

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
December 18th, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, December 18th, 2019 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Durwood Hendricks, Chair
Cynthia Pearson, Secretary
Robert Baucum
Fred Moss, IV
Brittney Dunn

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr
Markeya Daniel, Administrative Assistant
James Djamba, Planner I

Members Absent

Alan Berry, Vice Chair
Marshall Ferrell

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. MOSS, to approve the minutes of the November 20th, 2019 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 19-320 BAC APPEAL

Applicant: DIGIVISION
Owner: Paul Davis
Location: 2201 E 70th (2200 Blk of East 70th Street Southwest corner of E 70th & Bert Kouns Industrial Loop)
Existing Zoning: C-2
Request: Appeal Zoning Administrators Decision
Proposed Use: Appeal

Representative &/or support:

Tom Arceneaux 333 Texas Street, Suite 700, Shreveport, LA 71101
Steven Keene 2512 Swan Lake Rd, Bossier City, LA 71111

The representative stated that the property was not rezoned for a billboard. He explained that there is no requirement of the law that a site plan be approved or building construction permit issued prior to the construction of a billboard.

Brittney Dunn questioned why the billboard will be constructed first. Mr. Arceneaux responded that it is more difficult to get a building permit and site plan approval than it is a billboard permit. He stated because it is a small site, it is difficult for a building. It was stated that a site plan was submitted on December 17th; this site plan includes the

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billboard. Mr. Keene asked the MPC staff what the minimum timeline would be to receive all necessary permits for the development of the property. Mr. Jean replied that the timeline may vary depending on the cooperation of the applicant, complexity of the site, etc. Based on previous dealing, Mr. Keene believes six months would be an appropriate time frame.

Opposition:

Keith Berry 4033 Pinewood Street, Benton, LA 71006

Mr. Berry stated that they did not try to get a lease at this property, as indicated by Mr. Keene. A couple years ago they were approached by the land owner for constructing a billboard. Mr. Berry knows that the UDC does not allow this, and informed the land owner that they would not be able to obtain a permit because of the laws. Mr. Berry stated this is a problem across the United States; rules are getting stricter in the Codes because property is being rezoned for a billboard.

MPC Representative:

Rick John 3646 Youree Drive, Shreveport, LA 71105

Mr. John conveyed to the Board that this application is to appeal the Zoning Administrators Decision. If the Board votes to overturn the decision then it is done. If it is upheld then this may be appealed to the District Court.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to overturn the Zoning Administrators decision with the stipulation that the following occur within at least six (6) months from December 18th, 2019:

1. The submitted site plan (19-482-C) must be approved, meeting all requirements from City Engineering, Fire Prevention, LADOTD, and the MPC;
2. All necessary building permits for the approved site plan (19-482-C) must be issued; and
3. Evidence of active construction on the site must exist (for a use other than a billboard), such as a concrete slab.

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

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

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

- **Resolution to approve the Planning Commissioner Training hours for Durwood Hendricks, Cynthia Pearson, Brittney Dunn, and Fred Moss, IV**

A motion was made by Mr. MOSS and seconded by Mr. BAUCUM to approve the planning commissioner training hours.

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

A motion was made by Mr. PEARSON, seconded by Mr. BAUCUM to keep the same officers for 2020. Durwood Hendricks as chair, Alan Berry as Vice Chair, and Cynthia Pearson as secretary.

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

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Mr. Moss questioned if there is something that can be done to hold property owners accountable for vacant properties and keeping up with the building and land. Mr. Baucum stated it could be a result of a deed restriction. Mr. Clarke responded that this is a conversation that is on the agenda for 2020 and creating appropriate ordinances to remedy this.

Mr. Clarke reminded the Board that the Strong Towns Retreat is scheduled for January 10th, 2020, at Sam's Town from 9:00am-12:00pm.

Mr. Clarke reminded that the Board must complete the Ethics training each year. Mr. Clarke stated that the City Council wants to ensure that the MPC and ZBA Boards have as much additional training as possible.

MEETING ADJOURNED 1:40 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary