

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

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, September 18, 2019 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Robert Baucum
Fred Moss, IV

Staff Present

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

Members Absent

Durwood Hendricks, 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 August 21, 2019 public hearing as submitted.

The motion was adopted by the following 4-0 vote: **Ayes: Messrs. BAUCUM, BERRY & MOSS and Meses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS & FERRELL.**

► **PUBLIC HEARING**

CASE NO. 19-316-BAC: SIGN VARIANCE

Applicant: SOUTHEAST FOODS, LLC
Owner: SGA Investments, LLC
Location: 3707 Greenwood Road (Southeast side of Greenwood Road, approx. 280' southwest of Jewella Avenue)
Existing Zoning: C-3
Request: Sign Variance
Proposed Use: Roof Top Sign

This application was withdrawn prior to the start of the public hearing.

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CASE NO. 19-317-BAC: SIGN VARIANCE

Applicant: BLANCHARD, WALKER, O'QUIN & ROBERTS, APLC
Owner: Rasberry Commercial Properties, LP
Location: 6900 blk Westport Ave (North side of Westport Ave., approx. 500' east of Caravan Rd)
Existing Zoning: I-2
Request: Sign Height Variance
Proposed Use: Variance for sign height at a travel center

Representative &/or support:

William Bradford 333 Texas Street, Suite 700, Shreveport, LA 71101

There was no opposition present.

The representative presented a slide show providing information about the company and stated that they would like to construct a 80' to 100' billboard. The applicant will remove existing billboards to help reduce visual clutter. The variance is requested in order to assist truck drivers in viewing the sign and having sufficient stopping time.

Alan Berry questioned if denial of the variance would result in ending the project collectively or not. Mr. Bradford responded that it would make the project much more difficult to complete.

Mr. Bradford wanted to ensure that the board considers economic development opportunity of introducing the travel center and not just the variance to the sign size. Mr. Berry stated that he did not appreciate the implication of being held hostage to approve the sign or the company will opt for a different location. Mr. Bradford responded by stating that was not the tone he was intending to convey, however he believes that flexibility is part of the purpose of the UDC and is important for future developers. Additionally, there are no residents nearby to be affected by this variance.

Alan Clarke stated that the MPC is given much effort to uphold the billboard ordinance and UDC, which is reflected in the staff report. Reginald Jordan read the height requirements of billboards as regulated by the State DOT, which is 60'.

A motion was made by Mr. BAUCUM to approve the staff recommendation of denial. The motion did not carry as the members did not second the motion.

A motion was made by Mrs. PEARSON, seconded by Mr. BAUCUM, to approve a 20' variance to the sign height.

Mr. Moss feared that denial of the application would send a negative message to other businesses and developers. Mrs. Pearson indicated that she would be more comfortable with an 80' sign height.

The Board voted 2-2 to approve the sign variance of 20'. Ayes: Messrs. FERRELL & Meses. PEARSON Nays: Messrs. BAUCUM & BERRY. Absent: Messrs. HENDRICKS & FERRELL.

The motion did not carry.

A motion was made by Mr. BAUCUM, seconded by Mr. MOSS, to defer and continue the application to the next regularly scheduled public hearing.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BAUCUM, BERRY & MOSS and Meses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS & FERRELL.

END OF PUBLIC HEARING

► **OLD BUSINESS**

Mr. Clarke informed the board that a planning commissioner training will be scheduled for a future date.

The seventh board member should be selected by the next meeting.

► **NEW BUSINESS**

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

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► **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Berry adjourned the meeting.

MEETING ADJOURNED 2:47 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary