

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
December 16th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 18th, 2020 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met virtually for case manager presentations on December 15, 2020.

Members Present

Durwood Hendricks, Chair
Alan Berry, Vice Chair
Fred Moss, IV
Marshall Ferrell
Brittney Dunn

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Alice Correa, Land Use Coordinator
Emily Trant, Executive Assistant
James Djamba, Planner I
Ben Mohler, Planner I
Henry Bernstein, Caddo Parish Attorney's Office
Thea Scott, City Attorney's Office

Members Absent

Cynthia Pearson, Secretary
Huey Horn

The hearing was opened with prayer led by **Mr. MOSS**. 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 appropriate governing body, either the District Court or the Caddo Parish Commission, depending on the location of the property. 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. BERRY, seconded by Mr. MOSS, to approve the minutes of the November 18th public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Nays: None. Absent: Messrs. HORN and Mses. DUNN & PEARSON

► **PUBLIC HEARING**

CASE NO. 20-19- BAC SIGN VARIANCE

Applicant: ROSS STORES, INC
Owner: LLC 50% and Mansfield road BBR Shreveport
Location: 9074 Mansfield Rd. (At the northeast corner of Jewella Avenue and Mansfield Rd.)
Existing Zoning: C-3
Request: Sign Area Variance & Roof Sign
Proposed Use: Retail Goods Establishment

Ben Mohler presented this application to the Board.

Representative &/or support:

Tom Arceneaux 333 Texas Street, Suite 700, Shreveport, LA 71101
Matt Delaney 1410 Hearne Avenue, Shreveport, LA 71107

DRAFT

Mr. Arceneaux stated that an updated drawing was submitted before the hearing that may eliminate the need for a variance. Mr. Clarke stated that staff will need an opportunity to review. The only sign that will need to be considered today is the roof sign. Mr. Delaney stated that the pole sign with the Big Lots sign does not have any room on the sign for them to advertise.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to separate the two requests.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Meses. DUNN. Nays: None. Absent: Messrs. HORN and Meses. PEARSON

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to deny the variance for the square footage of the sign on the front of the building.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Meses. DUNN. Nays: None. Absent: Messrs. HORN and Meses. PEARSON

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to approve the roof sign variance.

Mr. Berry stated that there is a lot of visual clutter in this vicinity which he is against, however it is not being enlarged and they were amendable to reducing the other sign.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Meses. DUNN. Nays: None. Absent: Messrs. HORN and Meses. PEARSON

CASE NO. 20-6-BAP VARIANCE

Applicant: CHRIS HOLLOWAY
Owner: Scott R. Smith
Location: 2664 Emerald Isle (West of Emerald Isle and approx. 680 ft. north of S Lakeshore Dr.
Existing Zoning: R-1-7
Request: Dimensional Variance
Proposed Use: Dwelling Single Family

Ben Mohler presented this application to the Board.

Representative &/or support:
Chris Holloway 2664 Emerald Isle, Shreveport, LA 71119

There was no opposition present.

A motion was made by Mr. MOSS, seconded by Mr. FERRELL, to approve this application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Meses. DUNN. Nays: None. Absent: Messrs. HORN and Meses. PEARSON

CASE NO. 20-17-BAC APPEAL

Applicant: CHAZ COLEMAN
Owner: Brent J Roberts

DRAFT

Location: 755 Chinquapin Dr. (Northside of Chinquapin Dr. approx. 1000 ft. east of Hazelwood Dr.)
Existing Zoning: R-A
Request: Appeal Zoning Administrators Decision to continue operating
Proposed Use: Contractor Office

Representative &/or support:
Lee Ayres 333 Texas Street, Shreveport, LA 71101

Mr. Ayres stated that this has been resolved and formally requested to withdrawn his appeal.

There was no opposition present.

A motion was made by Mr. MOSS, seconded by Mrs. DUNN, to withdraw the appeal.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Mses. DUNN. Nays: None. Absent: Messrs. HORN and Mses. PEARSON

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

A motion was made by Mr. FERRELL, seconded by Mr. MOSS, to defer the nomination of officers to the January 2021 hearing.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, DURWOOD, FERRELL, & MOSS, and Mses. DUNN. Nays: None. Absent: Messrs. HORN and Mses. PEARSON

▶ **NEW BUSINESS**

Mr. Clarke stated that the MPC Board recommended the special expectation uses for approval and will wait to see what the City Council decides.

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 1:35 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary