard, Broadmoor Neighborhood Assn (451 Sandefur, Shreveport, LA)

Mrs. Annie Reed Mills, Highland Neighborhood Assn ((651 Delaware, Shreveport, LA 71106)

Mr. James West, Realtor & Querbes Park Foundation (1934 Woodberry Ave, Shreveport, LA 71106)

Mrs. April Dahm (711 Rutherford, Shreveport, LA) No slip filled out

Mr. Kim Mitchell, Architect & Planner (770 Thora, Shreveport, LA)

Mr. Bill Wiener, Jr, Architect & Planner (#2 Long Leaf Lane, Shreveport, LA 71106)

Mrs. Donna Curtis, Executive Director Shreveport Green, South Highlands Neighborhood Assn (775 Thora, Shreveport, LA)

Mrs. Janie Lipscombe (490 Ockley, Shreveport, LA 71105)

Mr. Donald Donahue (3408 Madison Park Blvd, Shreveport, LA 71104) No slip filled out

Mr. Chester "Cattfish" Kelly (401 Sandefur, Shreveport, LA) No slip filled out

- The Brookshire's building has been vacant for 20+ years. It has never been put on the market to allow for an investor to "make the use fit" the neighborhood.
- The vacant building lowers property values. However, the proposed "34% development puts a lot of building in that parking lot."
- The residents want a use in this building that fits the neighborhood.
- The residents are ok with allowing the 2300 sq. ft. use permitted but they are opposed to the expanded use because it doesn't fit on that lot.
- When Brookshire's was zoned years ago, it was "spot zoning". This is a walkable community with heavy residential use (2000 households).
- The old Brookshire's site would be perfect for retirees wishing to downscale to a high-end condo; a luxury senior living area looks to the future & would bring people to our community.
- Some studies show a decline in property values with this proposed use.
- We don't know the potential of this building / site because the property has never been made available.

Rebuttal: (Mr. Tom Arceneaux, Attorney (333 Texas Street, S-700, Shreveport, LA 71101)

- The applicant will consider a size reduction to fit ordinance requirements of 50%
- He has agreed to provide parking for Marilyn's Restaurant & to allow a major neighborhood organization to continue to use this site free of charge to stage for the annual Highland Parade

- He will leave a driveway for the adjacent businesses to use for access; Applicant has agreed to considerable amenities & an upscale development to benefit the whole neighborhood
- Anyone can say better opportunities for the neighborhood “might” be out there but no one has put up the money.
- Responding to a question of who was invited to the meeting the applicant had to discuss this project prior to the public hearing today, Mr. Arceneaux said he invited the South Highlands Neighborhood Assn, Broadmoor Neighborhood Assn, The Crew of Highland, & people who posted comments against this proposal on social media.

A motion was made by MR. COLVIN, seconded by MR. REMEDIES to approve the variance request in the rear yard setback & Use Approval for a storage facility in excess of 20,000 sq ft of floor area, with a maximum building size of 83,000 sq ft. The applicant shall submit a formal site plan for the review & approval of the Executive Director prior to the issuance of any permits.

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

END OF ITEMS NOT REQUIRING PUBLIC HEARING

PUBLIC HEARING

CASE NO. SC-123-16: PRELIMINARY & FINAL PLAT (MAJOR)

MOHR & ASSOC INC
 Reunion Development LLC
 800 blk Mt Zion Road (North side of Mt Zion Road approximately 200' east of Kingston Road)
 R-1D(PUD)
33 Lot Single Family Residential Subdivision – Reunion Subdivision Unit 4

Representative &/or support:
Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, S-301, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to approve this application subject to compliance with the following stipulation:

1. Amenities in Phase 1, Units 1-3, shall be completed as stipulated in C-62-16, & the community park shall be developed in substantial accord with the submitted conceptual site plan prior to the issuance of building permits in Phase 2, Unit 4.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH & DESMARTEAU. Nays: None. Absent: Mrs. COOPER.

CASE NO. CA-6-16: CLOSURE & ABANDONMENT

CADDO PARISH PUBLIC WORKS
 2300 blk Nicole Drive (South 589' of Nicole Drive approximately 570' SE of Calumet Drive)
 R-1D
Closure & Abandonment of a Portion of a Street

Representative &/or support:
Mr. Jimmy Whittington, Caddo Parish Public Works (505 Travis Street, Shreveport, LA 71101)
Mr. Randy Prueff, Owner (2383 Nicole, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to approve this application subject to the Parish Department of Public Works review & approval of the required installation of a vehicular “turnaround” by the applicant.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, Dr. PENNYWELL, & Mses. SMITH & DESMARTEAU. Nays: None. Absent: Mrs. COOPER & Mr. JACKSON.

CASE NO. C-75-16: ZONING REQUEST

DEBORAH VANCE MOZELL
 4611 Monkhouse (East side of Monkhouse Drive 1629' north of Lyba Street)
 B-1 to B-2
Commercial Strip Center

On November 2nd this application was deferred & continued to the December 7, 2016 public hearing

Representative &/or support:

Mrs. Deborah Vance-Mozell (2 Summer Cottage Lane, Franklin Park, NJ 08823 or 4611 Monkhouse, Shreveport, LA)
Ms. Clara Vance (4042 Crosby, Shreveport, LA 71109) No slip filled out
Ms. Gloria Hogan (4040 Crosby, Shreveport, LA 71109) No slip filled out
Mrs. ??? Spearman (4041 Miles, Shreveport, LA 71109) No slip filled out
Mr. Othra Grant (745 Kingstowne Place, Shreveport, LA)
Mr. ??? – Inaudible & no address given – No slip filled out
Ms. Teresa ?? (6000 Buncombe Road, Shreveport, LA) No slip filled out
Mr. Jack Roberts – no address given – No slip filled out
Mr. Dwayne Edwards (3917 Dilg League, Shreveport, LA 71109) No slip filled out

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by DR. PENNYWELL to deny this application citing the potential negative impact this high intensity commercial use could have on the adjacent residential properties, the lack of street frontage, & the shape of the lot (Flag Lot).

The motion was adopted by the following 6-0 vote: Ayes: Messrs. REMEDIES, YOUNG, ANDREWS, Dr. PENNYWELL, & Mses. SMITH & DESMARTEAU. Nays: None. Absent: Mrs. COOPER & Messrs. COLVIN & JACKSON.

CASE NO. C-79-16: AMENDED ORDINANCE STIPULATION

MOHR & ASSOC INC

Speedco Inc

NW corner of W 70th Street & W Bert Kouns

I-1(SPI-2)

Amended Ordinance Stipulation – Waiver of Solid Screen Fence Requirement – Truck / Trailer Sales & Service

Representative &/or support:

Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, S-301, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend that the City Council approve the amendment to the existing stipulation as follows:

“The solid screening fence requirement is waived until such time that the adjacent property to the west is developed residentially. At that time, the applicant shall be required to submit a revised site plan showing the solid screening fence for the review & approval of the Executive Director prior to the issuance of any future permits.”

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, Dr. PENNYWELL, & Mses. SMITH & DESMARTEAU. Nays: None. Absent: Mrs. COOPER & Mr. COLVIN.

CASE NO. C-84-16: ZONING REQUEST

TAYLOR – ROBERTSON LLC

Gerald & Rhonda Stephens, Ronald Mills, Linda Mills Dumas

5902 & 5906 Southern Avenue (SW corner of Pierremont Road & Southern Avenue)

B-1 & R-1D to B-3

Car Wash

Representative &/or support:

Mr. David Lane Beard (105 Commercial Parkway, W Monroe, LA 71292) No slip filled out

Speaking in opposition:

Mr. L Havard Scott, III, Attorney representing 3 additional property owners & self (1049 Southfield Road, Shreveport, LA 71106)

Mr. Stanley Johnson, “Stan The Man”, owner of carwash (5856 Fairfield, Shreveport, LA 71104)

Mr. Howard Malpass (5825 Southern Avenue, Shreveport, LA 71104)

Rebuttal: (Mr. Don Robertson, Managing Partner (Ruston, LA 71273) No slip filled out

- Commercial use is the best use for this property & a carwash won't add additional traffic – it will “pull some off the street”
- This use will enhance the area & will provide 10-12 jobs.
- They anticipate spending \$1.5 million in construction costs alone.

A motion was made by MRS. SMITH, seconded by MR. ANDREWS to deny this application citing the potential negative impact this high intensity commercial use could have on the adjacent residential properties.

The motion was adopted by the following 3-2 vote: Ayes: Mrs. SMITH, Mr. ANDREWS & Dr. PENNYWELL. Nays: Ms. DESMARTEAU & Mr. YOUNG. Absent: Messrs. COLVIN, REMEDIES, JACKSON, & Mrs. COOPER.

CASE NO. C-85-16: ZONING REQUEST

CORDERO MULLONE

Louis Ketchum Jr

2435 & 2437 Kings Hwy (SE corner of Kings Hwy & I-20)

R-2 & B-1 to B-3)

Used Car Sales & Service Facility

Representative &/or support:

Mr. Cordero Mullone (611 E Washington, Shreveport, LA 71103)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to deny this application citing the potential negative impact this high intensity commercial use could have on the adjacent residential properties.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. YOUNG, ANDREWS, Dr. PENNYWELL, & Meses. SMITH & DESMARTEAU. Nays: None. Absent: Messrs. COLVIN, JACKSON, REMEDIES, & Mrs. COOPER.

END OF PUBLIC HEARING

OTHER BUSINESS

- Master Plan Implementation Report

Later this month, staff will make a presentation to the Parish Long Range Committee on the Unified Development Code.

- Other Staff Reports

Reminder – our annual Holiday party will be held on December 9th at Country Tavern Restaurant.

CHAIR / BOARD MEMBERS' COMMENTS

- ▶ **MRS. SMITH** invited the Board members to attend Business & Professional Day at Hopewell Baptist Church on Sunday, January 8th at 10:45 a.m.

ADJOURN 6:40 p.m.

Alan Young, Chair

Nancy Cooper, Secretary