

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
DECEMBER 14, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, December 14, 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

Rick Holland, Vice Chair
Betty Osborn, Secretary
Eddie Cooper
Robert Stewart
Ronnie Bergeron

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
Alan Berry, Chairman

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. STEWART, seconded by MR. COOPER to approve the minutes of the November 9, 2016 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. BAP-37-16: SPECIAL EXCEPTION USE

GREGORY & BEVERLY CLARK
11195 Gen Patton (NE corner of Gen Patton Avenue & Buckley Blvd)
R-1D
Mobile Home (Double Wide)

Representative &/or support:

Mrs. Beverly Clark (11195 Gen Patton, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve this application contingent upon removal of the existing single family home within 4 months of the date of this approval.

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

CASE NO. BAP-38-16: SPECIAL EXCEPTION USE & VARIANCES

NORMAN PARKER
8373 Moore Road (East side of Moore Road approximately 500' north of Watts Road)
R-A
Mobile Home (Single Wide) – Lot Size & Front Yard Setback Variances

Representative &/or support:

Mrs. Danielle Pace (2627 Highland Avenue, Shreveport, LA 71104) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve the mobile home & the 2 variances contingent upon the approval of a plat establishing a new legal lot of record prior to the issuance of any permits.

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

CASE NO. BAP-39-16: SPECIAL EXCEPTION USE

STEPHEN M GENTRY
7325 Millwood Drive (South side of Millwood, 250' west of Village Fair Drive)
R-A
Mobile Home (Double Wide) & Secondary Residential Structure

Representative &/or support:
Mr. Stephen Gentry (7325 Millwood Drive, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. COOPER to approve this application subject to the applicant submitting a plat application for the review & approval of the MPC prior to the issuance of any permits.

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

CASE NO. BAP-40-16: SPECIAL EXCEPTION USE

JOSHUA JOHNSON
2675 Charis Road (SW corner of Charis Road & Desiree Meshell Road)
R-A
Mobile Home (Single Wide)

Representative &/or support:
Mr. Joshua P Johnson (7513 University Drive, Shreveport, LA 71105) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application subject to approval of a plat creating a new legal lot of record prior to the issuance of any permits.

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

CASE NO. BAC-80-16: VARIANCE

DEBORAH VANCE-MOZELL
4611 Monkhouse (East side of Monkhouse, 1629' north of Lyba Street)
B-1
Commercial Strip Center – Lot Access Width Variance

Representative &/or support:
Mrs. Gloria Hogan (4042 Crosby, Shreveport, LA 71109)
Mrs. Bernice Spearman (4041 Miles Street, Shreveport, LA 71109)
Mr. Raymond Strong (3405 St Helens Drive, Shreveport, LA 71116)
Mr. Dewayne Edwards (3917 Dilg League, Shreveport, LA 71109)
Mrs. Clara Vance (4042 Crosby, Shreveport, LA 71109)

There was no opposition present.

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

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

CASE NO. BAC-97-16: SPECIAL EXCEPTION USE

FAITH CABRERA
4619 Frances Street (East side of Frances @ dead end, 697' south of Financial Plaza)
R-1D
Mobile Home (Single Wide)

Representative &/or support:
Ms. Faith Crawford Cabrera (6900 Buncombe Road, Lot 47, Shreveport, LA 71129) No slip filled out

There was no opposition present.

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

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

CASE NO. BAC-98-16: SPECIAL EXCEPTION USE & VARIANCE

WOODS CONTRACTING LLC

Queensborough Church of Christ

1819 Jewella (SE corner of Michigan & Jewella)

R-1D

Expansion of Church Use for a Media Center – Parking & Rear Yard Setback Variance

Representative &/or support:

None present. Applicant submitted letter requesting deferral & continuance to the January 18, 2017 public hearing.

A motion was made by MR. BERGERON, seconded by MR. STEWART to approve the applicant's request to defer & continue this application to the January 18, 2017 public hearing.

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

CASE NO. BAC-99-16: VARIANCES

NANCY MEDLIN & DALE EARWOOD

620 Robin Hood (North side of Robin Hood, approximately 219' west of Creswell)

R-1D

Front Yard Setback & Site Obstructing Wall

Representative &/or support:

M/M Nancy Medlin & Dale Earwood (6121 Fern Avenue #58, Shreveport, LA 71105)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve this application subject to an administrative re-plat being submitted to & approved by the Executive Director prior to the issuance of any permits.

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

CASE NO. BAC-100-16: SPECIAL EXCEPTION USE & VARIANCE

DREAMTROTTERS LLC

SGA Investments

3701 Greenwood Road (Suite 1 – South side of Greenwood Road, 465' SW of Jewella)

B-3

Package Sales of Beer, Wine, & Liquor – Parking Variance

Representative &/or support:

Mr. Cory Shepherd (3611 Judson, Shreveport, LA 71109) No slip filled out

Mr. Richard Coutret (604 Seneca Trail, Shreveport, LA 71107) No slip filled out

Speaking in opposition:

Dr. Louis Smith, Pastor New Bethel Missionary Baptist Church (3300 Greenwood Road, Shreveport, LA 71107)

Mrs. Earnestine Coleman (3513 Huston, Shreveport, LA 71109)

Ms. Muna Sofyan, Clarkes Convenience store (4000 Jewella, Shreveport, LA 71109)

- They don't need another liquor store in their neighborhood.
- This location is too close to the library & Fair Park High School.
- This will be competition for the existing stores that sell alcohol.

Rebuttal: (Mr. Shepherd)

- The applicant shares the same concerns as the neighborhood
- He will run "a clean operation" & be a model store for the neighborhood
- At a future point, he is considering offering a delivery service for their loyal customers.

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

1. A revised site plan reflecting any changes to the site shall be submitted to & approved by the Executive Director.
2. A final plat application shall be submitted for review & approval by the MPC Board.
3. All of the above stipulations shall be complied with prior to the issuance of any permits.

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

CASE NO. BAC-102-16: VARIANCES

CCI INC

Wellington square TC Senior Apartments LP
1812 Jewella (West side of Jewella, 165' north of Lakeland Street)
R-3

Parking & Front Yard Setback

Representative &/or support:

Mrs. Terry Hines (1812 Jewella, Shreveport, LA 71109)

The following Speakers asked questions for clarification:

Mrs. Helen King (3818 Eileen Lane, Shreveport, LA 71109) No slip filled out
Mrs. Carolyn H. Miles (1620 Hassett Ave, Shreveport, LA 71109)

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

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

CASE NO. BAC-103-16: SPECIAL EXCEPTION USE & VARIANCE

SHARON FREEMAN

Ethel Mae Nelson
3246 Montana (East side of Montana, 155' south of Hawkins)
R-1H

Mobile Home (Modular Home) & Rear Yard Setback Variance

Representative &/or support:

Mrs. Sharon Freeman (3246 Montana, Shreveport, LA 71107) No slip filled out

There was no opposition present.

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

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

END OF PUBLIC HEARING

► **OTHER BUSINESS**

Master Plan Implementation Report

- The Unified Development Code & Zoning Map received approval by the MPC. Due to budget meetings, this matter has been tabled by the City Council until January 10th; staff will make a presentation prior to the vote. The Parish Commission sent this matter to their Long Range Committee for review. We still expect a final vote in January-February, 2017, with implementation in April.
- Reminder – In January, 2017, we will begin having our ZBA public hearings on the 3rd Wednesday of each month
- Chairman Berry rarely misses a meeting, however, he recently had shoulder surgery & is at home recuperating.

► **BOARD MEMBER COMMENTS - None**

ADJOURN 2:30 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary