

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 27, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, September 27, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Laura Neubert, Chairperson
Jake Brown
Constance L. Green
Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Kamrin Hooks, Executive Assistant/Planner 1
Donna Frazier, Parish Attorney's Office
Tanner Yeldell, City Attorney's Office
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator

Members Absent

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** . The Pledge of Allegiance was led by **MS. HART.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the August 23, 2023 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 23-4-SP PRELIMINARY & FINAL PLAT (MINOR)

Applicant: PREVOT DESIGN SERVICES
Owner: Lee Boquet
Location: 10217 Goldsberry (Northwest End of Goldsberry Rd.)
Existing Zoning: R-E
Request: 5 lot subdivision
Proposed Use: Residential Subdivision

Representative &/or support:

Jeff Pero 601 Spring St, Shreveport, La, 71101

Pero stated he was a representative of Prevot Design Services and was present to answer any concerns or questions. No questions or discussion was had.

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Opposition: None

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 23-26-P SPECIAL USE PERMIT & SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC.
Owner: WIMWAL, LLC
Location: TBD East Kings Highway (SW corner of East Kings Hwy and Flournoy Lucas Rd.)
Existing Zoning: C-3
Request: Special Use Permit & Site Plan Approval
Proposed Use: Contractors Office/ Warehouse

Representative &/or support:

Donnie Barker 13324 N Avenue, Ste 301, Shreveport, La, 71107

Representative of Mohr and Associates. Barker stated that they accept the waiver of privacy fencing and understand that will change if adjacent residential properties are developed in the future. He stated that he is aware of the drainage issues and that the Port will be addressing them, and they do not have a definite date of completion. He is aware that once completed the site plan will change and he stated they are willing to make those changes.

NEUBERT asked if the applicant whom Barker is representing has scheduled a meeting with the Port to address the drainage issues. Barker answered they have not as of the date of this hearing, but they have received their plans.

MARCHIVE stated that the detention area is behind the building towards the port property and noted the ditch along Kings Hwy flowing North is in the front of the building. He asked would they be able to put the detention in the front of the building. Barker answered because of the way drainage structures are on the site, it works better to have it in the back. He also stated the water from the ditch discharges to the west and goes across the property. Barker then informed the board that the detention pond redirects the discharge to their property. Regardless of placement of the detention, front or rear, it will discharge to the same place.

Opposition:

Eric England 6000 Doug Attaway Blvd, Shreveport, La, 71115 318-426-0878

England is the Executive Director of the Caddo Parish Port Commission. The Port Commission develops over 4,000 acres in Caddo parish, 7 of them are located at the intersection of Youree drive and Flournoy Lucas, where Fire station 20, is located. He stated that the Fire station has had major drainage issues because of a development made on Youree drive. As a result of this, England states that from that point forward all new developments in Caddo parish must be studied to ensure it will not cause drainage issues. This application's development will be adjacent to the Fire station property. He stated that the Port was not given the chance to study the site plans to ensure no further drainage issues would happen. England stated that they were given the site plan the morning of the hearing and that their civil engineers raised numerous concerns that could be easily fixed.

BROWN asked England for a meeting timeline with Mohr Associates. England stated it would take only 1-2 months.

MARCHIVE asked about the property to the west of the fire station that has been abandoned because of the drainage issues. He asked could the property to the North be the cause of the drainage issues. England stated that his engineers have not expressed any concern with the buildings to the North.

Rebuttal:

Donnie Barker 13324 N Avenue, Ste 301, Shreveport, La, 71107

Barker stated they are more than willing to meet with the Port.

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A motion was made by MR. MARCHIVE, III seconded by MS. HART to defer this application until the October hearing.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 23-29-P ZONING REQUEST

Applicant: LINH NHAT HUYNH
Owner: Margaret Blair Williams
Location: 0 Linwood Ave (southwest corner of Linwood Ave and Mayo Rd)
Existing Zoning: R-A
Request: R-A to C-2
Proposed Use: Commercial Uses

Representative &/or support:

Johnny Linh Huynh 11160 Greenacres Rd, Shreveport, La, 71106

Huynh explained to the Board that he had purchased 43 acres of land and wanted to develop 4 acres of it to build a strip mall area. He said that he felt that bringing businesses to the area would be beneficial. Huynh clarified that the development would not be low-income. He spoke about a concern of flooding and said the development would have a plan to not increase water run-off.

BROWN asked what kind of businesses would be there and if neighbors could rent spaces. Huynh said that he already had personal businesses that would operate there and that currently it is not open for public rent, but the businesses will be useful to the area.

NEUBERT asked the executive director CLARKE to talk about what is and is not allowed under a C-2 zoning.

CLARKE stated that mixed income housing or multi-family would not be allowed in a C-2 commercial zoning. He stated in a C-2 the only available residential type housing in this zoning would be dwelling above the ground, which would include a retail establishment on the first floor and housing on the second or third floors.

BROWN asked the applicant if he was buying all of the 43-acre lot and would he leave any of the area forested for the residents. Huynh explained that he would leave 20-50 feet of area to the west of the development as well as the undeveloped land.

Roland Ricou 3 Walton Place, Shreveport, La, 71106

Ricou addressed the public concern that the city may annex that portion of developed land into the city of Shreveport. He stated that the track of land was not contiguous with the city limits of Shreveport.

Laurel Rice Brightwell 207 Milam St, Ste. C, Shreveport, La, 71101

Brightwell spoke on behalf of the seller of the land. She stated that there are commercial and light industrial properties close to the area. She stated that a rezoning of the lot would not be an unusual request. Brightwell stated that the woods belong to the seller Williams and that if the sell does not go through, all 43 acres will be clear cut in order to benefit from the timber market. She stated that the opposition wants to keep the wooded area wooded, but either by development or the timber market the area would be changed, and the forest area removed.

MARCHIVE asked if the property across the street was on the market and an option for the applicant. Brightwell answered she did not know and only represented the seller.

Melissa Riddick 514 Dunmureland, Shreveport, La, 71106

Riddick spoke on behalf of the buyer and stated the applicant only wants to develop the front portion of the land. She stated that the applicant is willing to do as much screening as necessary to appease the residents and parish.

Opposition:

Darcy Piazza 9668 Darrell Ave, Shreveport, La, 71106

Piazza stated that she has lived in the area for most of her life and can speak confidently about the fact that no one in the area is comfortable or wants this area developed. She stated that the type of businesses that will be moving in have not been expressed by the applicant. Piazza explained that the abandoned commercial properties in the area have been vacant for over thirty years

because every business that comes fails. She then stated that there is available vacant building that the applicant could use instead of destroying the forest area to construct a strip mall that might fail, like many other businesses have in the past, leaving eyesores and abandoned buildings in their area. Piazza expressed concern for drainage issues because it would affect the neighborhood. She also stated that the added traffic from the development would be detrimental to the already unstable traffic conditions in the area. Lastly, expressed to the Board that the people of the area do not want access to the things that they need in their neighborhood. The residents of the area are more than happy to drive to what they need in the city, down the road.

Piazza asked that rapid development not be started in their area.

MARCHIVE explained that the commercial properties near their neighborhood had been grandfathered in through the land use planning map.

NEUBERT asked Piazza what she would support on the land. Piazza explained that she did not know what she would support because the drainage line goes through that property and in order to be okay with any development, she would need to see detailed site plans that provide certainty.

BROWN stated that the owner of the woods has been letting people utilize them and now the owner is being told what they can or cannot do with their property. He then said that the area would be wiped out per the word of the seller's representative and either way the woods would be gone. BROWN expressed the positive aspect of this development for the area. Piazza explained that the area cannot sustain the businesses because the market is not there. She then said that this application should not be supported without more concrete planning.

No further discussion ensued.

Nancy Ambrose 9647 Darrell Ave, Shreveport, La, 71106

Ambrose explained that on her side of the neighborhood, they have well water and septic and asked if the development would be on city water or well. She then stated that with the amount of traffic, a traffic light or stop sign would be needed.

NEUBERT asked CLARKE to explain the annexation possibility of the area to the city.

CLARKE said that it is very doubtful the city would annex the area. So, the area would be private septic and well water

NEUBERT asked if you could have city water without being in the city, to which CLARKE answered yes.

Ambrose stated that her concerns were answered and wrote she would support the application moving forward.

David Arnoldi 10295 Linwood Ave, Shreveport, La, 71106

Arnoldi stated he lived directly across from the possible development and did not want to live across from businesses.

NEUBERT asked Arnoldi what he would support there, to which he answered something environmentally friendly.

Rebuttal:

Johnny Linh Huynh 11160 Greenacres Rd, Shreveport, La, 71106

Huynh stated he would try his best to keep the neighbors happy.

BROWN asked if the 4 acres were approved, would the applicant be okay with possible stipulations to keep the forest look for the area. The applicant answered that yes, he would be open to those stipulations.

HUMPHREY asked how many acres he was purchasing. Huynh stated 43 acres to which he would develop 4 of, leaving roughly 39 acres undeveloped at this time.

NEUBERT asked for the road frontage on the property, to which the applicant replied, 710ft.

A motion was made by MR. BROWN seconded by MS. HART to recommend approval of this application with stipulations.

The Board discussed a possible add on to the stipulations required. NEUBERT requested to add the word enhanced, to require natural buffers and greenery to the property.

CLARKE expressed that the Board was drifting towards a by definition planned unit development as they could not regulate greenery with a site plan review. He stated that the MPC could ensure the site plan meets the requirement of a development in the C-2 district.

MARCHIVE asked staff if making the development a planned unit development was possible, to which CLARKE said yes, but it would be a new application. He also noted that civic engagement is plainly expressing their opinion of not wanting this rezoning or development in their property.

MARCHIVE stated that the area is a rural residential area, and it should stay that way.

BROWN stated that the future land use map mirrors the master plan map done by consultants that was instituted all over the country. He stated that property should develop the way it wants naturally, and the development will be a plus for the area. GREEN raised concern that if this application is approved, what will stop the rest of the 43 acres from being developed later. NEUBERT answered it would be an application-by-application basis on the limitations of the development of the 43 acres. BROWN state that their development would bring jobs to the area.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BROWN & HUMPHREYS and Meses. GREEN, HART & NEUBERT Nays: Messrs. MARCHIVE. Absent: NONE

CASE NO. 23-6-SP PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: GREENWOOD 950 LLC
Owner: GREENWOOD 950 LLC
Location: TBD Hwy 80 (west side of Hwy 80, approx. 460ft south of I-20.)
Existing Zoning: R-A
Request: 15-lot subdivision
Proposed Use: Single-Family Residential

Representative &/or support:

David Postin 7585 Fern Ave Ste 101, Shreveport, La, 71105

Postin stated that the applicant agrees to the adhere to the staff report as it has been created. He informed the Board that no one has opposed this application. No discussion ensued.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 23-8-BAP VARIANCE

Applicant: DONALD EDWARD AND HARRIETTE J. JOHNSON JOHNSON
Owner: DONALD EDWARD AND HARRIETTE J. JOHNSON JOHNSON
Location: 2144 NORTH CROSS DR (west side of N Cross Dr., approx. 1,340 ft south of N Lakeshore Dr)
Existing Zoning: R-1-7
Request: Yard Variance – On-site Development standards
Proposed Use: Ground mounted equipment – generator

Representative &/or support:

Donald E. Johnson 2144 North Cross Dr, Shreveport, La, 71107

Johnson stated that his property is heavily wooded and 200ft from the road. He informed the Board that the generator would not be seen from the road by anyone standing in front of the property because of natural screening. Johnson stated that he had chosen the front of his house because of advice from a plumber and electrician that deemed it the best place for the house. He said that utilities such as water, natural gas, pressurized electric and cable cross the property 125ft from the front of the house. He stated that because of these things it is difficult to place the generator anywhere but the front.

NEUBERT asked the applicant how large the generator he purchased is, to which Johnson answered 24 kilowatts, 48 inches long, 29 inches in height and 24 inches wide.

MARCHIVE asked if the property was on city water and sewer, Johnson answered that the property is on the city's water.

Forrest N. Raburn 2309 North Cross Dr, Shreveport, La, 71107

Raburn stated that most of the properties in the neighborhood have generators. He stated that the power comes to the front of

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the house based on how it was located. He said where he wants to put the generator is 5 to 10 feet from his power.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MS. HART to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 23-5-CTAP CODE TEXT AMENDMENT

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request Code Text Amendments to the Caddo Parish UDC regarding Short-Term Rental Property

Representative &/or support:

Stacy Brown, Visit Shreveport-Bossier 629 Spring St, Shreveport, La, 71101

Brown stated that short-term rentals are a growing industry. She insisted that if done right, proper regulation would protect both property owners and visitors. Brown said that short-term rental regulation is beneficial because it would provide basic standards for people to meet like providing smoke detectors or other safety measures that are included in the amendment.

MARCHIVE asked if hotels or motels object to short-term rentals. Brown stated that they just want a level playing field where short-term rentals have as many regulations as they do. No further discussion ensued.

Opposition:

Oren Welborn 1231 Pine Island Rd, Shreveport, La, 71107

Welborn stated he operates short-term properties and after reading the amendment he has several concerns. He stated that short-term rentals in the parish are different and operate differently than ones in the city. He stated for example, there are fewer options in the parish, so profit is high as well as there a distinct rural character that the city short-term rentals do not give because they are surrounded by many other properties. He stated that his short-term rental properties, as well as other properties in the area are separated by any other business or residence. Welborn stated that short-term rental owners invest so much in their properties, that they regulate them themselves. He stated that as a short-term rental owner with sites such as Airbnb, they have regulations that people must abide by, and the owners have their own rules and regulations for themselves and tenants. Welborn said that only the best rental properties make money, and so reviews regulate things like safety and accessibility. He claimed that an official amendment is unnecessary and an overreach of the government because short-term rentals are self-governing. He closed by saying that this amendment was a violation of civil liberties.

GREEN asked if the short-term rental that Welborn operates was his primary residence. She also asked him how often his rental was booked. Welborn answered that he leaves the entire Airbnb calendar open and whenever it is booked, he leaves.

HUMPHRY asked the opposition who the governing body was of the rental properties over the tenants. Welborne answered that it is self-governing, based on the reviews.

NEUBERT then asked if the rental property does not have safety measures like a smoke alarm, will the listing be removed by the site (Airbnb) used to advertise the rental. Welborn answered that the renter could contact Airbnb and get them to launch an investigation based on the concern.

NEUBERT then asked for clarification on what Welborn was opposing in the amendment. Welborn answered that the existing rules on the platform for the rentals are enough safety parameters and regulations.

MARCHIVE asked if Welborn would object to having a fee for owning a short-term rental, to which he replied yes.

No further discussion was had.

The Parish Attorney FRAIZER advised for any Board members who own a short-term rental to recuse themselves from voting. BROWN recused himself from voting.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend this application for approval.

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The motion was adopted by the following 5-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE ABSTAIN: Messrs. BROWN.

CASE NO. 23-6-CTAP CODE TEXT AMENDMENT

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request Code Text Amendments to the Caddo Parish UDC regarding Definitions and Rules of Measurement and Zoning District Regulations

Representative &/or support: None.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:54 p.m.

Laura Neubert, Chair

Phyllis Hart, Secretary