

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
July 15th, 2020

The Metropolitan Planning Commission does hereby certify that it was unable to hold a commission meeting under regular quorum requirements due to COVID-19. On authority of the Governor under Section 4 of Proclamation Number JBE 2020-84. All efforts were made to provide for observation and input by members of the public.

A regularly scheduled virtual public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 1st, 2020 at 3:00 p.m. via a live video/teleconference. The members met prior to the public hearing for the case manager presentations.

Members Present

Durwood Hendricks, Chair
Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Fred Moss, IV
Marshall Ferrell
Brittney Dunn
Huey Horn

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Administrative Assistant
Emily Trant, Executive Assistant
Alice Correa, Land Use Coordinator
Jake Palant, Planner I
Ben Mohler, Planner I

The hearing was opened with prayer led by **Mrs. PEARSON**. The Pledge of Allegiance was led by **Mr. HENDRICKS**.

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 Mrs. PEARSON, to approve the minutes of the May 20th, 2020 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. 20-5- BAC VARIANCE

Applicant: K-DEVELOPERS LLC, K-FIVE INC
Owner: K-Developers LLC, K-Five, Inc.
Location: 300 W 84th St. (NE corner of W 84th St. and Linwood Ave.)
Existing Zoning: C-2
Request: Sign Area Variance
Proposed Use: Retail

Alice Correa presented the application to the Board.

Representative &/or support:
Ted Bennett

There were no letters of opposition submitted.

A motion was made by Mrs. Dunn, seconded by Mr. Moss, to approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

CASE NO. 20-6- BAC VARIANCE

Applicant: VERTICLE 1 WIRELESS
Owner: S & W Land Management, LLC
Location: 900 blk of Lincoln Drive (South side of Lincoln Dr., approx. 220' NE of N. Market Street)
Existing Zoning: C-1
Request: Tower Height and Setback Variance
Proposed Use: Wireless Telecommunications Tower

Jake Palant presented the application to the Board.

Representative &/or support:

Lewis Martin lewis@vertical1wireless.com (469)-347-0920
Shane Sears 3736 N. Market Street, Shreveport, LA 71107

Letter submitted in support:

Timothy Magner Greater Shreveport Chamber President

There was no opposition present.

Letter submitted in opposition:

Richard Hall 3630 N Market Street, Shreveport, LA 71107

Others that reported opposition:

Matthew Hall 3630 N Market Street, Shreveport, LA 71107
Christine DeMello 924 Lincoln Drive, Shreveport, LA 71107
James Arendell 901 Lincoln Drive, Shreveport, LA 71107
Lisa Arendell 901 Lincoln Drive, Shreveport, LA 71107

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to defer and continue this application for 30 days.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

CASE NO. 20-7- BAC SIGN VARIANCE

Applicant: KEVIN BRYAN ARCHITECT
Owner: Caddo Parish School Board
Location: 2955 Bert Kouns Industrial Loop (South side of Bert Kouns Industrial Loop, approx. 636' East of Southland Park)
Existing Zoning: R-1-7
Request: Sign Height Variance
Proposed Use: Educational Facility – Primary or Secondary

Ben Mohler presented this application to the Board.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN, MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

- ▶ **OLD BUSINESS**
- ▶ **NEW BUSINESS**
- ▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

- ▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 1:25 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary