

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
October 21st, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 21st, 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 October 20, 2020.

Members Present

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

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Comm. Planning & Design Manager
Markeya Daniel, Plan Examiner
James Djamba, Planner I
Ben Mohler, Planner I
Jake Palant, Planer I

Members Absent

Fred Moss, IV

The hearing was opened with prayer led by **Mrs. PEARSON**. 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 **Mrs. PEARSON**, seconded by **Mr. FERRELL**, to approve the minutes of the September 16th public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 20-13- BAC VARIANCE

Applicant: MARGARET GILBERT
Owner: Margaret Gilbert
Location: 701 Dudley Dr. (South side of Dudley Dr. and Dilingham Ave. Intersection)
Existing Zoning: R-3
Request: Variance to lot width
Proposed Use: Single-Family Residential

Jake Palant presented this application to the Board.

Representative &/or support:

Margaret Gilbert 9419 Redrick Drive, Shreveport, LA 71106

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Ms. PEARSON, to approve the lot width variance.

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

CASE NO. 20-16- BAC VARIANCE

Applicant: ACADIANA LIGHTING & SIGNS LLC
Owner: McDonald's Real Estate Company
Location: 1302 Shreveport-Barksdale Hwy (NE corner of Shreveport-Barksdale Hwy and
Existing Zoning: C-2
Request: Sign Variance Area
Proposed Use: Restaurant

Ben Mohler presented this application to the Board.

Representative &/or support:
Renee Peterson 444 Carnation Drive, Jennings, LA 70546

There was no opposition present.

Mr. Berry commented that the UDC prohibits pole signs and the only way to get rid of pole signs is through natural disaster or if the owner removes them. He questioned if the message boards are custom or set sizes. Ms. Peterson stated they are made to order but they are expensive, the larger size was not much more in price than the smaller size.

A motion was made by Mrs. PEARSON, seconded by Mr. BERRY, to deny this application.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BERRY, DURWOOD, HORN, & FERRELL, and Meses. PEARSON. Nays: Meses. DUNN. Absent: Messrs. MOSS.

CASE NO. 20-3- BAP VARIANCE

Applicant: ACADIANA LIGHTING & SIGNS LLC
Owner: McDonald's Corporation
Location: 5849 N Market St. (SE corner of Old Mooringsport Rd. and N. Market St.)
Existing Zoning: C-1
Request: Sign Area Variance
Proposed Use: Restaurant

Representative &/or support:
Renee Peterson 444 Carnation Drive, Jennings, LA 70546

There was no opposition present.

Ms. Peterson stated that this sign is much further back than the competitors in the vicinity. A digital marquee would be easier for customers to read. Mr. Berry questioned if it further back because of the service road, Ms. Peterson said that is not the reason but may be because of the power line. Mr. Hendricks questioned why it could not be smaller; Ms. Peterson stated that it can be smaller. Ms. Pearson questioned why they are not considering a monument sign; Ms. Peterson stated that they are in the process of replacing 16 signs that were knocked out from the hurricane and the monument signs are expensive. She stated that the digital marquees are part of the McDonalds branding. Mr. Clarke stated that they do not want McDonalds to not be able to advertise, but he hopes that McDonalds will be a positive corporate citizen to assist the Shreveport in transitioning signs in this process.

A motion was made by Ms. PEARSON, seconded by Mr. BERRY, to deny this application.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BERRY, DURWOOD, HORN, & FERRELL, and Mses. PEARSON. Nays: Mses. DUNN. Absent: Messrs. MOSS.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

Mr. Hendricks stated the nominating committee is Ms. Dunn, Ms. Pearson and Mr. Ferrell. He asked the nominating committee to be prepared to elect officers for the next meeting.

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

Mr. Clarke introduced the Board to the new Assistant City Attorney, Kristina Douglas.

Mr. Clarke informed the Board that the MPC is working with the City of Bossier to schedule a planning commissioner training, which is required for Board members.

Pre-meeting, the Tuesday prior to the Public Hearing, will continue as they work well.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 1:37 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary