

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
NOVEMBER 9, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 9, 2016 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, Chairman
Rick Holland, Vice Chair
Betty Osborn, Secretary
Eddie Cooper
Robert Stewart

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director
Diane Tullos, Office Administrator
Holly Phillips, Office Associate - temp
Ebony Mapp, Planner 2

Members Absent

Unfilled position of Jason Waltman
Ronnie Bergeron

Others Present

► **CHAIRMAN'S OPENING COMMENTS**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to state their name & mailing address, & to speak clearly into the microphone. 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 City Council or the Caddo Parish Commission. 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. HOLLAND, seconded by MR. COOPER to approve the minutes of the October 12, 2016 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Note: One unfilled position.

► **PUBLIC HEARING**

CASE NO. BAP-35-16: SPECIAL EXCEPTION USE

CARRIE PHARR
3025 Lakeview Road (East side of Lakeview Road peninsula, 347' west of Bellows Road)
R-1D
Mobile Home (Modular Home)

Representative &/or support:

Ms. Carrie Pharr (3025 Lakeview Road, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application contingent upon removal of the existing old mobile home & the administrative approval for the new legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Note: One unfilled position.

CASE NO. BAP-36-16: SPECIAL EXCEPTION USE

ELIZABETH ANN CARTER
6486 Smith Lane (West side of Smith Lane, 1896' north of Shreveport-Blanchard Hwy)
R-A
Secondary Residence

Representative &/or support:

Mr. Tom Roche, T & W Homes (123 Sirmon Road, Benton, LA 71006)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application subject to the platting of the tract of land into a legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Note: One unfilled position.

CASE NO. BAC-85-16: SPECIAL EXCEPTION USE & VARIANCE

THE FINBACK GROUP

2901 Milam Avenue (SW corner of Milam & Arkansas Avenue)

B-2

Package Sale of Beer & High Alcoholic Content Wine in a Convenience Store – Parking Variance

Representative &/or support:

Mrs. Tiffany Brunson (2901 Milam Street, S-100, Shreveport, LA 71101)

Ms. Marsha Smith (2608 Pennington Avenue, Shreveport, LA 71103) No slip filled out

Mr. Don Ellis, President, Lakeside Neighborhood Assn (2046 ??, Shreveport, LA) No slip filled out

Mrs. Pamela Davis (8851 Bernay Drive, Shreveport, LA 71118)

Speaking in opposition:

Dr. James Stokes Holt III (306 Holcomb Drive, Shreveport, LA)

Mr. Roderick Holt (136 Prospect – representing 2929 Milam Street, Shreveport, LA)

Mr. Lloyd J. Parket (2933 Logan Street, Shreveport, LA 71103)

Mr. Igor Leskov (1531 Claiborne Avenue, Shreveport, LA)

- Alcohol presents too many problems for a neighborhood, i.e., loitering, crime.... It has a negative impact on a neighborhood
- The elderly people in this neighborhood will be uncomfortable walking past this store where men could loiter (referring to a previous store)
- This store is at the corner of Milam & Arkansas, which has previously been a "hangout" for men
- There is not enough parking at this site & this poses another safety concern for the neighborhood. The area is also over-saturated with alcohol sales.

Rebuttal: (Ms. Brunson)

- Some of the concerns stated were associated with a previous store. We have operated with a temporary alcohol license for the past 18 months & there have been no complaints or police calls at this site.
- A petition in support was submitted with 100 signatures of residents who live in the Lakeside neighborhood
- The applicant has children & safety is her concern as well; her goal is to educate people in need so they can become gainfully employed – not loiter on street corners or play cards all day

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve this application to permit the packaged sale of beer & high alcoholic content wine in a convenience store, & also a parking variance of 11 spaces.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-86-16: VARIANCE

RANDALL LANG

6208 Yarbrough Road (North side of Yarbrough approximately 290' west of Pines Road)

R-1D

Size & Exterior Façade for an Accessory Structure

Representative &/or support:

Mr. Randall Lang (6208 Yarbrough Road, Shreveport, LA 71119) No slip filled out

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-87-16: VARIANCE

GLENN KINSEY

Glenn & Ellen Kinsey

6323 Querbes Drive (East side of Querbes Drive, 300' south of Berkshire Place)

R-1D

Fence Height

Representative &/or support:

Mr. Glenn Kinsey (6727 Querbes, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-89-16: SPECIAL EXCEPTION USE & VARIANCE

GPD GROUP INC

Cordell Shreveport Property Owners
9595 Mansfield Road (East side of Mansfield Road, 200' south of Ardis Taylor Road)

B-3

On-premise Sale & Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Restaurant – Variance Hours of Operation

Representative &/or support:

Ms. Ellen Selle, GPD Group (520 S. Main Street, S-2531, Akron, OH 44311)

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve the Special Exception Use & the variance contingent upon the following:

1. Approval of the required site plan by the Executive Director
2. Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales; food service shall be available at any time the restaurant is open for business.
3. Alcohol & food service &/or sales shall be restricted to the areas specifically designated for this purpose on the restaurant's submitted floor plan.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-90-16: SPECIAL EXCEPTION USE

DE3 INC

Mansfield Road LLC & BBR Shreveport LLC
9012 Mansfield Road (SW corner of Mansfield Road & Jewella Avenue in Southside Village Shopping Center)

B-3

Package Sale of Beer, Wine, & High Alcoholic Beverages in a Daiquiri Shop

Representative &/or support:

Mr. Geoff Westmoreland, Attorney, Wiener Weiss Madison (333 Texas Street, S-2350, Shreveport, LA 71101)

Mr. Mario Chavez, Parish Commission District 10 (9021 Blom Blvd, Shreveport, LA 71118) No slip filled out

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-91-16: VARIANCE

ASHE BROUSSARD WIENZETTLE ARCHITECTS

Caliborne & Mansfield LLC
3405 Mansfield Road (NE corner of Mansfield Road & Claiborne Avenue)

B-3

Front Yard Setback

Representative &/or support:

Mr. Jim Wienzettle, Ashe Broussard Wienzettle Architects (301 Jackson Street, S-205, Alexandria, LA 71301) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application contingent upon the provision of the following for the review & approval of the Executive Director prior to the issuance of any permits:

1. Administrative approval of a site plan for the expansion
2. A revised elevation drawing indicating the required 13'6" height of the canopy or affirmation from Fire Prevention of any other agreed upon height.
3. Evidence of a recorded shared parking agreement with the jointly-owned warehouse that allows both the nursing facility & the warehouse to meet their parking requirements.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

CASE NO. BAC-92-16: SPECIAL EXCEPTION USE

STEM EVENTS INC
Mid-City Plaza LLC
1513 Line Avenue (Suite 115 / SE corner of Line Avenue & Jordan Street)
B-2-E

Sale & On-premise Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Restaurant & an Outdoor Dining Area

Representative &/or support:

Mr. Yancy Cazes (309 Settlers Park Drive, Shreveport, LA 71115)

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. COOPER to approve this application subject to compliance with the following stipulations:

1. Alcohol & food service &/or sales shall be restricted to the areas specifically designated for this purpose on the restaurant’s submitted floor plan.
2. Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales. Food service shall be available at any time the restaurant is open for business.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

END OF PUBLIC HEARING

▶ OTHER BUSINESS

Master Plan Implementation Report

- We have concluded the 2 public hearings on the Unified Development Code & Zoning Map. The MPC recommended approval at their last meeting. On November 4th, we had a joint City Council / Parish Commission work session to discuss amendments to the UDC & to hear any additional concerns. On November 17th, we will introduce the proposed amended UDC & Zoning Map at the Parish Commission meeting; on November 22nd, we will introduce it at the City Council meeting. We don’t expect final adoption by both governing bodies until January 2017. This has been a “very productive, engaged process.” Our anticipated official implementation date is April 3, 2017.
- The Executive Director now performs administrative review & approval of all site plans. We are posting the approved plans on the MPC website. Also, as of October, we began posting videos of the ZBA & MPC public meetings on our website.
- Our annual holiday luncheon will be held on Friday, December 9th at 11:30 a.m. at Country Tavern. Invitations will be e-mailed.

▶ BOARD MEMBER COMMENTS

Nominating Committee Report: Suggested slate of officers for 2017

A motion was made by MR. COOPER, seconded by MR. HOLLAND to suspend the provisions of Article 2, Paragraph A of our by-laws to authorize the Board to vote on selection of 2017 officers at this meeting instead of the meeting in December.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

A motion was made by MR. STEWART, seconded by MR. COOPER, to approve the following slate of officers for 2017:

Chair – Alan Berry Vice Chair – Rick Holland Secretary – Betty Osborn

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, STEWART, & Mrs. OSBORN. Nays: None. Absent: Mr. BERGERON. Note: One unfilled position.

ADJOURN 2:10 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary