

CADDO PARISH COMMISSION
505 TRAVIS STREET, GOVERNMENT PLAZA
PUBLIC NOTICE
REGULAR MEETING AGENDA
Streaming at www.caddo.org
August 4, 2022
3:30 P.M.

1. ROLL CALL:

Commissioners:

Hopkins	District 1	Gage-Watts	District 7
Johnson	District 2	Taliaferro	District 8
Jackson	District 3	Atkins	District 9
Young	District 4	Chavez	District 10
Burrell	District 5	Lazarus	District 11
Jones	District 6	Epperson	District 12

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

Veterans and active military members saluting during recitation of the Pledge of Allegiance would be appropriate, should you wish to do so.

4. AGENDA ADDITIONS:

5. CITIZENS COMMENTS:

Citizens who wish to address the Commission on any issue other than zoning, please fill out a comment card located in the chamber foyer and return to the President or the Clerk of the Commission. Individual comments are limited to 3 minutes

NOTE: Citizens who wish to address the Commission on matters relative to public hearings (items listed on the agenda only) will be limited to a cumulative total of 15 minutes each, for or against an issue. Those who wish to speak or make a presentation are asked to select their speakers and address the points they wish considered with this limitation in mind.

6. VISITORS:

7. ADOPT REGULAR SESSION MINUTES:

7.I. Regular Session Minutes July 7, 2022

Documents:

[7.7.2022 REGULAR SESSION MINUTES.PDF](#)

7.II. Special Session Minutes August 1, 2022

Documents:

[8.1.2022 SPECIAL SESSION MINUTES.PDF](#)

8. SPECIAL RESOLUTIONS:

8.I. Special Resolution Of Remembrance & Respect Bishop Fred Caldwell, Sr.
(Commissioner Epperson, Johnson, Gage-Watts, Burrell, Jackson & Jones)

Documents:

[2022 BISHOP CALDWELL RESOLUTION OF REMEMBRANCE.PDF](#)

9. COMMUNIQUES AND COMMITTEE REPORTS:

Administration response to information requests from Commissioners

10. PRESIDENT'S REPORT:

11. PUBLIC HEARING ON ZONING ORDINANCES & CASES:

11.I. Public Hearing For Ordinance No. 6244 Of 2022 In Relation To 22-1- CTAP

An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.

(Parish Planning Commission)

Documents:

[ORDINANCE 6244 IN RELATION TO 22-1-CTAP.PDF](#)

11.II. Public Hearing For Ordinance No. 6245 Of 2022 In Relation To Case. No 22-11-P
AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE
PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED

DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO
(District 2)

Documents:

[ORDINANCE 6245 IN RELATION TO 22-11-P.PDF](#)

12. PUBLIC HEARING ON ORDINANCES:

- 12.I. Public Hearing For Ordinance No. 6246 Of 2022
AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO
(Young)

Documents:

[ORDINANCE 6246 -ROBINSONS RESCUE \(AS AMENDED\).PDF](#)
[ORDINANCE 6246 FACT SHEET - ROBINSONS RESCUE.PDF](#)

13. ZONING ORDINANCES (For Final Passage):

- 13.I. Ordinance No. 6244 Of 2022 In Relation To 22-1- CTAP
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.
(Parish Planning Commission)

Documents:

[ORDINANCE 6244 IN RELATION TO 22-1-CTAP.PDF](#)

- 13.II. Ordinance No. 6245 Of 2022 In Relation To Case. No 22-11-P
AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO
(District 2)

Documents:

ORDINANCE 6245 IN RELATION TO 22-11-P.PDF

14. ORDINANCES (For Final Passage):

14.I. Ordinance No. 6246 Of 2022

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Young)

Documents:

[ORDINANCE 6246 -ROBINSONS RESCUE \(AS AMENDED\).PDF](#)
[ORDINANCE 6246 FACT SHEET - ROBINSONS RESCUE.PDF](#)

15. ZONING ORDINANCES (For Introduction By Title):

15.I. ZONING CASE APPEAL 22-3-BAP, Property Located 5247 Norfolk Road In Caddo Parish, MR. DANA WHEELER, APPLICANT APPELANT

Request is for approval of a yard variance for a detached garage. The PZC voted to deny application as submitted and the homeowner has appealed.

PUBLIC HEARING AND FINAL PASSAGE AUGUST 18, 2022

(District 2)

Documents:

[APPEAL PACKET.PDF](#)
[ADDITIONAL INFORMATION FROM APPELANT - 22-3-BAP.PDF](#)
[223BAP.PDF](#)
[3JUNE 222022 PPZB AGENDA.PDF](#)
[PITTMAN OPPOSITION PACKET.PDF](#)
[REQUEST TO APPEAL.PDF](#)

16. ORDINANCES (For Introduction By Title):

16.I. Introduce Ordinance 6247 Of 2022

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND, GENERAL FUND, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND, CRIMINAL JUSTICE FACILITIES FUND, HEALTH TAX FUND AND THE RIVERBOAT FUND, FOR THE YEAR 2022 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Finance)

Documents:

[ORD 6247- PROJECT CLOSURES 2022.PDF](#)
[ORD 6247 FACT SHEET -PROJECT CLOSURES 2022.PDF](#)
[ORD 6247 EXHIBIT- 2022 AMENDMENT.PDF](#)

16.II. Introduce Ordinance No. 6248 Of 2022

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Gage-Watts and Johnson)

Documents:

[ORD 6248- RELOCATION ASSISTANCE 2.PDF](#)
[ORD 6248 FACT SHEET - RELOCATION ASSISTANCE 2.PDF](#)

16.III. Introduce Ordinance No. 6249 Of 2022

ORDINANCE AMENDING THE 2022 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY AND OIL AND GAS FUNDS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Burrell, Chavez, Taliaferro, Atkins)

Documents:

[ORD 6249- RONALD MCDONALD.PDF](#)
[ORD 6249 FACT SHEET - RONALD MCDONALD HOUSE.PDF](#)
[RMH- CADDO PARISH 8 1 2022.PDF](#)

16.IV. Introduce Ordinance No. 6250 Of 2022

AN ORDINANCE TO CLOSE AND ABANDON A PORTION OF THE DEDICATION FOR AN UNNAMED ROAD IN THE PARISH OF CADDO, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

(District 11)

Documents:

[ORD 6250.PDF](#)
[ORD 6250 FACT SHEET.PDF](#)
[ORD 6250- EEXHIBIT A.PDF](#)

17. WORK SESSION MINUTES:

17.I. Work Session Minutes August 1, 2022

Documents:

[8.1.2022 WORK SESSION MINUTES.PDF](#)

18. RESOLUTIONS:

18.I. Resolution No 37 Of 2022

A RESOLUTION URGING AND REQUESTING SOUTHWESTERN ELECTRIC POWER COMPANY, AMERICAN ELECTRIC POWER COMPANY, INC., AND PANOLA-HARRISON ELECTRIC COOPERATIVE TO ESTABLISH A MORATORIUM ON DISCONNECTION OR SHUTOFF OF UTILITY SERVICE TO INDIVIDUALS, AND OTHERWISE PROVIDING WITH RESPECT THERETO

(Jackson, Burrell, Gage Watts, Jones, Johnson and Lazarus)

Documents:

[RESOLUTION 37- UTILITY SHUTOFF MORATORIUM.PDF](#)
[PSC LETTER.PDF](#)

19. OLD BUSINESS:

20. NEW BUSINESS:

20.I. Consider The Recommendations Of The Property Standards Hearing Committee
Consider the recommendation of the property standards committee regarding the following cases:

9562 Wallace Lake Road (District 9)

5136 Old Mooringsport Rd (District 2)

Documents:

[6.23.2022 PROPERTY STANDARDS COMMITTEE MINUTES.PDF](#)

20.II. Appoint Manjit Singh Warar To Broadband Committee
Appoint Manjit Sing to fill the seat on the Broadband Advisory Committee vacated by Kay West. (Burrell)

Documents:

[SINGH RESUME.PDF](#)

21. COMMUNIQUES AND REPORTS:

22. CITIZEN COMMENTS (Late Arrivals)

23. ADJOURN:

To all persons desiring to attend and observe a meeting of the Caddo Parish Commission, or who wish to present information to the body: If you have physical limitations that require special accommodations in order for you to attend and participate in a meeting of the Caddo Parish Commission, please contact the office of the Caddo Parish Commission Clerk at (318) 226-6596, at least 24 hours in advance of the meeting so that an effort can be made to provide those accommodations.

MINUTES OF THE REGULAR SESSION OF
THE CADDO PARISH COMMISSION
HELD ON THE 7th DAY OF JULY, 2022

The Caddo Parish Commission met in a Regular Session, on the above date, at 3:30 p.m., in the Government Chambers, with Mr. Atkins, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Burrell, Chavez, Hopkins, Jackson, Johnson, Lazarus, and Taliaferro (8). ABSENT: Commissioners Epperson, Gage-Watts, Jones, and Young (4).

The invocation was given by Mr. Taliaferro, and Mr. Burrell led the Commission in the Pledge of Allegiance.

CITIZENS COMMENTS

Nathan Hicks came before the Commission and gave the following comment:

I'm here today. On behalf of the industry of video poker. We usually have a big bullseye on our back. We're not always the good guys in things, but I'm here-really-in a much different capacity. We own, my family has owned since 1994, a video poker truck stop. It is the bread and butter of our business. We've been in business in Shreveport since the 70's with a car rental business. Everyone that I know that's in this business in this area is a small business family. The relay stations are owned by the Horn family. LSM is owned by the Roth Family. And what we're asking for is. Earlier this year, as I'm sure you all aware, the State of Louisiana passed a law allowing for a brief open period in which racetracks can put their off-site betting facilities anywhere they want. They have none of the restrictions that video poker has. So, they can be within one mile of a church. One mile of a school. One mile of historic building. One mile of a playground. Anywhere they want to be, essentially, they can be. And what we're asking the Commission to adopt is an ordinance that would at least make the playing field level. We can't put anything within one mile of any of those types of facilities, and if I'm being honest with you, as a citizen of Shreveport and from a family that's been here back further than I can recount, I don't want that. I don't want a betting facility within a mile of betting Virginia Park. I don't want a betting facility within a mile of a church. That's not something that even has to be that way. There are plenty of other places that they could go and put one of those. And quite frankly, if that playing field is not kept level, with the introduction of these new devices called historical horse racing machines, which it would take me much longer than three minutes to explain. We will be at such a disadvantage. That many of the small business operations say for instance, like mine, which is a one stop, I would have to close. Since we've had the smoking ban, which I was totally in favor of, my business has been reduced by 30%. The machines that they'll bring in can do things my machines cannot. They will be able to pay out \$10,000 jackpots, we cannot; and the tax money that comes from our machines, eight of the 32 and a half percent returns to this municipality, this parish. You will be able to multiply their tax revenue by thousands and you will still get zero. They will-it will be the single greatest lateral transfer of municipal funds into private hands in the history of the State of Louisiana. The money that will go that would be going into the coffers of Caddo Parish will go to the Horsemen's Association. Thanks. All right, and I'll be brief. I mean, it's quite simple. I'm just asking for level playing field. We want to be in the same boat with the same restrictions that those folks have, because we can't keep losing ground. Harrah's, or the Louisiana Downs, has every amenity that I can offer. They can also offer smoking. They can also offer table games. They can also offer horse racing. I simply can't compete, and we know that this market has reached maturity, and that there's a reason that Diamond Jacks wanted to leave. There's a finite amount of money in that economy; and by not being able to compete, not being able to have the amenities, not being able to do sports betting, those folks will, in essence, I'm never gifted with words, they'll eat our lunch. It will be almost impossible to continue to operate in the way that we operate. Not to mention, and then also known as 8% go to the Commission. 24% of the collected tax from video poker goes to education. And at a time like this when inflation is increasing, when it's more and more difficult to get to attract educators to attract people into this market, I just don't see how we can continue to grow and develop as a City if that's taken away as well. And again, that revenue will leave. Not if. Not a maybe. It will leave. their machines are not taxed at the municipal level. They do not donate to the State in any specific form other than to the Horsemen's Association; and we're not asking them not to be able to do business here. We're just simply asking for level playing; and that that really is, I mean, if I had to be honest, that's what I came to beg for. I just need help being able to compete in the industry in which I have been in for almost 20 years with a level playing field. I can't win if the other person gets four strikes and I only get two; and that's really why I'm here today. And we'd be happy to answer anyone's questions at all.

VISITORS

- Civil Rights Trail
Dr. Gary Joiner

Mr. Chavez said that he doesn't know the history of the lynching tree, Bloody Caddo, or other Shreveport history. He realized that several of his constituents also do not know the history of Shreveport, so he reached out to historian, Dr. Joiner.

Dr. Gary Joiner thanked the Commission for inviting him to today's meeting. He said that he is a professor at LSUS and the Chair of the Department of History & Social Sciences. Bloody Caddo goes back to the beginnings of reconstruction, he said. Caddo Parish was not the "chief lynching Parish" in the State, but the citizens in Caddo Parish had sort of a "herd mentality" and took justice into their own hands. Dr. Joiner also said that there were huge numbers of people who were lynched, mostly African-

American men, but there were also white men and women who were lynched. He said that Caddo Parish earned its name, "Bloody Caddo" due to the violence in Caddo Parish.

He then talked about the Civil Rights Trail. He said that there are an additional thirty-two sites, with several more to be added. He can create a map where events happened and put a QR code on it to depict what happened at that location during the Civil Rights era. Dr. Joiner volunteered LSUS for this task.

Mr. Chavez thanked Dr. Joiner for coming today and volunteering LSUS for implementing QR Codes along the Civil Rights Trail. He would like to continue this discussion in the Economic Development Committee.

Mr. Burrell wanted to know how this fit into Critical Race Theory (CRT) where issues like that been politicized. Dr. Joiner said that CRT erases everything that's been taught from the Social Theory, Economic Theory, and Political Theory. He said that it only covers one thing, and that is race. Dr. Joiner said that if the Civil Rights Trail is done correctly, it can depict the history of this Parish. Mr. Burrell said that he never even heard of the CRT until it became politicized. History is history, he said.

ADOPT REGULAR SESSION MINUTES

It was **moved by Mr. Jackson**, seconded by Mr. Burrell, *that Regular Session Minutes July 7, 2022* be adopted. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Jackson, Lazarus, and Taliaferro (7). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Johnson, Jones, and Young (5).

SPECIAL RESOLUTIONS

It was **moved by Mr. Jackson**, seconded by Mr. Lazarus, *to englobo and adopt the following Special Resolutions:*

- *Proclamation Parks & Recreation Month*
- *Special Resolution recognizing the Shreveport Nationals 7U Baseball Team*
- *Special Resolution recognizing the Northwest Louisiana Sickle Cell Softball Tournament*

Mr. Burrell said that he's been chairing the Sickle Cell Softball Tournament for over twenty-five years. This tournament has become one of the largest tournaments in northwest Louisiana and brings over 100 teams to the area. He encouraged all to come and enjoy it.

Mr. Burrell also recognized Mrs. Gage-Watts who has a child with Sickle Cell.

- *Special Resolution of Remembrance & Respect for Shreveport City Marshal Charlie Caldwell*

Mr. Chavez asked if he could be added to this resolution. Mr. Johnson said that all of the Commissioners should be added to this resolution.

**PROCLAMATION
PARKS & RECREATION MONTH**

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including Parish of Caddo, as these programs promote health and wellness, improving the physical and mental health citizens with access to parks and recreational services; and

WHEREAS, parks & recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports and recreational activities, walking trails, and many other activities designed to promote active lifestyles, including healthy meals, nutrition services and education; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community's economic prosperity through increased property

values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation programs oversee essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change and proves fundamental to the environmental well-being of our community; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of July, 2022 that it does hereby proclaim July, 2022 as:

'PARKS & RECREATION MONTH'

in Caddo Parish, Louisiana, and encourage all Caddo citizens to recognize this month by enjoying services or amenities provided by Caddo Parish Parks.

**SPECIAL RESOLUTION
SHREVEPORT NATIONALS 7 & UNDER BASEBALL TEAM**

WHEREAS, the Caddo Parish Commission continues to note with pride and amazement of the incredible feats of athleticism, competitive spirit and perseverance exhibited by the Shreveport Nationals as they placed 2nd in the Dixie League 7u District 4 All Star Game and will go on to represent Caddo Parish in the State Tournament; and

WHEREAS, the Nationals went into the District 4 All-Star Championship Game with a 3-0 record and while the Ruston Americans, who were also 3-0, may have come out ahead in the Shreveport Nationals qualified for the State Tournament in Tioga, LA which begins later this week and our Nationals have something to prove and have been putting in the work to do just that; and

WHEREAS, Head Coach JW Brookshire, along with Assistant Coaches Taylor Berlin, Steven Moore and Joe Farley have led this group of talented young players through an exceptional All-Star season where they have sharpened their individual skills while focusing on their collective strength knowing that their goal is not to be the best player on the team, but to be the best player for the team; and

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of July, 2022, that it does hereby heartily commend and congratulate the coaches and team members of the SHREVEPORT NATIONALS for their District 4 All Star Season success, their devotion to excellence and the - pride they bring to their families and community.

BE IT FURTHER RESOLVED, that this Commission does wish the Shreveport Nationals the best of luck and invites all Caddo Citizens to join us in supporting and cheering on the Shreveport Nationals in the upcoming Louisiana State Tournament.

**SPECIAL RESOLUTION
NORTHWEST LOUISIANA SICKLE CELL SOFTBALL TOURNAMENT**

WHEREAS, sickle cell anemia is a complex genetic inherited blood disorder characterized by chronic anemia, episodes of debilitating pain and damage to vital organs that mostly affects people of African ancestry, but also occurs in other ethnic groups, including people who are of Mediterranean and Middle Eastern descent; and

WHEREAS, the Northwest Louisiana Chapter of the Sickle Cell Disease Association of America and Shreveport Public Assembly & Recreation will host the 44th annual Sickle Cell Softball Tournament on July 8th to the 10th at Cargill Park in an effort to raise funds and awareness to address and support those afflicted and effected by sickle cell disease with a goal of eventually breaking the sickle cycle; and

WHEREAS, the Sickle Cell Softball Tournament is the largest softball tournament in the South, known as the "Granddaddy of Them All" and features USA Rule Division C, D & E contests, Governor Games Sponsored Senior Division, a Men's Home Run Derby, a Women's Long Ball Derby, vendors, a Family Fun Zone, Fireworks and plenty of community fellowship, education and uplifting of those impacted by Sickle Cell disease; and

WHEREAS, this storied event would not be possible without the volunteer and professional support of community leaders from Herman Vital, to Mayor Adrian Perkins, our own Commissioner Roy Burrell, and the late Lillie Bradford; and

WHEREAS, Caddo Parish remains dedicated to improving the public health and awareness of conditions like Sickle Cell Disease and also supports efforts to engage citizens in healthy activities which strengthen our community.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of July, 2022 that it does hereby proclaim July 10th, 2022 as:

‘SICKLE CELL SOFTBALL TOURNAMENT DAY’

in Caddo Parish, Louisiana, and urges all citizens to join with the Parish in recognition of this important day.

**SPECIAL RESOLUTION OF REMEMBRANCE
SHREVEPORT CITY MARSHAL CHARLIE CALDWELL**

**SPECIAL RESOLUTION
NORTHWEST LOUISIANA SICKLE CELL SOFTBALL TOURNAMENT**

WHEREAS, sickle cell anemia is a complex genetic inherited blood disorder characterized by chronic anemia, episodes of debilitating pain and damage to vital organs that mostly affects people of African ancestry, but also occurs in other ethnic groups, including people who are of Mediterranean and Middle Eastern descent; and

WHEREAS, the Northwest Louisiana Chapter of the Sickle Cell Disease Association of America and Shreveport Public Assembly & Recreation will host the 44th annual Sickle Cell Softball Tournament on July 8th to the 10th at Cargill Park in an effort to raise funds and awareness to address and support those afflicted and effected by sickle cell disease with a goal of eventually breaking the sickle cycle; and

WHEREAS, the Sickle Cell Softball Tournament is the largest softball tournament in the South, known as the “Granddaddy of Them All” and features USA Rule Division C, D & E contests, Governor Games Sponsored Senior Division, a Men’s Home Run Derby, a Women’s Long Ball Derby, vendors, a Family Fun Zone, Fireworks and plenty of community fellowship, education and uplifting of those impacted by Sickle Cell disease; and

WHEREAS, this storied event would not be possible without the volunteer and professional support of community leaders from Herman Vital, to Mayor Adrian Perkins, our own Commissioner Roy Burrell, and the late Lillie Bradford; and

WHEREAS, Caddo Parish remains dedicated to improving the public health and awareness of conditions like Sickle Cell Disease and also supports efforts to engage citizens in healthy activities which strengthen our community.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of July, 2022 that it does hereby proclaim July 10th, 2022 as:

‘SICKLE CELL SOFTBALL TOURNAMENT DAY’

in Caddo Parish, Louisiana, and urges all citizens to join with the Parish in recognition of this important day.

COMMUNIQES AND COMMITTEE REPORTS

- Mr. Johnson provided names of several books on the history of Shreveport from an African-American perspective, *The Blacker the Berry*, *The Black Side of Shreveport*, and *The History of Southern University of Shreveport* written by Willie Burton. He also suggested inviting historian Dr. Michael Hicks to come down to the Commission. Mr. Johnson said that it is “a slap in the face” to him for inviting Dr. Gary Joiner to speak on the history of Shreveport from an African-American perspective. Mr. Johnson said that the history should be “based on the perspective of the people who were impacted the most are the ones who you should listen to, not people who were on the other side that it didn’t really bother”.

Mr. Johnson said that there were two different events that happened on the courthouse grounds. One was hangings, which were legal because a person was convicted of a crime. The lynchings were a mob of people who hung people, convicted or not, from a tree on the courthouse grounds. He said that there are documentations of lynchings, who was lynched, who did the lynching, and the time/date of the lynching. That’s a crime, he said, but those people got off scot free. Mr. Johnson said that he will bring something before the Commission in August regarding the lynching tree.

- Mr. Chavez provided a picture and a video from Poet Laureate Poetic X regarding Juneteenth. The Clerk of the Commission will share the link for the video to all of the Commissioners.

Mr. Chavez also said that he spoke with a person, who was 92 years old, and said that the lynching trees have already been cut down.

- Mr. Jackson said that the trees on the courthouse grounds were also a part of the Homeland Security assessment that was done. Dr. Wilson said that he will have to check and verify that. Mr. Jackson said that the trees keep aerial threats away, add aesthetic character, and helps cool the courthouse.

ADMINISTRATOR REPORT

- COVID Update

Dr. Wilson said that there have been four positive COVID cases within the Caddo Parish organization, and there has been two positive COVID cases within the Caddo Parish agencies.

PRESIDENT'S REPORT

Mr. Atkins understands that Mr. Johnson has issues with Dr. Joiner's visit today. He didn't see any slight of hand of anything that Dr. Joiner said. He implied that there were lynchings, and the majority of the lynchings were of African Americans. Mr. Atkins is supportive of exploring the different perspectives of history, but does not want this to "become a path that divides us instead of bringing us together to move forward". Mr. Johnson understands, but would not have brought a white person in to talk about African-American history and vice versa.

PUBLIC HEARING ON ZONING ORDINANCES & CASES

The President of the Commission opened the floor for anyone to speak in favor or against the following ordinance:

- Zoning Case 21-39-P, Ordinance No. 6242 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the north side of Wells Island Road, approximately eight hundred feet northwest of Reverse Drive Caddo Parish, LA, from R-1-7, Single Family Residential District and NA, Natural Areas District to OS, Open Space District, and to otherwise provide with respect thereto
- Zoning Case 22-7-P, Ordinance No. 6243 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the north side of Old Mooringsport Road, approximately two thousand three hundred and fifty feet east of North Market Street, Caddo Parish, LA, from Tract A R-A, Rural Agricultural Zoning District to R-1-7, Single Family Residential District and Tract B from R-A, Rural Agricultural District to R-1-5, Single Family Residential District, and to otherwise provide with respect thereto

There being no one to speak in favor or against the zoning ordinances and cases, the President closed the public hearing.

PUBLIC HEARING ON ORDINANCES

The President of the Commission opened the floor for anyone to speak in favor or against the following ordinance:

- Ordinance No. 6240 of 2022, an ordinance to adopt Section 12-27 relative to Occupational Licenses, enacting provisions regarding video poker truck stops, pari-mutuel facilities, and off-track wagering facilities, to prohibit within a certain distance from particular facilities or properties, and to otherwise provide with respect thereto

Mr. Chavez wanted to know if there was anything the Commission could do to help the families who are going to be impacted by this legislation. Attorney Bernstein said that the structural differences that Mr. Hicks mentioned are set by State law. He explained that zoning could address the issue or occupational license tax. He said that the occupational license tax would probably be the most effect way to do it.

Mr. Nathan Hicks pointed out that this is the only section in Louisiana that the Legislature did this to. He said that no other parishes were granted this exemption.

Mr. Jackson does not want to do anything that is going to harm existing businesses, but understands that there are some people who are pro-business. We have to find a happy medium, he said. Attorney Bernstein explained that the way that the legislation was drafted does not reference Louisiana

Downs specifically, but that is the only racetrack that fits the legislation. From that standpoint, the next time the Legislature could address this will be next Spring. Hypothetically, this could be a done deal by then, he said.

Mr. Chavez wanted to know if they could add an 8% tax on the occupational licenses for the OTBs to level the playing field. Attorney Bernstein said that the occupational license rates are set by state statute. He said that there is rate for categories, not specific businesses. Attorney Bernstein said that he does not mind looking at it, but does not feel that it will be a fruitful endeavor.

Mr. Johnson wanted to know the distance that is currently established for schools, churches, synagogues, etc. Mr. Hicks said that they cannot be within one mile of those establishments. Attorney Bernstein said that is currently in state statute. He further explained that in the language, these restrictions do not apply to this particular license.

Mr. Hicks said that the exemption from these restrictions would allow racinos to be placed inside the city limits. He said that they cannot compete with the OTBs without the restrictions in place.

Mr. Jackson reiterated that the OTBs are exempt from the distance restrictions. Attorney Bernstein explained that OTBs opened by Louisiana Downs do not have to follow those distance restrictions based on the language in the legislation.

Mr. Jackson would like everyone to be around the table to discuss this. He also said that he would not like local government to lose the control on this matter.

Attorney Bernstein mentioned that this is Senator Mills' bill, Act 92. He further stated that they have until August 1, 2022 to apply for licensing of an off-track wagering facility.

Mr. Jackson does not feel that a state solution will take into consideration of any of the local concerns.

Mr. Johnson pointed out that this applies to the unincorporated areas of the Parish.

There being no one to speak in favor or against the ordinances, the President closed the public hearing on ordinances.

ZONING ORDINANCES & CASES (for final passage)

It was **moved by Mr. Jackson**, seconded by Mr. Hopkins, *to englobo and adopt the following zoning cases:*

- *Zoning Case 21-39-P, Ordinance No. 6242 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the north side of Wells Island Road, approximately eight hundred feet northwest of Reverse Drive Caddo Parish, LA, from R-1-7, Single Family Residential District and NA, Natural Areas District to OS, Open Space District, and to otherwise provide with respect thereto*
- *Zoning Case 22-7-P, Ordinance No. 6243 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the north side of Old Mooringsport Road, approximately two thousand three hundred and fifty feet east of North Market Street, Caddo Parish, LA, from Tract A R-A, Rural Agricultural Zoning District to R-1-7, Single Family Residential District and Tract B from R-A, Rural Agricultural District to R-1-5, Single Family Residential District, and to otherwise provide with respect thereto*

Mr. Jackson noted that his district is ninety percent or more in the city limits of Shreveport, but the little strip of land concerning Zoning Case 21-39-P is in the unincorporated areas.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Jackson, Johnson, Lazarus, and Taliaferro (8). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jones, and Young (4).

ORDINANCE NO. 6242 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE

ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF WELLS ISLAND ROAD, APPROXIMATELY EIGHT HUNDRED FEET NORTHWEST OF REVERSE DRIVE CADDO PARISH, LA., FROM R-1-7 SINGLE FAMILY RESIDENTIAL DISTRICT AND NA, NATURAL AREAS DISTRICT TO OS, OPEN SPACE DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Wells Island Road, approximately eight hundred feet northwest of Reverse Drive, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single Family Residential District and NA, Natural Areas District to OS, Open Space District.

LOTS 2, 3, 4, 5, 6, ROSE SUBN. IN SW/4 OF, SECTION 13, T18N, R14W, Caddo Parish, Louisiana; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 74 DEG. 52 MIN. 40 SEC. E. 58.04 FT., THENCE N. 82 DEG. 56 MIN. 09 SEC. E. 57.95 FT., THENCE N. 85 DEG. 11 MIN. 21 SEC. E. 58.04 FT., THENCE N. 80 DEG. 05 MIN. 30 SEC. E. 58.04 FT., THENCE N. 83 DEG. 40 MIN. 49 SEC. E. 57.91 FT., THENCE N. 0 DEG. 24 MIN. 07 SEC. W. 104.78 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE S. ALONG SAME TO P.O.B. SECTION 13, T18N, R14W; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 100 FT. LONG A N'LY EXTENSION OF THE E. LINE OF SAID LOT TO P.O.B., THENCE SW'LY ALONG 1995 Highbank AS SHOWN ON MAP ATTACHED TO C.B. 3058-54 TO A POINT 75 FT. N. OF NW COR. OF LOT 1, OF SAID SUBN., THENCE N. 0 DEG. 03 MIN. 23 SEC. W. 51.81 FT., THENCE N. 70 DEG. 10 MIN. 28 SEC. E. 18.05 FT., THENCE N. 73 DEG. 29 MIN. 39 SEC. E. 41.40 FT., THENCE N. 61 DEG. 14 MIN. 34 SEC. E. 116.75 FT., THENCE S. 13 DEG. 15 MIN. 26 SEC. W. 33.43 FT., THENCE N. 89 DEG. 29 MIN. 14 SEC. E. 78.87 FT., THENCE N. 67 DEG. 32 MIN. 43 SEC. E. 53.15 FT., THENCE S. 77 DEG. 47 MIN. 45 SEC. E. 41.67 FT., THENCE N. 82 DEG. 20 MIN. 43 SEC. E. 50.35 FT., THENCE N. 80 DEG. 30 MIN. 26 SEC. E. 66.13 FT., THENCE S. 0 DEG. 24 MIN. 07 SEC. E. 15.61 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE N. ALONG SAME TO P.O.B. SECTION 13, T18N, R14W, Caddo Parish Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

ORDINANCE NO. 6243 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF OLD MOORINGSPOUR ROAD, APPROXIMATELY TWO THOUSAND THREE HUNDRED- AND FIFTY-FEET EAST OF NORTH MARKET STREET, CADDO PARISH, LA., FROM TRACT A R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7, SINGLE FAMILY RESIDENTIAL AND TRACT B FROM R-A RURAL- AGRICULTURAL DISTRICT TO R-1-5 SINGLE- FAMILY RESIDENTIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Old Mooringsport Road, approximately two thousand three hundred- and fifty-feet east of North Market Street, Caddo Parish, LA, more particularly described below as Tract A, be hereby amended from R-A Rural-Agricultural District to R-1-7, Single Family Residential District and Tract B, hereby amended from R-A Rural-Agricultural District to R-1-5 Single- Family Residential District:

TRACT A: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 79.6 ACRE TRACT OF LAND, LOCATED IN SECTION 30 & 31, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING BEING THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,275.04 – E 2,870,203.12 PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTION 30 AND 31, A DISTANCE OF 559.17' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,281.43 – E 2,869,643.99; THENCE PROCEED S 12°40'56" W, A DISTANCE OF 44.89 TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,237.63 – E 2,869,634.13; THENCE PROCEED N 79°59'29" W, A DISTANCE OF 272.16' TO A POINT AND CORNER ON SAID SECTION LINE AND A FOUND ½" IRON ROD AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,284.93 – E 2,869,366.12; THENCE PROCEED S 14°12'07" W A DISTANCE OF 18.74' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,267.63 – E 2,869,360.63; THENCE PROCEED N 74°01'30" W A DISTANCE OF 68.78' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,285.70 – E 2,869,295.39; THENCE CONTINUE N 74°01'30" W A DISTANCE OF 223.29' TO A SET ½" REBAR BEING THE SOUTHWEST CORNER OF SAID 79.6 ACRE TRACT AND CORNER; THENCE PROCEED N 01°06'46" E ALONG THE WEST PROPERTY LINE, A DISTANCE OF 2,633.15' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,979.81 – E 2,869,131.86; THENCE PROCEED N 88°43'07" W A DISTANCE OF 226.24' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,984.87 – E 2,868,905.68; THENCE PROCEED N 00°35'47" W A DISTANCE OF 1,296.43' (TITLE = SOUTH – 1.296.8') TO THE NORTHWEST CORNER OF SAID 79.6 ACRE TRACT AND A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 771,281.22 – E 2,868,919.17; THENCE PROCEED S 62°38'14" E A DISTANCE OF 912.05' TO THE NORTHEAST CORNER OF SAID 79.6 ACRE TRACT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,862.02 – E 2,869,729.17; THENCE PROCEED S 09°56'54" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, A DISTANCE OF 580.37' TO A FOUND LA DOTD RIGHT OF WAY MARKER, ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,290.38 – E 2,869,829.44; THENCE CONTINUE S 07°03'52" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 A DISTANCE OF 3,038.40' TO THE POINT OF BEGINNING CONTAINING 79.6 ACRES MORE OR LESS, SAID TRACT BEING LESS AND EXCEPT AN 10.2 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S

82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING., Caddo Parish, Louisiana.

TRACT B: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 10.2 ACRE TRACT OF LAND, LOCATED IN SECTION 30, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A

DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

ORDINANCES (for final passage)

It was **moved by Mr. Jackson**, seconded by Mr. Johnson, *that Ordinance No. 6240 of 2022, an ordinance to adopt Section 12-27 relative to Occupational Licenses, enacting provisions regarding video poker truck stops, pari-mutuel facilities, and off-track wagering facilities, to prohibit within a certain distance from particular facilities or properties, and to otherwise provide with respect thereto* be postponed until the August 4th Regular Session.

Mr. Jackson wants to come up local solutions on this. He would like to give an opportunity to have a conversation on this.

Mr. Hopkins said that there are concerns on all sides. He is willing to postponing this ordinance to the first meeting in August. Attorney Bernstein pointed out that they have until August 1 to apply for an off-track license. Mr. Hopkins wanted to know how the postponement would affect that. Attorney Bernstein said that they may have their license in place prior to the Commission adopting this ordinance.

Mr. Chavez wanted to know if the Commission needs to pass a 90 day moratorium. Attorney Bernstein said that would require legislation, and that is not currently before the Commission to consider. He suggested adopting the ordinance before them, then possibly coming back to amend the ordinance in August.

Mr. Chavez requested a memo from Attorney Bernstein with regards to the Parish "netting zero taxes" on the OTBs and assess that tax to level the playing field.

Mr. Johnson pointed out that Louisiana Downs is in Bossier Parish. Mr. Hopkins said that the off-track betting sites would be in Caddo Parish. Mr. Johnson wanted to know how many OTBs would be in place by August 1. Attorney Bernstein pointed out that it is acquiring the license, not building the building. He further explained that they have until August 1 to apply for the license. Mr. Johnson pointed out that a Special Meeting could be called on the week of July 25.

Amendment by Mr. Jackson to direct the Administration not to accept applications prior to August 1, 2022. Motion died due to the lack of a second.

Attorney Bernstein said that if someone applies, Administration has to respond to it. He explained that Administration does not have the ability to refuse to grant the occupational license if someone applies for it. He further explained that Administration does not have the grounds to deny an application. Mr. Jackson disagreed and said that it is an administrative matter.

Substitute motion by Mr. Hopkins, seconded by Mr. Jackson, *that Ordinance No. 6240 of 2022 be postponed to a Special Meeting scheduled for July 28, 2022.*

Mr. Hopkins said that this will provide an opportunity for the Commission to hear the other side and bring everyone to the table.

Mr. Chavez said that he will not be available on July 28. He also pointed out that the Commission can amend the language of the body of the ordinance.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Hopkins, Jackson, Johnson, Lazarus, and Taliaferro (7). NAYS: Commissioner Chavez (1). ABSENT: Commissioners Epperson, Gage-Watts, Jones, and Young (4).

ZONING ORDINANCES (for introduction by title)

- *Zoning Case 22-1-CTAP, Ordinance No. 6244 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto*
- *Zoning Case 22-11-P, Ordinance No. 6245 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located north side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA, from R-1-7, Single-Family Residential Zoning District to R-A, Rural-Agricultural Zoning District, and to otherwise provide with respect thereto*

ORDINANCES (for introduction by title)

- *Ordinance No. 6246 of 2022, an ordinance amending the Budget of Estimated Revenues & Expenditures for the Riverboat Fund for the year 2022 to provide an additional appropriation for Robinson's Rescue and to otherwise provide with respect thereto*

WORK SESSION MINUTES

It was **moved by Mr. Johnson**, seconded by Mr. Taliaferro, *that Work Session Minutes July 5, 2022 be ratified.* Motion carried.

COMMUNIQUES AND REPORTS

- Mr. Johnson requested the funding amount that the Parish gives the Sheriff's Office. He wants to know what is requested from the Sheriff's Office, what is mandated, and what is given to the Sheriff's Office. He requested that this information be from Fiscal Year 2021.

Mr. Johnson also requested the judgement from Stephanie Lynch v. The Caddo Parish Sheriff's Office.

Mr. Johnson then talked about guns. He said that the person who killed several people in Highland Park over July Fourth Weekend had several magazines. In Virginia, there were two men who were arrested with assault rifles and over 200 rounds of ammunition. There was also a rolling gun battle on Jewella in Shreveport, which resulted in one death. He said that "people are dying left and right", and something needs to be done. Mr. Johnson does not understand the need to have more than twenty rounds loaded in a gun driving on public roads. He said that the gun violence is getting out of hand, and there is "no bulletproof bubble" in this Parish.

- Mr. Jackson received the documents from CCC. Ms. Rico said that she forwarded the information directly from the Sheriff's Accounting Office.

Mr. Jackson then wanted to know if white nationalists or black nationalists decided they were going to have a demonstration at the courthouse tomorrow, would Administration grant the permit. Dr. Wilsons said that he would have to grant it because he has to follow the law and procedures. He said that

he would grant it as long they are properly permitted. Mr. Jackson disagreed and said that the Administrator has a level of discretion. Attorney Bernstein explained denying one person's permit for doing something on the courthouse grounds and granting another person's permit is the First Amendment. He further stated that the First Amendment overrides the Parish's policies. Attorney Bernstein said that is government violating a person's First Amendment rights.

CITIZEN COMMENTS (Late Arrivals)

Brian White came before the Commission and gave the following comment:

Thank you, sir. I do want to note something that was said. People will abide by the law. No, honest people will abide by the law. As is already noted, murder is illegal. Homicide is illegal. Automatic fire inside the city limits is illegal. Concealed weapon without a permit is illegal. Drive-by shootings are illegal. Which brings us to the fact that, right now, we are not doing certain things on my property, because we are honest, law abiding citizens. Which, again, brings us to the request to please amend Section 3248. Particularly in front of you right now, with regards to the law, in discharge of firearm Section C is what I would ask to please be removed from this ordinance. And I say that, in particular, because you will note at the bottom, with regards to law, the State Law reference, illegal use of weapons or dangerous instruments, is covered by the Revised Statutes 1494. As you turn to that on the next page, you'll note that the illegal use of weapons or dangerous instrumentalities is punishable based on interpretation of what those illegal, or carrying or discharge of weapons, are quite heavily at the State level. I just want to highlight that. That the punishment for illegal or dangerous use of weapons is already covered by State law. The removal or the penalty for acting irresponsibly is present in State law. The sections ordinance further restricts that beyond simply individual responsibility and puts limits that could be defined as not being necessary. As his noted, honest people will follow the law, and they do whenever that is brought to their attention to include myself. I do want to real quick bring up positive encouragement to your note 6245. I am, in 2022, I am in close proximity to that piece of property and I do support that. And a thank you to Mr. Alan Clark previously for some assistance that he granted to myself and others in navigating the process through the Metropolitan Planning Commission and the Caddo Planning Commission. It is my opinion, as my seconds count down here, that unification not highlighting division must be the theme in all that you do to address the racist problem that you are targeting with many of your events here. Dangerous theories in order to showcase history through can be very dangerous. As an analyst, we are taught and hounded upon to ensure that what we present is as truthful and as clear of bias as humanly possible. Any individual that presents truth from a perspective other than unbiased opinion is not doing his job; and culture and upbringing can taints that view. If you took a doctor who was in the hospital all the time, he would, you know, if you asked him for an opinion it would be that everybody is sick. You have to alleviate yourself from that perspective and gain a wider insight. Truth must simply be that. Truth.

There being no further business to come before the Commission, the meeting adjourned at 5:20 p.m.


Michelle Nations
Assistant Commission Clerk


John E. Atkins
President

MINUTES OF THE SPECIAL SESSION OF
THE CADDO PARISH COMMISSION
HELD ON THE 1st DAY OF AUGUST, 2022

The Caddo Parish Commission met in a Regular Session, on the above date, at 3:30 p.m., in the Government Chambers, with Mr. Atkins, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, Taliaferro, and Young (9). ABSENT: Commissioners Burrell, Epperson, and Jones (3).

The invocation was given by Mr. Taliaferro, and Mr. Jackson led the Commission in the Pledge of Allegiance.

ORDINANCES (for final passage)

It was **moved by Mr. Hopkins**, seconded by Mr. Jackson, *that Ordinance No. 6240 of 2022, an ordinance to adopt Section 12-27 relative to Occupational Licenses, enacting provisions regarding video poker truck stops, pari-mutuel facilities, and off-track wagering facilities, to prohibit within a certain distance from particular facilities or properties, and to otherwise provide with respect thereto* be adopted. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, Taliaferro, and Young (10). NAYS: None (0). ABSENT: Commissioners Burrell and Jones (2). ABSTAIN: None (0).

ORDINANCE NO. 6240 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO ADOPT SECTION 12-27 RELATIVE TO OCCUPATIONAL LICENSES, ENACTING PROVISIONS REGARDING VIDEO POKER TRUCK STOPS, PARI-MUTUEL FACILITIES AND OFF-TRACK WAGERING FACILITIES, TO PROHIBIT WITHIN A CERTAIN DISTANCE FROM PARTICULAR FACILITIES OR PROPERTIES, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, video poker truck stops, pari-mutuel facilities, and off-track wagering facilities are located in and about our communities;

WHEREAS, the Parish desires to protect certain areas of our communities such as churches, parks, and education institutions;

WHEREAS, the Parish desires to preserve the property values and character of surrounding neighborhoods, deter the spread of urban blight, protect the citizens from increased crime, preserve the quality of life, and protect the health, safety, and welfare of its citizens; and

WHEREAS, the Parish desires to protect those community areas such as churches, parks and educational institutions by establishing regulated boundaries and measurements to OTB, OTR, video poker, and other gaming establishments.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Section 12-27 of the Code of Ordinances is hereby adopted to read as follows:

Section 12-27. Qualified Video Poker Truck Stop Facility, Pari-Mutuel Facilities, and Off-track Wagering Facility locations; prohibited distances; prohibited structures.

No Occupational License shall be granted to any qualified video poker truck stop facility, pari-mutuel facility, or off-track wagering facility located, at the time the original application is made for a license to operate a video poker truck stop or off-track wagering facility, within one mile from any property on the National Register of Historic Places, any public playground, any residential property, or a building used primarily as a church, synagogue, public library, or school. The measurement of the distance shall be a straight line from the nearest point of the proposed video poker truck stop, pari-mutuel facility, or off-track wagering facility to the nearest point of the property on the National Register of Historic Places, the public playground, residential property, or a building used primarily as a church, synagogue, public library, or school. This ordinance does not apply to a qualified truck stop facility, a pari-mutuel facility, or an off-track wagering facility that is operational on the date this ordinance is passed. Such location shall be eligible for a qualified truck stop facility license, a pari-mutuel facility, or an off-track wagering facility license without reference to the prohibitions of this Section unless after having obtained a license, a qualified truck stop facility, a pari-mutuel facility, or an off-track wagering facility has not been licensed at that location for thirty-six

consecutive months and application for licensing is not made within that thirty-six-month period.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.


BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

There being no further business to come before the Commission, the meeting adjourned at 3:09 p.m.



Michelle Nations
Assistant Commission Clerk


John E. Atkins
President

State of Louisiana



Parish of Caddo
In the Name and By the Authority of The
Caddo Parish Commission

Resolution of Remembrance & Respect Bishop Fred A. Caldwell, Sr.

WHEREAS, the Caddo Parish Commission notes with deep regret the passing of individuals whose life and works have served as an example of the worthy values that benefit this community and this Parish; and

WHEREAS, Bishop Caldwell, Pastor of Greenwood Acres Full Gospel Baptist Church in Shreveport, went to be with the Lord on July 22, 2022, at the age of 76 years old; and

WHEREAS, Bishop Caldwell was called into the gospel ministry on April 24, 1977 and preached his first sermon at Avenue Baptist Church on June 12, 1977. He went on to help Greenwood Acres' Pastor Milton McElroy Flynn in the Summer of 1981, then later becoming Pastor at Greenwood Acres Full Gospel Baptist Church in 1983; and

WHEREAS, Bishop Caldwell had many successes during his life, including authoring four book, building KSYB Radio Station, and founding Greenwood Acres Christian College; and

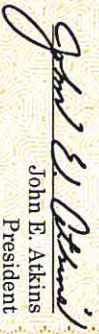
WHEREAS, Bishop Caldwell may be best remembered in the community for the love he had for his wife, Sister Mary K. Caldwell, and their two children, Timi D. Caldwell-Dixon and Fred A. Caldwell, II, as well as his sweet spirit and kind heart toward mankind. He spent his life preaching the Gospel, leading, and loving people; and

WHEREAS, he is also remembered for the warmth of his smile, his wisdom, and by his devotion to his family, his church and his community; he will be missed.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission in legal session convened, that it does hereby express its deepest regrets at the passing of Bishop Fred A. Caldwell, Sr.

BE IT FURTHER RESOLVED, that the Commission does further convey to the family and friends of Bishop Caldwell its sincerest expressions of sympathy and consolation, and the prayer that they will be comforted in the knowledge of life that continues beyond this vale.

ATTEST:


John E. Atkins
President


Roy Burrell
Vice-President


Ken Epperson, Sr.
District 12




Michelle Nations
Assistant Commission Clerk

**ORDINANCE AND RESOLUTION FACT SHEET
CADDO PARISH COMMISSION**

TITLE	
Ordinance 6244 of 2022	
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.	
DATE: 06/	ORIGINATING DEPARTMENT:
The Shreveport Metropolitan Planning Commission of Caddo Parish (MPC)	
BACKGROUND INFORMATION	
The Caddo Parish Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the Caddo Parish, to correct errors in the text or to accommodate changed or changing conditions in a particular area.	
These proposed amendments are intended to introduce regulations for the Neighborhood Participation Plan (NPP). The purpose of the NPP is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.	
A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.	
The following Articles, or portions thereof where amended: Article 15, "Application Procedures."	
FINANCIAL IMPACT AND SOURCE OF FUNDING	
None	
EFFECT(S) OF PROPOSED ACTION	
Completion of the Neighborhood Participation Plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the NPP to guarantee or require that an application will be approved with or without any particular conditions.	
ALTERNATIVES/STAFF RECOMMENDATION	
See Exhibit "A" for memorandum describing these amendments in full detail; See Exhibit "B" for new section "15.4. Project Neighborhood Participation Plan;" See Exhibit "C" for MPC Staff Report	
KEY STAFF CONTACT	
Adam Bailey, Community Planning and Design Manager	
COORDINATION	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

ORDINANCE NO. of 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, TO EXTEND THE NOTIFICATION AREA FOR MAILED NOTICES, TO ESTABLISH THE PROVISIONS FOR THE NEIGHBORHOOD PARTICIPATION PLAN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission’s jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to establish a Neighborhood Participation Plan process and procedures within Article 15, Application Procedures, and shall be amended as follows:

I. Article 15 is amended to read as follows:

ARTICLE 15. - APPLICATION PROCEDURES

15.1– APPLICATION

* * * * *

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ 1,500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

* * * * *

Article 15, Section 15.4 is added by substituting Exh. B hereto.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

RECOMMENDED UDC AMENDMENTS.

The Caddo Parish Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission, and is outside of the corporate limits of the City of Shreveport, and was implemented in December 2017. Periodically, revisions to the UDC is required to reflect the changing nature of business within the planning limits of the MPC.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following: (1) Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood; (2) Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

There will be a Public Hearing to consider these amendments at the June 2 2022, PZC Meeting.

Explanations are given for each amendment shown.

1. **Amend "General Requirements" in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C. Mailed Notice.**

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ **1,500** feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

2. **Add new section to ARTICLE 15. APPLICATION PROCEDURES titled "15.4. PROJECT NEIGHBORHOOD PARTICIPATION PLAN" in the Caddo Parish UDC.**

[Note (3): See Exhibit "B" for new section 15.4. Project Neighborhood Participation Plan]

Explanation: The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.

ARTICLE 15. APPLICATION PROCEDURES

- 15.1 APPLICATION
- 15.2 NOTICE
- 15.3 PUBLIC HEARING
- 15.4 NEIGHBORHOOD PARTICIPATION PLAN

15.4 NEIGHBORHOOD PARTICIPATION PLAN

A. Purpose and Intent

1. Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
2. Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, planning staff, and elected officials throughout the application review process.
4. The neighborhood participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan may not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of this subsection to guarantee or require that an application will be approved with or without any particular conditions.

B. Applicability

1. A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.
2. A neighborhood participation plan is not required for any application for a Code text amendment.

C. Waiver of Neighborhood Participation Plan Requirements

If a neighborhood participation plan is required by the Executive Director of the MPC, the affected applicant may submit a written request for waiver citing rationale therefore. The Executive Director will document his or her decision and rationale of all waiver requests.

D. Participants

Participants in the neighborhood participation plan shall consist of the following:

1. Applicants and property owners or their duly authorized representatives listed on the development or variance application.
2. Homeowners associations, neighborhood associations, or any equivalent local group, and individuals. An inventory of all homeowners associations, neighborhood associations, or any equivalent local group, may be kept and made available for distribution at the Office of the Metropolitan Planning Commission.

E. Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the Site. The target area may include the following:

1. Individuals located within five hundred (500) feet of the subject property;

2. The head of homeowners association, neighborhood association, or equivalent local group located within five hundred (500) feet of the subject property. In the case where there are no homeowners associations within the five hundred (500) foot radius, planning staff will provide the applicant a list of the five (5) nearest homeowners associations' contact information outside of the five hundred (500) foot radius line;
3. Other potentially affected property owners outside of the outside of the five hundred (500) foot radius line as determined by planning staff; and
4. Other interested parties who have requested that they be placed on a list of interested parties maintained by the Office of the MPC.
5. The applicant may not submit a neighborhood participation plan until after a pre-application meeting and consultation with planning staff.

F. Neighborhood Participation Meeting

If a neighborhood participation plan is required, the applicant shall schedule one meeting with the target area homeowners association, neighborhood association, or individuals as part of the submission of their land-use development or variance application. The meeting(s) shall include a presentation and a discussion about the proposed project, or request, subject to review by the appropriate body (depending on the type of application). Additional meetings may be scheduled by the applicant, if desired. Any scheduled neighborhood participation meeting shall be held at a reasonable time and at a reasonable location.

G. Neighborhood Participation Report

If a neighborhood participation plan is required, the applicant shall provide a written report on the results of its neighborhood participation meeting efforts. At a minimum, the neighborhood participation report shall include the following items:

1. Dates and locations of all meetings where entities and individuals were invited to discuss the applicant's proposal or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application may be accepted as part of the neighborhoods participation report;
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process;
3. A list of individuals and entities that were invited and contacted to the meeting;
4. Copy of the meeting sign-in sheet showing the names, addresses, and contact information of the participants of the meeting.
5. A summary of the concerns and issues discussed during the meeting and how the applicant intends to address them. If the concern, issue, or problem is not being addressed, the applicant may state the reasons.



CADDO PARISH PLANNING AND ZONING COMMISSION
Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT
JUNE 22, 2022
AGENDA ITEM NUMBER: 14
MPC Staff Member: Adam Bailey
Parish Commission District: All Districts

CASE 22-1-CTAP: Code Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Caddo Parish UDC

DESCRIPTION: The Caddo Parish UDC serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport. The Caddo Parish UDC was implemented in December 2017. Periodically, revisions to both the Shreveport and Caddo Parish UDC’s are required to reflect the changing nature of business within the planning limits of the MPC.

Imagine a public participation scenario, called the ‘Neighborhood Participation Plan’ in which neighborhood stakeholders meet with the applicant of a proposed project, exploring creative solutions together in hopes of agreeing on a decision that is supported through consensus. Imagine—as well—that it becomes a requirement for the applicants of certain types of land development applications to actively seek and consider the input of neighborhood associations, and neighborhood residents, before the applicant goes before the MPC Board at a public hearing. Such a reality is not only possible; it is beginning to already take shape.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following:

- Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
- Ensure that the citizens and property owners of [the City of Shreveport/Caddo Parish] have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
- Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

This staff report describes in detail the proposed amendments to the Caddo Parish UDC. A memorandum has also been posted on the MPC website for public review and comments.



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

BACKGROUND: The Planning and Zoning Commission discussed these proposed code text amendments at its June 2, 2022 work session and was generally supportive of the proposed changes.

REMARKS: The Caddo Parish Unified Development Code (UDC) was implemented in December of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future. MPC Staff is proposing the following amendments at this time:

- Amending the mailed notice general requirements for public hearings in Article 15.
- Adding new application procedures for the Neighborhood Participation Plan to *Article 15*.

Staff is proposing the following amendment to the Caddo Parish UDC:

Amendment 1.

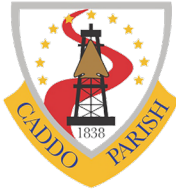
Amend Mailed Notice General Requirements in Article 15. On May 5th, the Caddo Parish Commission adopted a resolution urging and requesting the Temporary Caddo Parish Planning and Zoning Commission to increase the limits within which notice of public hearings on subdivision and zoning applications are required, from 300' to 1,500'.

Amendment 2.

Add new section *Project Neighborhood Participation Plan* in Article 15. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood .

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendment promotes the public health, safety, and welfare.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendment is consistent with the Master Plan. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.



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STAFF REPORT

- c. **Promotes intent of this Code.**
This amendment will simplify current practices, thus promoting the intent of the Code.
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendment reflects changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
This amendment helps alleviate nonconformities, not create them.

**STAFF
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by the Caddo Parish Commission, Article 15 of the Caddo Parish UDC would be amended, as described within. A majority vote of the PZC members present and voting is required to recommend approval to the Caddo Parish Commission.

Alternatively, based on information provided at the public hearing, the PZC may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: There was no support. There was no opposition.

**PZC
RECOMMENDATION:**

The board voted 3/1 to recommend amendment 1 for approval. The board voted 4/0 to recommend amendment 2 for approval.

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located North side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single-Family Residential Zoning District To R-A Rural-Agricultural Zoning District:

Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty -three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

22-11-P
Natasha Regard

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, June 22, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 22-11-P ZONING REQUEST: 6956 N LAKESHORE DR. Application by Natasha Regard for approval to rezone property located on the north side of the Fairlane Circle and N Lakeshore Drive T intersection, from R-1-7 Single-Family Residential Zoning District to R-A Rural-Agricultural Zoning District, being more particularly described as Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty-three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); I thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission

draft

**CADDO PARISH PLANNING AND ZONING BOARD
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 22, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 22, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference Room prior to the hearing.

Members Present

Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III
Laura Neubert, Chairperson

Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Alan Clarke, Executive Director
Shari Culbert, Executive Assistant
Manushka Desgagne, City Attorney's Office
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Ben Koby, Planner

Staff Present

Members Absent

None

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

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 Metropolitan Planning Commission 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 Metropolitan Planning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the June 2, 2022 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 22-11-P ZONING REQUEST

Applicant: Natasha Regard
Owner: Natasha Regard
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)
Existing Zoning: R-1-7
Request: R-1-7 to R-A
Proposed Use: Single-family residential and livestock

Representative &/or support:

Walter D. White 7384 N. Lakeshore Shreveport, La 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

Brian White 7384 N. Lakeshore Shreveport, La. 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

draft

Mr. BERNSTEIN advised the gentleman to contact MPC to have their properties rezoned.

Opposition:

Connie Birmingham 4221 Pioneer Cove St Shreveport, La 71107

Mrs. Birmingham is a neighbor of the applicant and had concerns about what would be permitted on the property if approved.

MR. JEAN spoke to Ms. Birmingham's concerns.

A motion was made by MR. MARCHIVE, seconded by MR. HUMPHREY to recommend for approval.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Mses. 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 4:20 p.m.

Laura Neubert, Chair

Secretary



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

JUNE 22, 2022

AGENDA ITEM NUMBER: 10

MPC Staff Member: Walter Johnson

Parish Commission District: 2/Lyndon B. Johnson

CASE NUMBER 22-11-P: ZONING REQUEST

APPLICANT: NATASHA REGARD

OWNER: Luke & Natasha Regard

LOCATION: 6956 North Lakeshore Drive (North side of North Lakeshore Drive at the intersection of Fairlane Circle)

EXISTING ZONING: R-1-7, Single-Family Residential

REQUEST: R-1-7 to be restored to R-A

PROPOSED USE: Single-Family Residential

DESCRIPTION: The applicant is requesting the restoration of this property's zoning of approximately 12.38 acres of developed land from R-1-7 Single-Family Residential back to R-A, Rural Agriculture (its' original zoning) for the purposes of constructing a home and hosting animals. This site is surrounded by the R-1-7 district; to the far north, zoning is almost completely & contiguously classified as R-A.

There are no prior cases for this site, although nearby relevant cases include:

- BAP-35-84 - Request for mobile home site. Denied.
- BAP-27-01 - 7264 Lakeshore; Secondary residential structure. Approved.
- BAP-15-85 - Special Exception Use request for mobile home. Approved.
- BAP-22-90 - Special Exception Use request for mobile home. Denied by the ZBA and approved upon appeal to District Court
- BAP-16-84 - Requested Variance in back yard. Withdrawn by applicant.

Nearby neighborhoods include West Cooper Road and Lakeview.

REMARKS: Rezoning from R-1-7 to R-A is requested for the purpose of building a single-family residence. The permitted uses would not be substantially different than what is already allowed in the vicinity.

As stated in Article 4.2 of the Caddo parish Unified Development Code (UDC), R-A is defined as "R-A Rural Agricultural Zoning District. The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district."

The permitted by right uses in an R-A zoning district include Agriculture, Animal Shelter - Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling - Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Wireless Telecommunications - Stealth Design

Several standards must be considered when analyzing a rezoning request, such as compatibility to

The information stated herein is the result of discussion by a staff review team. The Caddo Parish Planning and Zoning Commission will use all information made available to them in making their decision. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to, the requirements of the Zoning Administrator, building permits, liquor licenses, the Parish Health Unit, and Certificates of Occupancy, all as applicable.



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

the existing uses and zoning of nearby property, if the request is consistent with the recommendations of the Master Plan Future Land Use Map, and if the request reflects the trend of development, if any.

Based on mapped aerial views of the surrounding area, the subject parcel is surrounded by residential developed land along with low-density residential subdivisions. The most densely populated area in the vicinity is zoned R-1-7 (Single-Family Residential) requiring lot sizes to be at least 7,000 square feet. The properties along North Lakeshore Drive, south of the subject site are zoned R-1-7, Single-Family Residential.

The 2030 Great Expectations Master Plan's Future Land Use Map designates this area as "Residential Low". However, there has not been any market pressure to convert the existing large rural lots into a more urban pattern. Allowing this property to return to R-A would be consistent with the existing neighborhood pattern without forcing more density which could be seen as out of character with the current neighborhood environment.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend the UDC restoration zoning from the current R-1-7 to the R-A Rural Agricultural District.

Alternatively, based on information provided at the public hearing the PZC may:

- a. Recommend denial of the Rezoning request.
- b. Recommend approval for a district other than what was request by the applicant.

PUBLIC ASSESSMENT: Two people spoke in support. One person spoke in opposition.

PZC

RECOMMENDATION: The board voted 4/0 to recommend the application for approval.

22-11-P

PERCH POINT

LAKES HORE

R-1-7

R-1-7
to
R-A

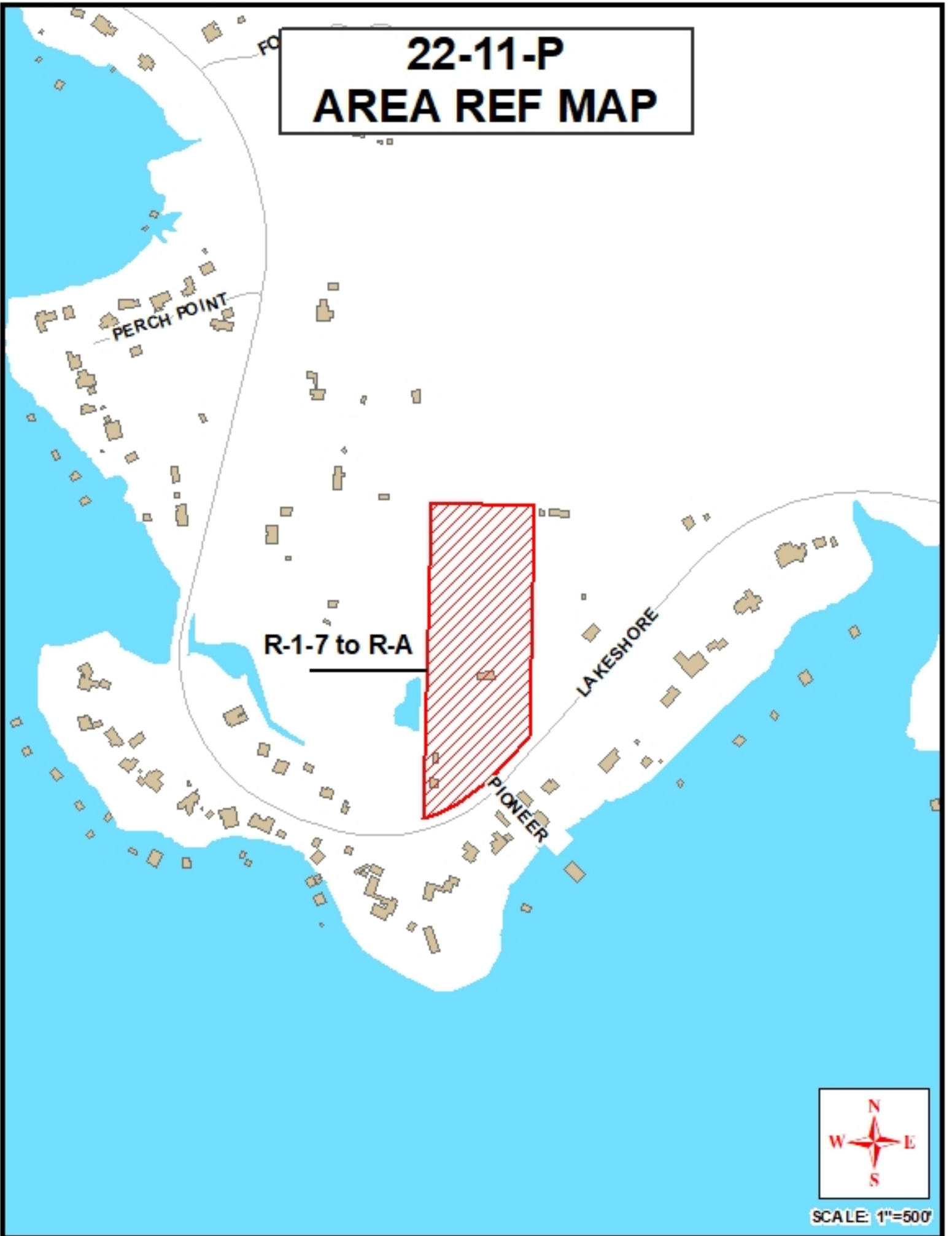
PIONEER

500' NOTIFICATION
AREA



SCALE: 1"=200'

22-11-P AREA REF MAP



SCALE: 1"=500'



POSTED
BY LAW
KEEP OUT



WUP
PLUMBING
318
LA. HO...



PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION

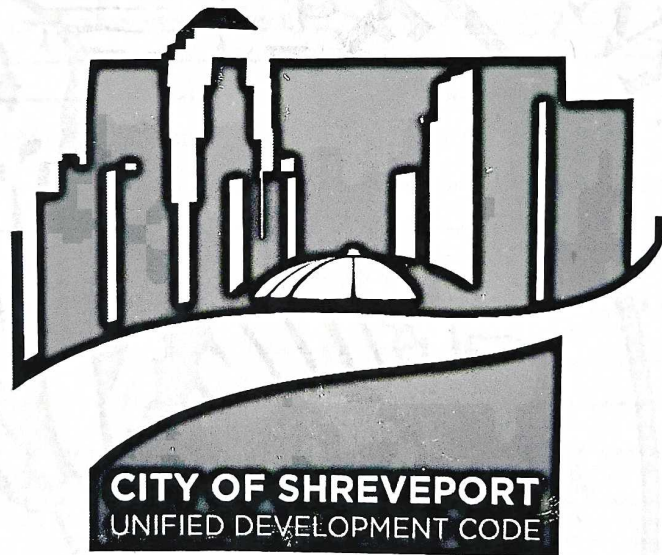
6956



Metropolitan Planning Commission
Shreveport | Caddo Parish

Unified Development Code Development Application

UDC Development Application and Review Packet



Land Development Department

505 Travis Street, Suite 440
Shreveport, LA 71101 | phone 318-673-6480

www.shreveportcaddompc.com



UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application Fee: _____

PROPERTY INFORMATION:

Project Name: Regard Lakeshore House Associated Cases: _____
 Project Address/Location: 6956 N Lakeshore dr. Shreveport, LA 71107
 Current Zoning District: R-1-7 Proposed Zoning District (if applicable): R-A Parcel Number(s): _____

CASE TYPE

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) | <input type="checkbox"/> PUD Site Plan (Administrative) | <input type="checkbox"/> Site Plan Revision |
| <input type="checkbox"/> Final Plat (Less than 7 lots) | <input type="checkbox"/> Small Planned Unit Development (SPUD) | <input type="checkbox"/> Site Plan Modification |
| <input type="checkbox"/> Re-Plat | <input type="checkbox"/> Zoning Map Amendment and Site Plan | <input type="checkbox"/> Other: _____ |

PARCEL DESCRIPTION: (existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

The zoning use to be R-A and then changed in 2017. There is two horse barns out there and we need it to be re-zoned back to R-A so we can have animals and also have a temporary mobile home on the property while the house is being built.

GENERAL LOCATION OF PROPERTY: (street address and/or frontage, and distance to cross street)

6956 N Lakeshore dr. Shreveport, LA 71107

PROPOSED USE OF THE PROPERTY:

- Single-Family Residential Multi-Family Residential Mixed-Use Townhouse Residential Duplex Residential Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary We are building a house to live in.

ZONING INFORMATION

BUILDING INFORMATION

Current Zoning District(s): _____	Proposed Zoning District(s): _____	Proposed Building Use(s): <u>Residential Living</u>
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: _____
Special Purpose Overlay District (if applicable): _____		Proposed Building(s) sq. ft. gross: _____
Total Site Acres: <u>12.38</u>		Total sq. ft. gross (existing & proposed): _____
Off-Street Parking Required:		Proposed height of building(s): _____ Number of stories: _____
Off-Street Parking Provided:		Ceiling height of First Floor: _____

DIMENSIONAL STANDARDS

Lot Area (square footage): _____	Lot Coverage (Total Area in square feet): _____
Lot Coverage Percentage of Total Lot Area: _____	

STORMWATER INFORMATION

Existing Impervious Surface: _____ acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: _____ acres/square feet	Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	Wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



UDC DEVELOPMENT APPLICATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's notarized signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION: Check if Primary Contact

Name: Same as property owner Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

ARCHITECT CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Natasha Regard Company: _____

E-mail: info@natasharegard.com Phone: 318-401-1837 Fax: _____

Address: 6956 N Lakeshore dr. Shreveport, LA 71107 City: Shreveport State: LA Zip: 71107

Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Natasha Regard 12 May 2022 Natasha Regard 12 May 2022
 Property Owner Signature Date Applicant Signature Date

STATE OF Louisiana, COUNTY/PARISH OF Caddo Parish:

BEFORE ME, a Notary Public, on this day personally appeared NATASHA REGARD (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 18 day of MAY 2022



JAMIE C. McDONALD
 NOTARY PUBLIC, CADDO PARISH
 ID #58910
 MY COMMISSION IS FOR LIFE

Jamie C. McDonald
 Notary Public in the and for the State of LOUISIANA

ORDINANCE NO. 6246 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the mission of Robinson's Rescue is to eliminate euthanasia of dogs and cats in Northwest Louisiana via an aggressive, comprehensive spay and neuter program; and

WHEREAS, Robinson's Rescue, since its inception, has partnered with the Caddo Parish Commission to provide low cost, high quality spay and neuter surgeries for pets belonging to citizens of Caddo Parish; and

WHEREAS, Robinson's Rescue's 2022 appropriation is \$35,000; and

WHEREAS, the Caddo Parish Commission would like to increase Robinson's Rescue's appropriation by \$10,000; and

WHEREAS it is necessary to amend the 2022 Budget to provide an additional appropriation of \$10,000 for Robinson's Rescue; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Riverboat Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Riverboat Fund</u>	
NGO Appropriations – Robinson's Rescue	\$10,000

BE IT FURTHER ORDAINED, that the cooperative endeavor agreement that governs the distribution of this money will specify that the funds of up to \$10,000 will only be released as a reimbursement for work that is in excess of the previous year's services and documentation will provide the proof of eligibility and additional service.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO APPROPRIATE FUNDS FOR ROBINSON'S RESCUE (Ordinance No. 6246 of 2022)	
ORIGINATING DEPARTMENT: Commissioner Young	
BACKGROUND INFORMATION: Amending the 2022 budget of Estimated Revenues and Expenditures for the Riverboat Fund to provide an additional \$10,000 to Robinsons Rescue	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley Barnett</u> Date <u>6/28/22</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

**ORDINANCE AND RESOLUTION FACT SHEET
CADDO PARISH COMMISSION**

TITLE	
Ordinance 6244 of 2022	
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.	
DATE: 06/	ORIGINATING DEPARTMENT:
The Shreveport Metropolitan Planning Commission of Caddo Parish (MPC)	
BACKGROUND INFORMATION	
The Caddo Parish Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the Caddo Parish, to correct errors in the text or to accommodate changed or changing conditions in a particular area.	
These proposed amendments are intended to introduce regulations for the Neighborhood Participation Plan (NPP). The purpose of the NPP is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.	
A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.	
The following Articles, or portions thereof where amended: Article 15, "Application Procedures."	
FINANCIAL IMPACT AND SOURCE OF FUNDING	
None	
EFFECT(S) OF PROPOSED ACTION	
Completion of the Neighborhood Participation Plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the NPP to guarantee or require that an application will be approved with or without any particular conditions.	
ALTERNATIVES/STAFF RECOMMENDATION	
See Exhibit "A" for memorandum describing these amendments in full detail; See Exhibit "B" for new section "15.4. Project Neighborhood Participation Plan;" See Exhibit "C" for MPC Staff Report	
KEY STAFF CONTACT	
Adam Bailey, Community Planning and Design Manager	
COORDINATION	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

ORDINANCE NO. of 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, TO EXTEND THE NOTIFICATION AREA FOR MAILED NOTICES, TO ESTABLISH THE PROVISIONS FOR THE NEIGHBORHOOD PARTICIPATION PLAN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission’s jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to establish a Neighborhood Participation Plan process and procedures within Article 15, Application Procedures, and shall be amended as follows:

I. Article 15 is amended to read as follows:

ARTICLE 15. - APPLICATION PROCEDURES

15.1– APPLICATION

* * * * *

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ 1,500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

* * * * *

Article 15, Section 15.4 is added by substituting Exh. B hereto.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

RECOMMENDED UDC AMENDMENTS.

The Caddo Parish Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission, and is outside of the corporate limits of the City of Shreveport, and was implemented in December 2017. Periodically, revisions to the UDC is required to reflect the changing nature of business within the planning limits of the MPC.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following: (1) Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood; (2) Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

There will be a Public Hearing to consider these amendments at the June 2 2022, PZC Meeting.

Explanations are given for each amendment shown.

1. **Amend "General Requirements" in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C. Mailed Notice.**

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ **1,500** feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

2. **Add new section to ARTICLE 15. APPLICATION PROCEDURES titled "15.4. PROJECT NEIGHBORHOOD PARTICIPATION PLAN" in the Caddo Parish UDC.**

[Note (3): See Exhibit "B" for new section 15.4. Project Neighborhood Participation Plan]

Explanation: *The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.*

ARTICLE 15. APPLICATION PROCEDURES

- 15.1 APPLICATION
- 15.2 NOTICE
- 15.3 PUBLIC HEARING
- 15.4 NEIGHBORHOOD PARTICIPATION PLAN

15.4 NEIGHBORHOOD PARTICIPATION PLAN

A. Purpose and Intent

1. Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
2. Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, planning staff, and elected officials throughout the application review process.
4. The neighborhood participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan may not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of this subsection to guarantee or require that an application will be approved with or without any particular conditions.

B. Applicability

1. A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.
2. A neighborhood participation plan is not required for any application for a Code text amendment.

C. Waiver of Neighborhood Participation Plan Requirements

If a neighborhood participation plan is required by the Executive Director of the MPC, the affected applicant may submit a written request for waiver citing rationale therefore. The Executive Director will document his or her decision and rationale of all waiver requests.

D. Participants

Participants in the neighborhood participation plan shall consist of the following:

1. Applicants and property owners or their duly authorized representatives listed on the development or variance application.
2. Homeowners associations, neighborhood associations, or any equivalent local group, and individuals. An inventory of all homeowners associations, neighborhood associations, or any equivalent local group, may be kept and made available for distribution at the Office of the Metropolitan Planning Commission.

E. Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the Site. The target area may include the following:

1. Individuals located within five hundred (500) feet of the subject property;

2. The head of homeowners association, neighborhood association, or equivalent local group located within five hundred (500) feet of the subject property. In the case where there are no homeowners associations within the five hundred (500) foot radius, planning staff will provide the applicant a list of the five (5) nearest homeowners associations' contact information outside of the five hundred (500) foot radius line;
3. Other potentially affected property owners outside of the outside of the five hundred (500) foot radius line as determined by planning staff; and
4. Other interested parties who have requested that they be placed on a list of interested parties maintained by the Office of the MPC.
5. The applicant may not submit a neighborhood participation plan until after a pre-application meeting and consultation with planning staff.

F. Neighborhood Participation Meeting

If a neighborhood participation plan is required, the applicant shall schedule one meeting with the target area homeowners association, neighborhood association, or individuals as part of the submission of their land-use development or variance application. The meeting(s) shall include a presentation and a discussion about the proposed project, or request, subject to review by the appropriate body (depending on the type of application). Additional meetings may be scheduled by the applicant, if desired. Any scheduled neighborhood participation meeting shall be held at a reasonable time and at a reasonable location.

G. Neighborhood Participation Report

If a neighborhood participation plan is required, the applicant shall provide a written report on the results of its neighborhood participation meeting efforts. At a minimum, the neighborhood participation report shall include the following items:

1. Dates and locations of all meetings where entities and individuals were invited to discuss the applicant's proposal or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application may be accepted as part of the neighborhoods participation report;
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process;
3. A list of individuals and entities that were invited and contacted to the meeting;
4. Copy of the meeting sign-in sheet showing the names, addresses, and contact information of the participants of the meeting.
5. A summary of the concerns and issues discussed during the meeting and how the applicant intends to address them. If the concern, issue, or problem is not being addressed, the applicant may state the reasons.



CADDO PARISH PLANNING AND ZONING COMMISSION
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STAFF REPORT
JUNE 22, 2022
AGENDA ITEM NUMBER: 14
MPC Staff Member: Adam Bailey
Parish Commission District: All Districts

CASE 22-1-CTAP: Code Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Caddo Parish UDC

DESCRIPTION: The Caddo Parish UDC serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport. The Caddo Parish UDC was implemented in December 2017. Periodically, revisions to both the Shreveport and Caddo Parish UDC’s are required to reflect the changing nature of business within the planning limits of the MPC.

Imagine a public participation scenario, called the ‘Neighborhood Participation Plan’ in which neighborhood stakeholders meet with the applicant of a proposed project, exploring creative solutions together in hopes of agreeing on a decision that is supported through consensus. Imagine—as well—that it becomes a requirement for the applicants of certain types of land development applications to actively seek and consider the input of neighborhood associations, and neighborhood residents, before the applicant goes before the MPC Board at a public hearing. Such a reality is not only possible; it is beginning to already take shape.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following:

- Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
- Ensure that the citizens and property owners of [the City of Shreveport/Caddo Parish] have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
- Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

This staff report describes in detail the proposed amendments to the Caddo Parish UDC. A memorandum has also been posted on the MPC website for public review and comments.



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STAFF REPORT

BACKGROUND: The Planning and Zoning Commission discussed these proposed code text amendments at its June 2, 2022 work session and was generally supportive of the proposed changes.

REMARKS: The Caddo Parish Unified Development Code (UDC) was implemented in December of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future. MPC Staff is proposing the following amendments at this time:

- Amending the mailed notice general requirements for public hearings in Article 15.
- Adding new application procedures for the Neighborhood Participation Plan to *Article 15*.

Staff is proposing the following amendment to the Caddo Parish UDC:

Amendment 1.

Amend Mailed Notice General Requirements in Article 15. On May 5th, the Caddo Parish Commission adopted a resolution urging and requesting the Temporary Caddo Parish Planning and Zoning Commission to increase the limits within which notice of public hearings on subdivision and zoning applications are required, from 300' to 1,500'.

Amendment 2.

Add new section *Project Neighborhood Participation Plan* in Article 15. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendment promotes the public health, safety, and welfare.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendment is consistent with the Master Plan. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.



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STAFF REPORT

- c. **Promotes intent of this Code.**
This amendment will simplify current practices, thus promoting the intent of the Code.
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendment reflects changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
This amendment helps alleviate nonconformities, not create them.

**STAFF
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by the Caddo Parish Commission, Article 15 of the Caddo Parish UDC would be amended, as described within. A majority vote of the PZC members present and voting is required to recommend approval to the Caddo Parish Commission.

Alternatively, based on information provided at the public hearing, the PZC may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: There was no support. There was no opposition.

**PZC
RECOMMENDATION:**

The board voted 3/1 to recommend amendment 1 for approval. The board voted 4/0 to recommend amendment 2 for approval.

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located North side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single-Family Residential Zoning District To R-A Rural-Agricultural Zoning District:

Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty -three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

22-11-P
Natasha Regard

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, June 22, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 22-11-P ZONING REQUEST: 6956 N LAKESHORE DR. Application by Natasha Regard for approval to rezone property located on the north side of the Fairlane Circle and N Lakeshore Drive T intersection, from R-1-7 Single-Family Residential Zoning District to R-A Rural-Agricultural Zoning District, being more particularly described as Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty-three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); I thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission

draft

**CADDO PARISH PLANNING AND ZONING BOARD
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 22, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 22, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference Room prior to the hearing.

Members Present

Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III
Laura Neubert, Chairperson

Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Alan Clarke, Executive Director
Shari Culbert, Executive Assistant
Manushka Desgagne, City Attorney's Office
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Ben Koby, Planner

Staff Present

Members Absent

None

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

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 Metropolitan Planning Commission 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 Metropolitan Planning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the June 2, 2022 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 22-11-P ZONING REQUEST

Applicant: Natasha Regard
Owner: Natasha Regard
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)
Existing Zoning: R-1-7
Request: R-1-7 to R-A
Proposed Use: Single-family residential and livestock

Representative &/or support:

Walter D. White 7384 N. Lakeshore Shreveport, La 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

Brian White 7384 N. Lakeshore Shreveport, La. 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

draft

Mr. BERNSTEIN advised the gentleman to contact MPC to have their properties rezoned.

Opposition:

Connie Birmingham 4221 Pioneer Cove St Shreveport, La 71107

Mrs. Birmingham is a neighbor of the applicant and had concerns about what would be permitted on the property if approved.

MR. JEAN spoke to Ms. Birmingham's concerns.

A motion was made by MR. MARCHIVE, seconded by MR. HUMPHREY to recommend for approval.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. 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 4:20 p.m.

Laura Neubert, Chair

Secretary



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STAFF REPORT

JUNE 22, 2022

AGENDA ITEM NUMBER: 10

MPC Staff Member: Walter Johnson

Parish Commission District: 2/Lyndon B. Johnson

CASE NUMBER 22-11-P: ZONING REQUEST

APPLICANT: NATASHA REGARD

OWNER: Luke & Natasha Regard

LOCATION: 6956 North Lakeshore Drive (North side of North Lakeshore Drive at the intersection of Fairlane Circle)

EXISTING ZONING: R-1-7, Single-Family Residential

REQUEST: R-1-7 to be restored to R-A

PROPOSED USE: Single-Family Residential

DESCRIPTION: The applicant is requesting the restoration of this property's zoning of approximately 12.38 acres of developed land from R-1-7 Single-Family Residential back to R-A, Rural Agriculture (its' original zoning) for the purposes of constructing a home and hosting animals. This site is surrounded by the R-1-7 district; to the far north, zoning is almost completely & contiguously classified as R-A.

There are no prior cases for this site, although nearby relevant cases include:

- BAP-35-84 - Request for mobile home site. Denied.
- BAP-27-01 - 7264 Lakeshore; Secondary residential structure. Approved.
- BAP-15-85 - Special Exception Use request for mobile home. Approved.
- BAP-22-90 - Special Exception Use request for mobile home. Denied by the ZBA and approved upon appeal to District Court
- BAP-16-84 - Requested Variance in back yard. Withdrawn by applicant.

Nearby neighborhoods include West Cooper Road and Lakeview.

REMARKS: Rezoning from R-1-7 to R-A is requested for the purpose of building a single-family residence. The permitted uses would not be substantially different than what is already allowed in the vicinity.

As stated in Article 4.2 of the Caddo parish Unified Development Code (UDC), R-A is defined as "R-A Rural Agricultural Zoning District. The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district."

The permitted by right uses in an R-A zoning district include Agriculture, Animal Shelter - Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling - Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Wireless Telecommunications - Stealth Design

Several standards must be considered when analyzing a rezoning request, such as compatibility to

The information stated herein is the result of discussion by a staff review team. The Caddo Parish Planning and Zoning Commission will use all information made available to them in making their decision. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to, the requirements of the Zoning Administrator, building permits, liquor licenses, the Parish Health Unit, and Certificates of Occupancy, all as applicable.



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STAFF REPORT

the existing uses and zoning of nearby property, if the request is consistent with the recommendations of the Master Plan Future Land Use Map, and if the request reflects the trend of development, if any.

Based on mapped aerial views of the surrounding area, the subject parcel is surrounded by residential developed land along with low-density residential subdivisions. The most densely populated area in the vicinity is zoned R-1-7 (Single-Family Residential) requiring lot sizes to be at least 7,000 square feet. The properties along North Lakeshore Drive, south of the subject site are zoned R-1-7, Single-Family Residential.

The 2030 Great Expectations Master Plan's Future Land Use Map designates this area as "Residential Low". However, there has not been any market pressure to convert the existing large rural lots into a more urban pattern. Allowing this property to return to R-A would be consistent with the existing neighborhood pattern without forcing more density which could be seen as out of character with the current neighborhood environment.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend the UDC restoration zoning from the current R-1-7 to the R-A Rural Agricultural District.

Alternatively, based on information provided at the public hearing the PZC may:

- a. Recommend denial of the Rezoning request.
- b. Recommend approval for a district other than what was request by the applicant.

PUBLIC ASSESSMENT: Two people spoke in support. One person spoke in opposition.

PZC

RECOMMENDATION: The board voted 4/0 to recommend the application for approval.

22-11-P

PERCH POINT

LAKES HORE

R-1-7

R-1-7
to
R-A

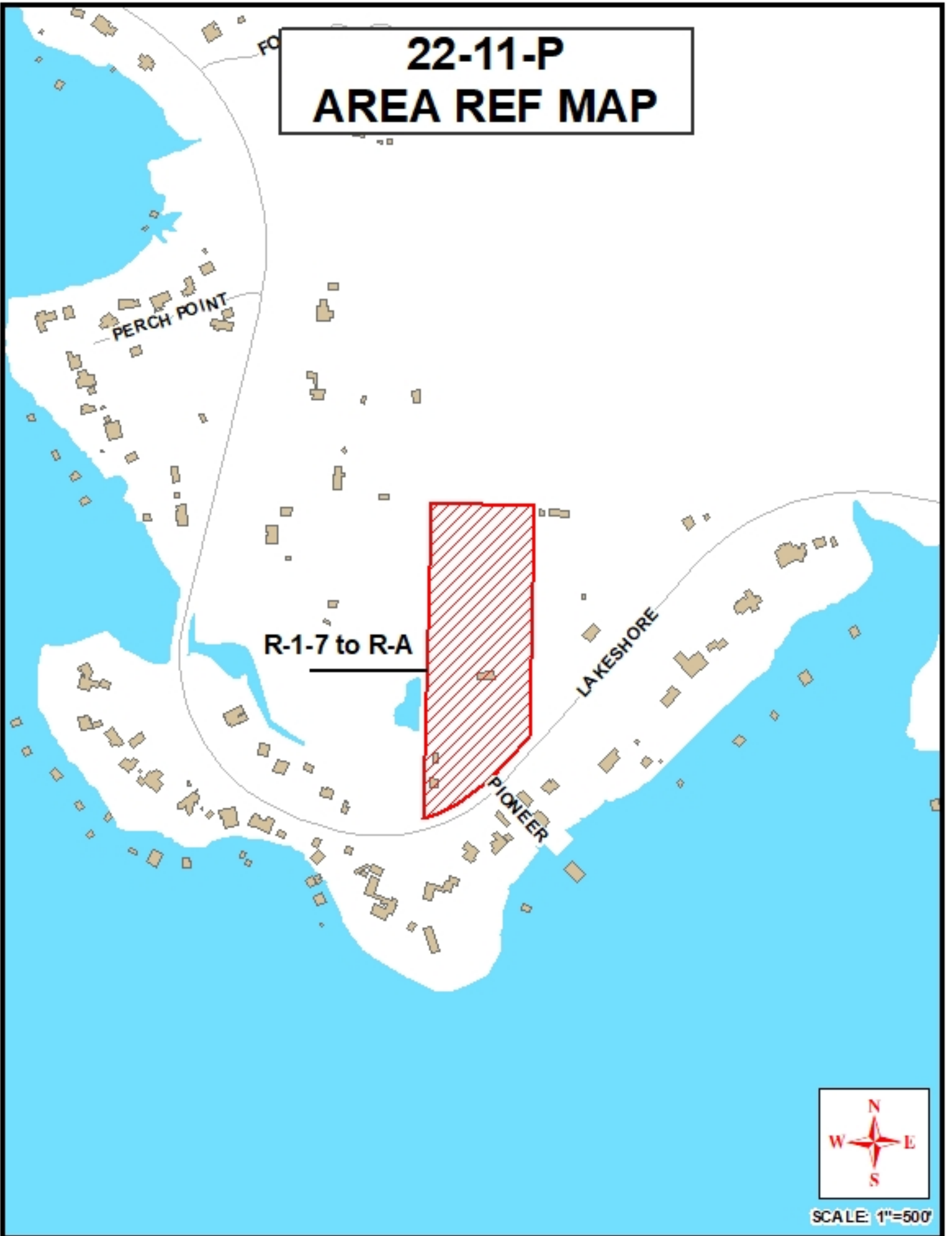
PIONEER

500' NOTIFICATION
AREA



SCALE: 1"=200'

22-11-P AREA REF MAP



SCALE: 1"=500'



POSTED
BY LAW
KEEP OUT



WUP
PLUMBING
318
LA. LIC. #
©



PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION

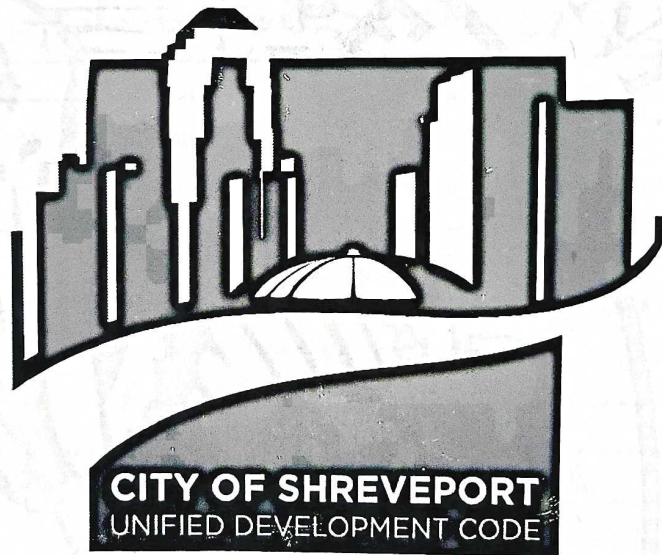
6956



Metropolitan Planning Commission
Shreveport | Caddo Parish

Unified Development Code Development Application

UDC Development Application and Review Packet



CITY OF SHREVEPORT
UNIFIED DEVELOPMENT CODE

Land Development Department

505 Travis Street, Suite 440
Shreveport, LA 71101 | phone 318-673-6480

www.shreveportcaddompc.com



UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application Fee: _____

PROPERTY INFORMATION:

Project Name: Regard Lakeshore House Associated Cases: _____
 Project Address/Location: 6956 N Lakeshore dr. Shreveport, LA 71107
 Current Zoning District: R-1-7 Proposed Zoning District (if applicable): R-A Parcel Number(s): _____

CASE TYPE

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) | <input type="checkbox"/> PUD Site Plan (Administrative) | <input type="checkbox"/> Site Plan Revision |
| <input type="checkbox"/> Final Plat (Less than 7 lots) | <input type="checkbox"/> Small Planned Unit Development (SPUD) | <input type="checkbox"/> Site Plan Modification |
| <input type="checkbox"/> Re-Plat | <input type="checkbox"/> Zoning Map Amendment and Site Plan | <input type="checkbox"/> Other: _____ |

PARCEL DESCRIPTION: (existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

The zoning use to be R-A and then changed in 2017. There is two horse barns out there and we need it to be re-zoned back to R-A so we can have animals and also have a temporary mobile home on the property while the house is being built.

GENERAL LOCATION OF PROPERTY: (street address and/or frontage, and distance to cross street)

6956 N Lakeshore dr. Shreveport, LA 71107

PROPOSED USE OF THE PROPERTY:

- Single-Family Residential Multi-Family Residential Mixed-Use Townhouse Residential Duplex Residential Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary We are building a house to live in.

ZONING INFORMATION

BUILDING INFORMATION

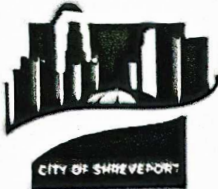
Current Zoning District(s): _____	Proposed Zoning District(s): _____	Proposed Building Use(s): <u>Residential Living</u>
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: _____
Special Purpose Overlay District (if applicable): _____		Proposed Building(s) sq. ft. gross: _____
Total Site Acres: <u>12.38</u>		Total sq. ft. gross (existing & proposed): _____
Off-Street Parking Required:		Proposed height of building(s): _____ Number of stories: _____
Off-Street Parking Provided:		Ceiling height of First Floor: _____

DIMENSIONAL STANDARDS

Lot Area (square footage): _____	Lot Coverage (Total Area in square feet): _____
Lot Coverage Percentage of Total Lot Area: _____	

STORMWATER INFORMATION

Existing Impervious Surface: _____ acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: _____ acres/square feet	Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	Wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



UDC DEVELOPMENT APPLICATION

**IMPORTANT
NOTE ABOUT
PROJECT
CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's notarized signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION: Check if Primary Contact

Name: Same as property owner Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

ARCHITECT CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Natasha Regard Company: _____

E-mail: info@natasharegard.com Phone: 318-401-1837 Fax: _____

Address: 6956 N Lakeshore dr. Shreveport, LA 71107 City: Shreveport State: LA Zip: 71107

Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:
I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Natasha Regard 12 May 2022 Natasha Regard 12 May 2022
Property Owner Signature Date Applicant Signature Date

STATE OF Louisiana, COUNTY/PARISH OF Caddo Parish:

BEFORE ME, a Notary Public, on this day personally appeared NATASHA REGARD (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 18 day of MAY 2022.



JAMIE C. McDONALD
NOTARY PUBLIC, CADDO PARISH
ID #58910
MY COMMISSION IS FOR LIFE

Jamie C. McDonald
Notary Public in the and for the State of LOUISIANA

ORDINANCE NO. 6246 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the mission of Robinson's Rescue is to eliminate euthanasia of dogs and cats in Northwest Louisiana via an aggressive, comprehensive spay and neuter program; and

WHEREAS, Robinson's Rescue, since its inception, has partnered with the Caddo Parish Commission to provide low cost, high quality spay and neuter surgeries for pets belonging to citizens of Caddo Parish; and

WHEREAS, Robinson's Rescue's 2022 appropriation is \$35,000; and

WHEREAS, the Caddo Parish Commission would like to increase Robinson's Rescue's appropriation by \$10,000; and

WHEREAS it is necessary to amend the 2022 Budget to provide an additional appropriation of \$10,000 for Robinson's Rescue; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Riverboat Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Riverboat Fund</u>	
NGO Appropriations – Robinson's Rescue	\$10,000

BE IT FURTHER ORDAINED, that the cooperative endeavor agreement that governs the distribution of this money will specify that the funds of up to \$10,000 will only be released as a reimbursement for work that is in excess of the previous year's services and documentation will provide the proof of eligibility and additional service.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO APPROPRIATE FUNDS FOR ROBINSON'S RESCUE (Ordinance No. 6246 of 2022)	
ORIGINATING DEPARTMENT: Commissioner Young	
BACKGROUND INFORMATION: Amending the 2022 budget of Estimated Revenues and Expenditures for the Riverboat Fund to provide an additional \$10,000 to Robinsons Rescue	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley Barnett</u> Date <u>6/28/22</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

Caddo Parish Planning and Zoning Commission
Attention: Appeal Board

Re: Case 22-3 BAP
Dana Wheeler
5247 Norfolk Rd.

Dear Board Members:

I am contacting you in regards to the above referenced case. I am requesting you deny this extreme over reach that will devalue my property. Please see attached memo from Lisa Hargrove of Caldwell Banker Realty.

I am not only requesting that you deny Mr. Wheeler the right to put this building on my property line, I am going to request you deny him to put a building anywhere of this size on his property. My house sets and faces northeasterly which would mean this building would be directly in front of my dining room and den windows. Mr. Wheeler makes the statement that the vegetation and trees would block the view from my house, this is ridiculous. There is a catamaran sitting right there, a wooden building plus numerous piles of wood that can be viewed from my property now.

Mr. Wheeler is obviously unaware that in the fall and winter months leaves fall off the trees leaving a completely exposed building. Also, Mr. Wheeler needs to be aware that vegetation and deteriorated trees are now falling across the fence line and onto my property. It is not unusual for someone visiting our address to question who owns the abandoned property next door, and is it for sale? I am not only asking you to deny his application but also to give him a grace period to clean his property up and then fine him a \$1,000 a week or whatever until he does. It does nothing but provide for rats and snakes and I have grandchildren.

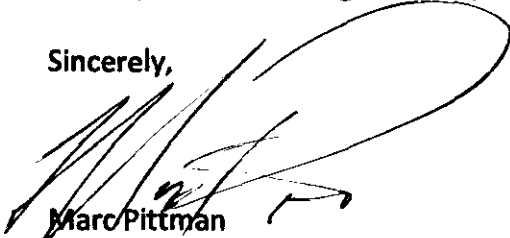
Any building that size would be an eye sore and not only detrimental not only to my property but to all properties. I informed Mr. Wheeler of the six properties that are attached to the cul-de-sac, no one wants the building but obviously Mr. Wheeler doesn't care what other people think. He had mentioned to me once before about putting in a wood making shop to make furniture when he retires. From looking at his drawing a single roll up small door, windows and an access door, it doesn't appear that he has plans for it being a garage at all. For the record, that size building can store two Piper four seater airplanes with room to spare.

Mr. Wheeler has included a photo of his house being in a flood zone, this is misleading. None of the other five properties flood and are not required to get flood insurance. Very little of Mr. Wheeler's property floods, Mr. Wheeler's camp house sits in a hole. If he wants to put a

smaller building on the back on the easterly side of his lot next to Mr. Wiggins' small building, I have no problem with that. I am not aware if that area floods but if it does there is a solution, it is called dirt, the whole world is made out of it. We have included photos of the debris hanging over the fence line damaging the fence, the unkeptness of the lot with lumber lying around, fire wood, and a building already constructed in front of his house that is an eye sore and needs to be removed as well. I am also including a birds eye view of his property adjoining our property and the list of the other property owners and their address who adamantly oppose this building. Three years ago they were passing laws restricting people from having a motor home or a travel trailer in front of their property; I am asking you respectfully please do not let him put a 2,200 sf unmovable building in front of my property. I worked very long and very hard to have what I have. Its value not should be compromised by anyone. Mr. Wheeler doesn't even live at this residence, he lives in Southern Trace. Our home is our primary residence.

Thank you for resolving this and putting it to bed.

Sincerely,



Marc Pittman
5252 Norfolk Rd.
Shreveport, LA 71107
(318) 458-5848

attachments

July 27, 2022



**COLDWELL BANKER
GOSSLEE**

Date: July 11, 2022

To: Caddo Parish Planning and Zoning Commission
Appeals Board

Re: Case #22-3-BAP
Dana Wheeler
5247 Northfolk Road

At Mr. Pittman's request at 5252 Northfolk Road, Shreveport, LA 71107, I reviewed the proposed building site, 5247 Northfolk Road, adjacent to the Pittman property. It is my opinion that the proposed 55 x 40 building would most definitely decrease the value of the Pittman property should they decide to sell. This is also my opinion that this is a commercial size building in a residential area and will not only have an adverse effect to the Pittman property but all the properties in the vicinity of this cul-de-sac.

Best Regards,

Lisa Hargrove
Realtor
Specializing in Luxury Residential Homes
Coldwell Banker Gosslee
8805 Line Avenue, Suite 100
Shreveport, LA 71106

8805 Line Avenue, Suite 100, Shreveport, LA 71106
Phone: 847-444-4444

TO: CADDO PARISH ZONING APPEALS BOARD

FROM: NORFOLK RD. RESIDENTS, SHREVEPORT 71107

RE: Case # 22-3-BAP
Dana Wheeler
5247 Norfolk Rd.

SUBJECT: Signatures of Opposing Neighbors

Wayne and Susan Waddell 5248 Norfolk Rd.

Erini & Chak Pittman 5234 Norfolk Rd

[Signature] 5234 Norfolk

John Baker 5244 Norfolk

Candy Cleary 5241 Norfolk Rd

Kate + Jacob Kern 5240 Norfolk Rd

Mr. & Mrs. Dean Wiggins (elderly couple with health issues) do not want to be involved 5245 Norfolk Rd.

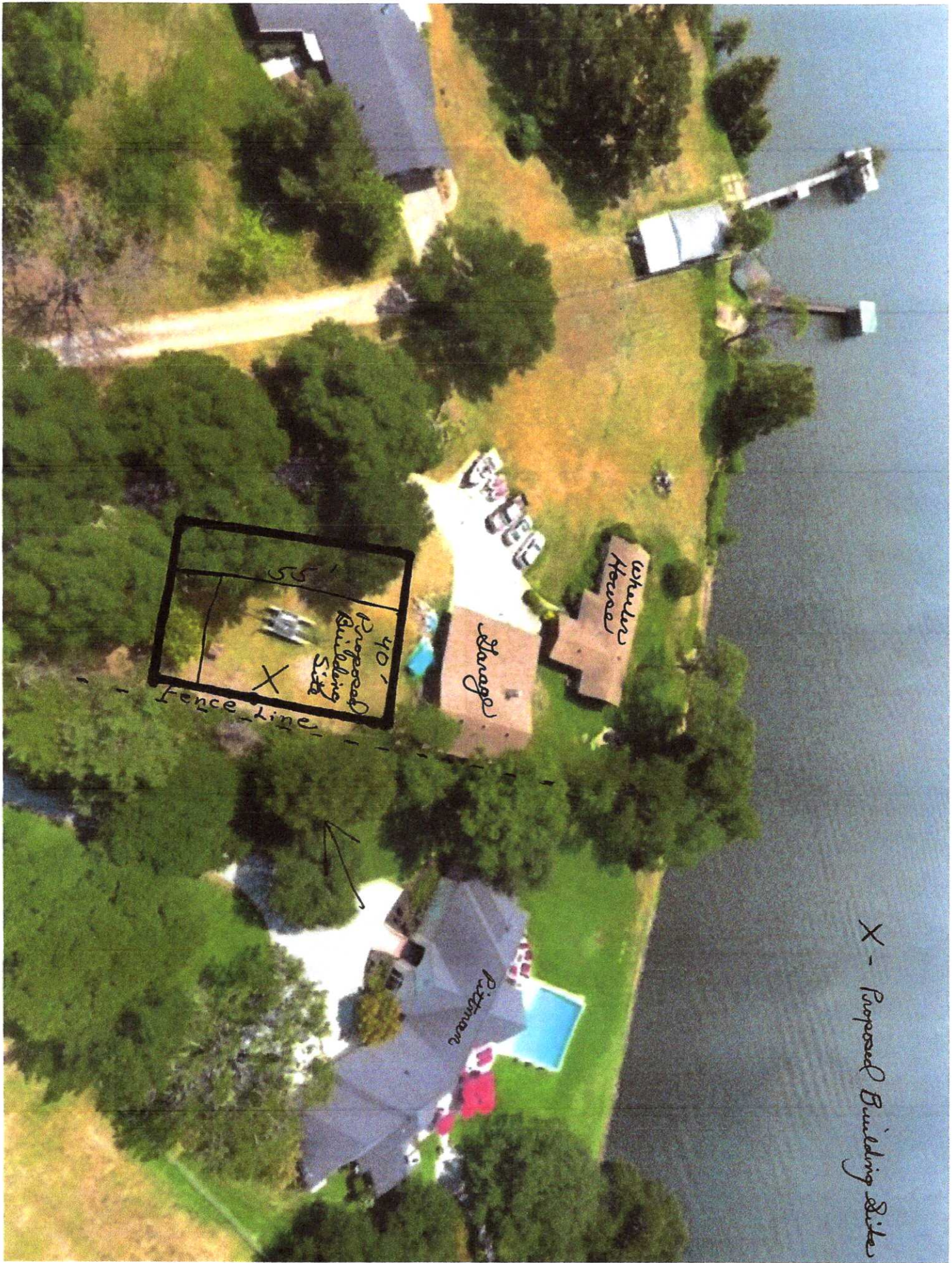
Annette & Marc Pittman 5252 Norfolk Rd.

Rif Kapatul & Cindy 5239 Norfolk Rd.

[Signature] 5242 Norfolk Rd

Wesley Alter 5242 Norfolk Rd





X - Proposed Building Site

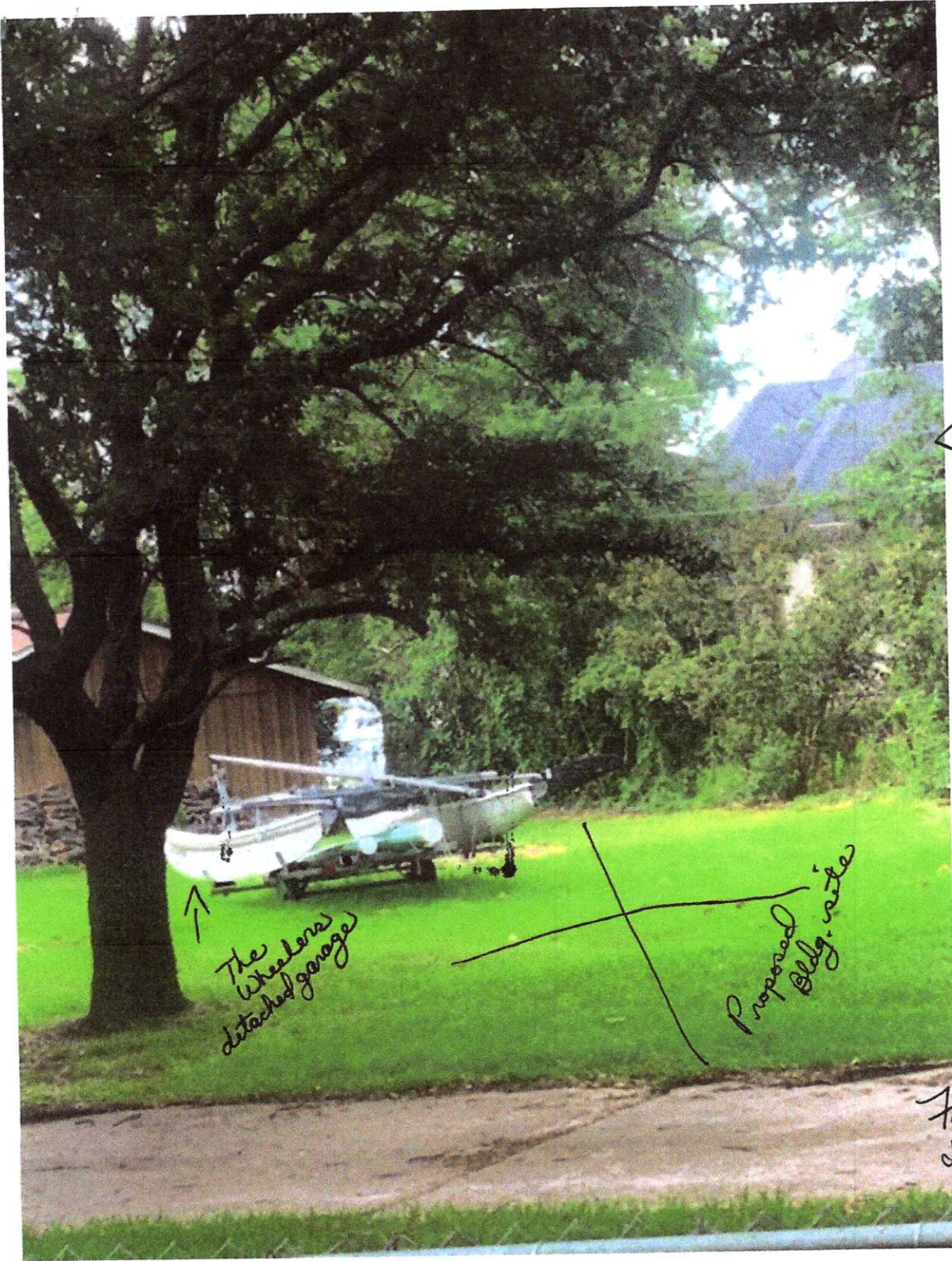
Wharley House

Storage

Pittman

Proposed Building Site
 40'
 55'

Fence Line



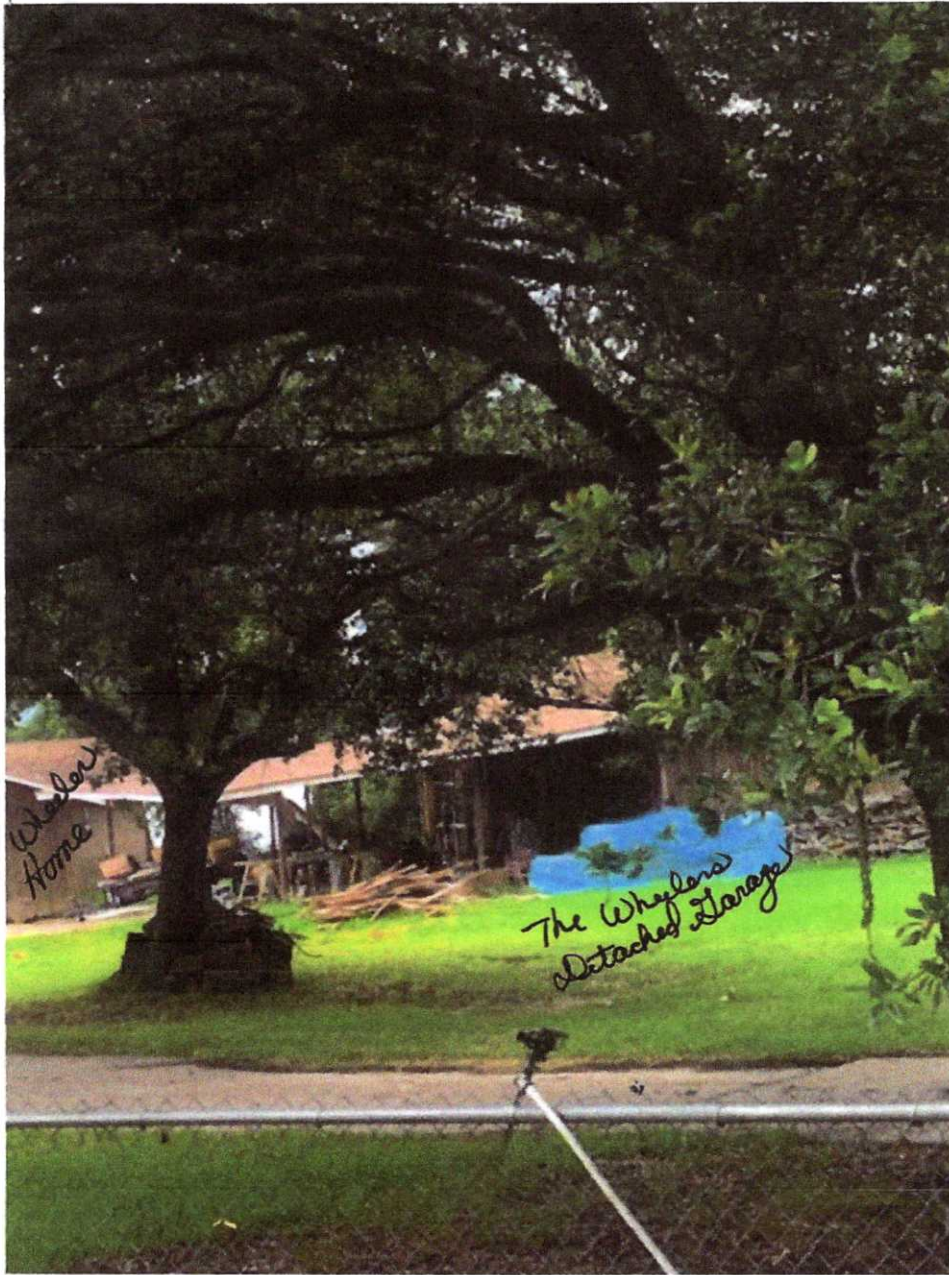
← The Pittmans

↑
The Wheelers detached garage

Proposed Bldg. site

Front of driveway







6/22/22, 12:34 PM

uses fences into Pittman
yard collapsing fence.

IMG_3925.jpg



Pittman House

6/22/22, 12:33 PM

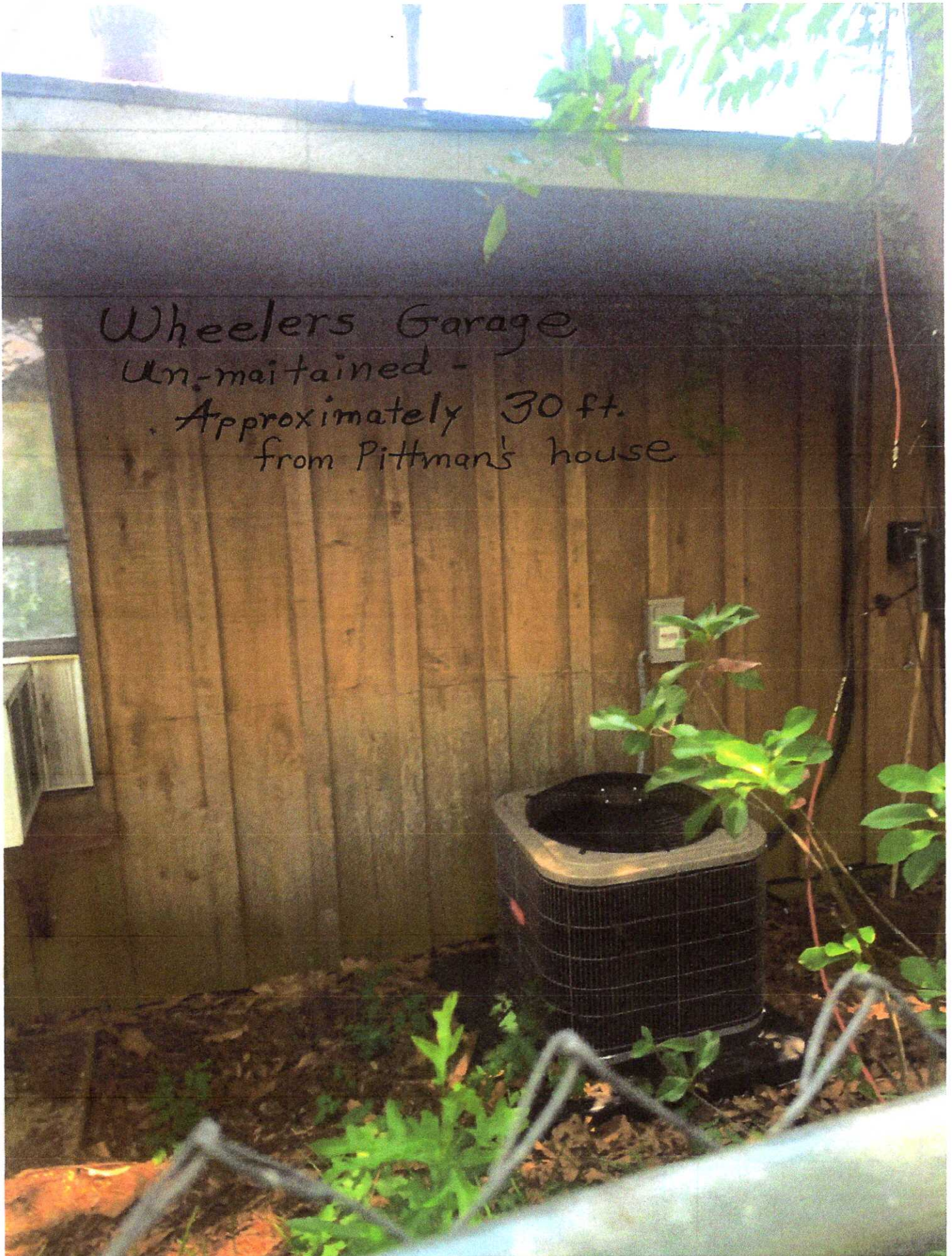
Pittmans yard

IMG_3924.jpg

Wheeler's tree falling onto fence into Pittmans

10

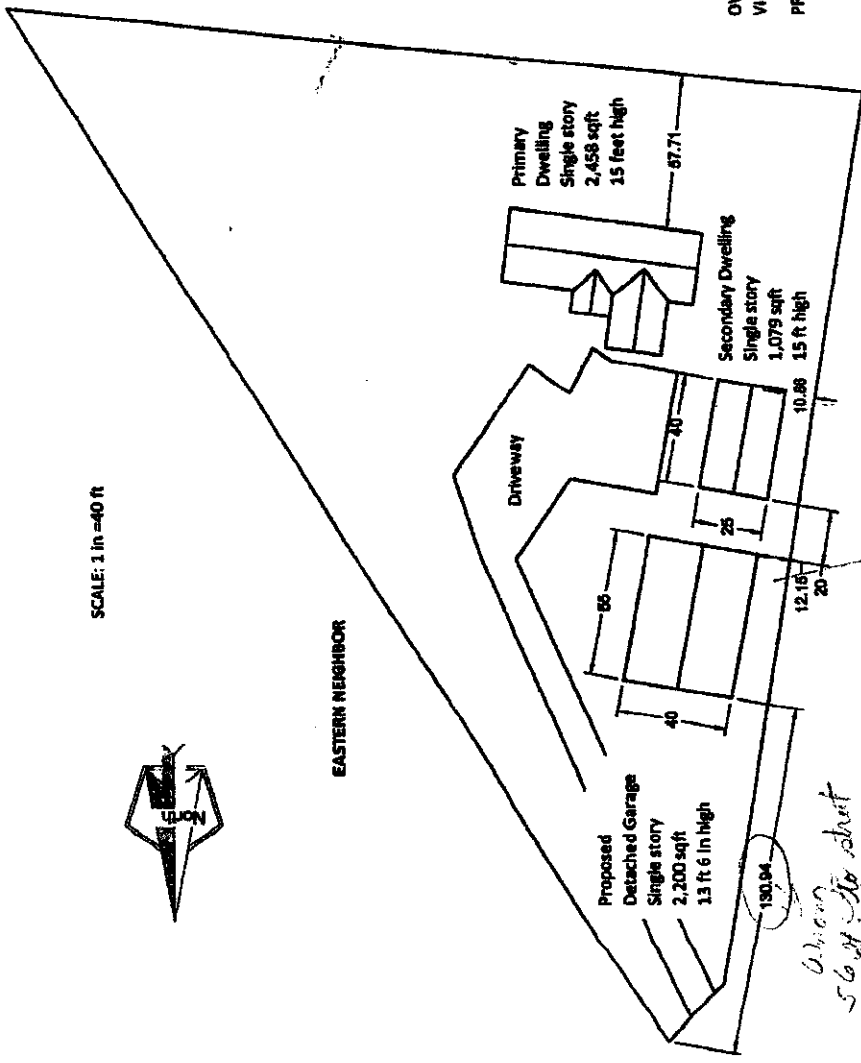




CROSS LAKE

OWNER: WHEELER, DANA AND
VIEN THI HUY WHEELER
PREPARED: Dana Wheeler

5247 Norfolk Rd. Detached Garage Yard Variance Request
1.168 ACRES-LOT 18, LAKE POINT SUB. IN SEC. 25 & 36-18-15
381525-3-18
Caddo Parish Shreveport LA 71107



SCALE: 1 in = 40 ft

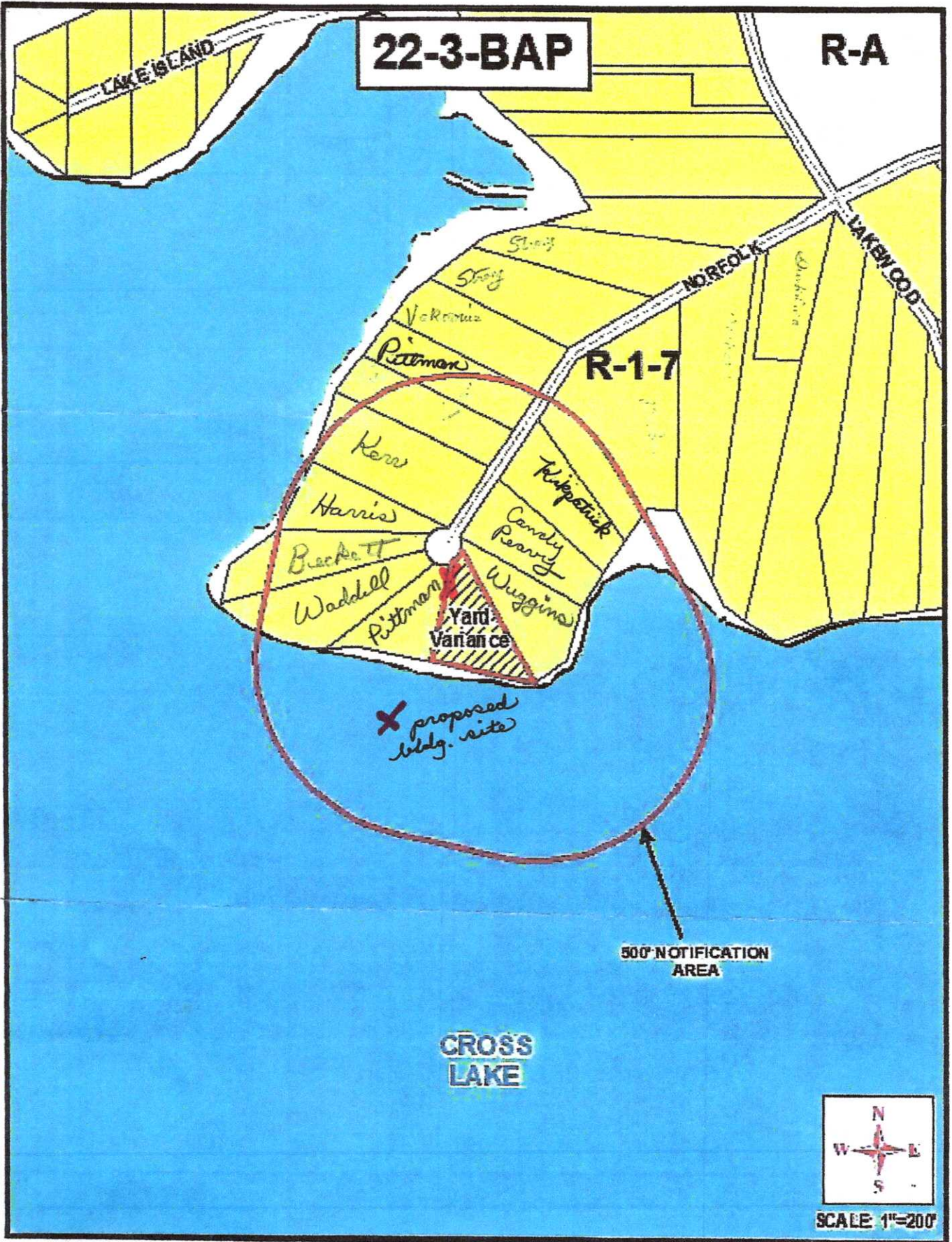


EASTERN NEIGHBOR

WESTERN NEIGHBOR

*56 ft. to street
from 31 day*

(Dana Wheeler)
3/12/18



APPEAL TO DENIAL OF YARD VARIANCE- CADDO PARISH PLANNING AND ZONING COMMISSION
CASE # 22-3-BAP

I am making this appeal of the Caddo Parish PZC ruling based on two reasons:

1. Through unfortunate circumstances neither I nor miss Emily Trant were able to attend the public meeting to refute Mr. Pittman's statements. I am an anesthesiologist and a case went much longer than anticipated and I cannot leave a patient that is under general anesthesia. Miss Trant, who had personally viewed the property and proposed building site and supported the proposed building site, was home with an illness.
2. Mr. Pittman's suggestion as to where I should build my shop are impractical and would be an unreasonable burden to my eastern neighbors, the Wiggins.

Mr. Pittman's suggestion of building my shop along the eastern border of my property is impractical for 4 reasons.

1. It would obstruct a large part of my eastern neighbors, the Wiggins, view of the lake. Building on my proposed site would not obstruct Mr. Pittman's view or use of the lake. Please see attached images.
2. The building would be clearly visible from the road. My proposed building site is behind foliage and multiple trees largely obscuring it from the public road.
3. It would prevent us from using our boat launch hindering our use and enjoyment of the lake.
4. While it is possible to pour enough dirt to no longer risk flooding the structure, rainwater has to go somewhere and some of it would run toward our existing structure greatly increasing the risk of flooding it.

The purpose of having property on Cross Lake is to enjoy the view of the lake and to enjoy water activities. That is why all detached buildings in the neighborhood are built in the front yards and not in the back yards or side yards by the lake.

My proposed building violates no Caddo Parish building codes and being outside of city limits is not subject to city codes. There are no HOA or covenants to violate. Furthermore, Miss Trant stated in her report to the Caddo Commission:

"The proposed location of the detached garage would be approximately 130' away from the front property line. There are several large trees and bushes in the front of the site, obscuring the site from the public right of way. Additionally, the solid fence and trees on the west side of the property obscure the structure from the westerly neighbor. A detached garage in the front yard of this site would not cause a detriment to the health, safety, and welfare of those that are in this vicinity."

I just want to build a place where I can quietly pursue my interest in my retirement years.

Sincerely,

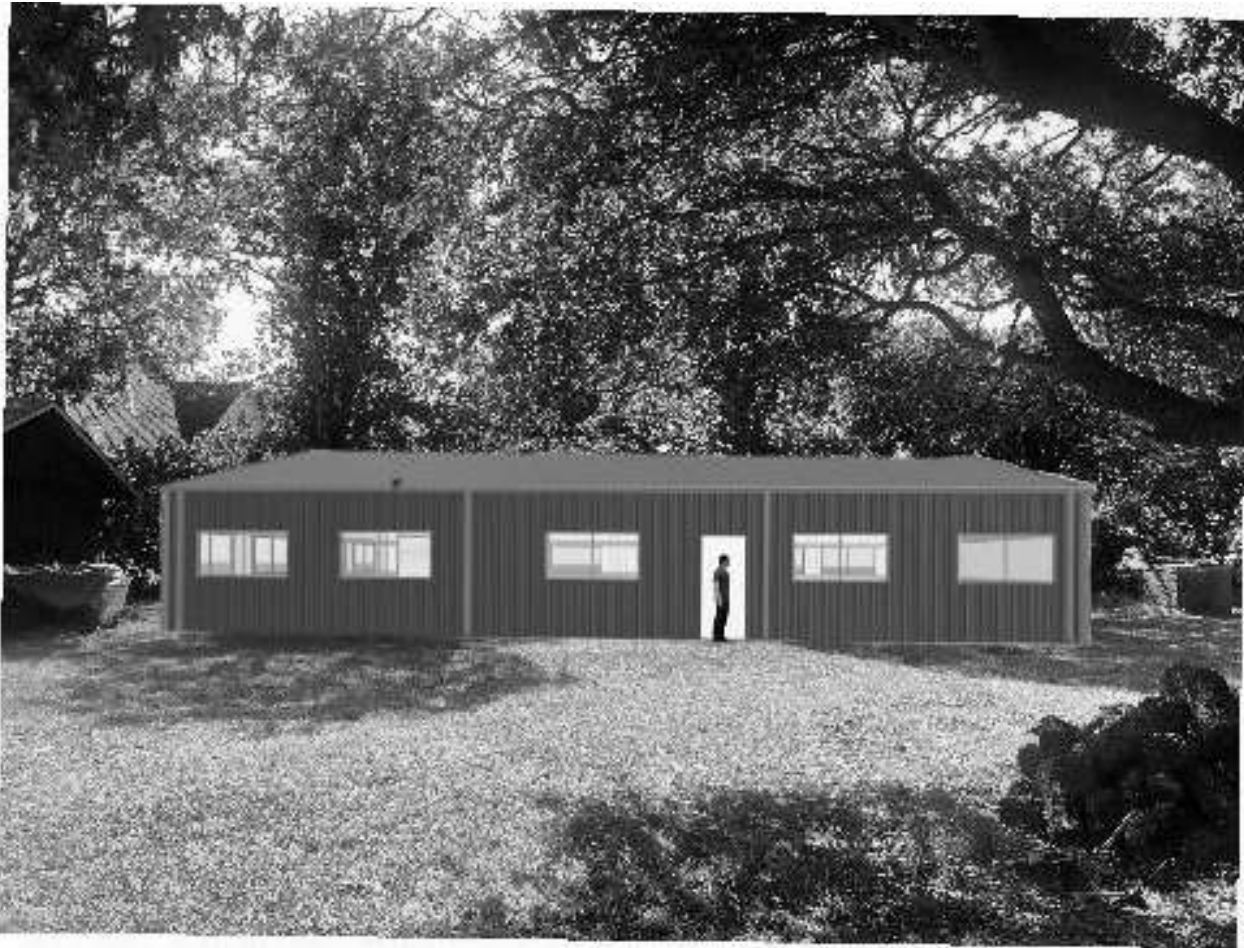
Dana S. Wheeler

APPEAL TO DENIAL OF YARD VARIANCE- CADDO PARISH PLANNING AND ZONING COMMISSION
CASE # 22-3-BAP

Current View from the Wiggins' yard and view if I built my shop according to Mr. Pittman. Building is to scale



Rendering of my shop at my proposed site. Building is to scale.





CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

STAFF REPORT

JUNE 22, 2022

AGENDA ITEM NUMBER: 13

MPC Staff Member: Emily Trant

Parish Commission District: 2/Lyndon B. Johnson

CASE 22-3-BAP: VARIANCE

APPLICANT: DANA WHEELER

OWNER: DANA WHEELER

LOCATION: 5247 Norfolk Rd. (west end of Norfolk Rd.)

EXISTING ZONING: R-1-7

REQUEST: Yard Variance

PROPOSED USE: Single-Family Residential

DESCRIPTION: The applicant is requesting approval of a yard variance to allow a detached garage to be placed in the front yard. The property in question is currently zoned R-1-7, Single-Family Residential District and is surrounded by the R-1-7 District. The rear of the property abuts Cross Lake.

There are no prior cases associated with this site. Nearby relevant cases include:

- P-29-86 – Special Exception Use approval of a manufactured home.

Nearby neighborhoods include: Lakeview and Yarborough.

REMARKS: The applicant is requesting to build a 55' by 40' detached garage in the front yard of his property. According to Section 7.3.N.2.c. of the Caddo Parish Unified Development Code, detached garages are only permitted only in the rear, interior side, and corner side yards, therefore approval of this variance is required prior to issuance of a building permit.

Per Caddo UDC Section 16.4.E, approval of a variance requires demonstration of an undue hardship, and demonstration of no negative impact to public health, safety and welfare, or disruption of the character of the area. The Parish Planning and Zoning Commission (PZC) must make their findings based on the criteria set forth in Section 16.4.E.1 of the UDC. With regard to undue hardship, Sections 16.4.E.1.b and 16.4.E.2.a and b state that a variance can be granted if an applicant is unable to comply with UDC standards due to physical characteristics inherent to the specific property, that the hardship is not due to the personal situation of the owner and is not self-induced. The applicant has stated that constructing the detached garage in the back yard of the property would place it within a FEMA flood zone, which has proven to be prone to flooding in recent years. Further, the applicant states that there is insufficient room in the backyard. The side yard would still fall within a flood zone and would be unsightly to the easterly neighbor. Hardship due to flood zone concerns in the rear and side yard meet the criteria and approval standards that the board may use to assess whether there is a legitimate hardship.

Sections 16.4.E.1.c and 16.4.E.2.c state that for a variance to be granted, it must not alter the essential character in the vicinity and it must not be detrimental to the public health, safety and welfare, respectively. The proposed location of the detached garage would be approximately 130' away from the front property line. Although the proposed structure could be clearly seen from the end of the cul-de-sac, there are several large trees and bushes in the front of the site that partially obscure the site from the public right of way. Additionally, the solid fence and trees on the west side of the property obscure the structure from the westerly neighbor. A detached garage in the front yard of this site would not cause a detriment to the health, safety, and welfare of those that are in this



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

STAFF REPORT

vicinity. Additionally, the proposed structure would be compatible with the neighborhood since there are four existing accessory structures on Norfolk Road in the immediate vicinity of the site that are in the front yard.

**STAFF
ASSESSMENT:**

Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the variance request is warranted due to the combined hardship and minimal impact to the neighborhood.

Alternately, based on information provided at the public hearing the PZC may:

- a. Deny the variance
-

PUBLIC ASSESSMENT:

PZC DECISION:

Shari Culbert

From: Emily Trant
Sent: Wednesday, June 22, 2022 11:26 AM
To: Shari Culbert; Alan Clarke
Subject: FW: Case #22-3-BAP

Importance: High

The original letter of support has changed their stance. They now oppose the structure due to the size. (2,200 sq ft).

From: ccpeavy50@att.net <ccpeavy50@att.net>
Sent: Wednesday, June 22, 2022 7:01 AM
To: Emily Trant <Emily.Trant@shreveportla.gov>
Subject: Case #22-3-BAP
Importance: High

Yesterday I learned the details concerning this yard variance request and how large the building is that is being proposed and I have changed my position. (see my original email below.) I oppose this variance request and ask your commission to deny it.

Candy Peavy
(Houndtown Lake Co.)
5241 Norfolk Rd.

-----Original Message-----

From: Candy Peavy <ccpeavy50@att.net>
Sent: Wednesday, June 15, 2022 8:32 AM
To: emily.trant@shreveportla.gov
Subject: Case #22-3-BAP

To whom it may concern:

I have no objections to the yard zoning variance requested at 5247 Norfolk Road. I live at 5241 Norfolk Road.

Candy Peavy

Sent from my iPhone

22-3-BAP

R-A

LAKE ISLAND

NORFOLK

LAKENOOD

R-1-7

Yard
Variance

500' NOTIFICATION
AREA

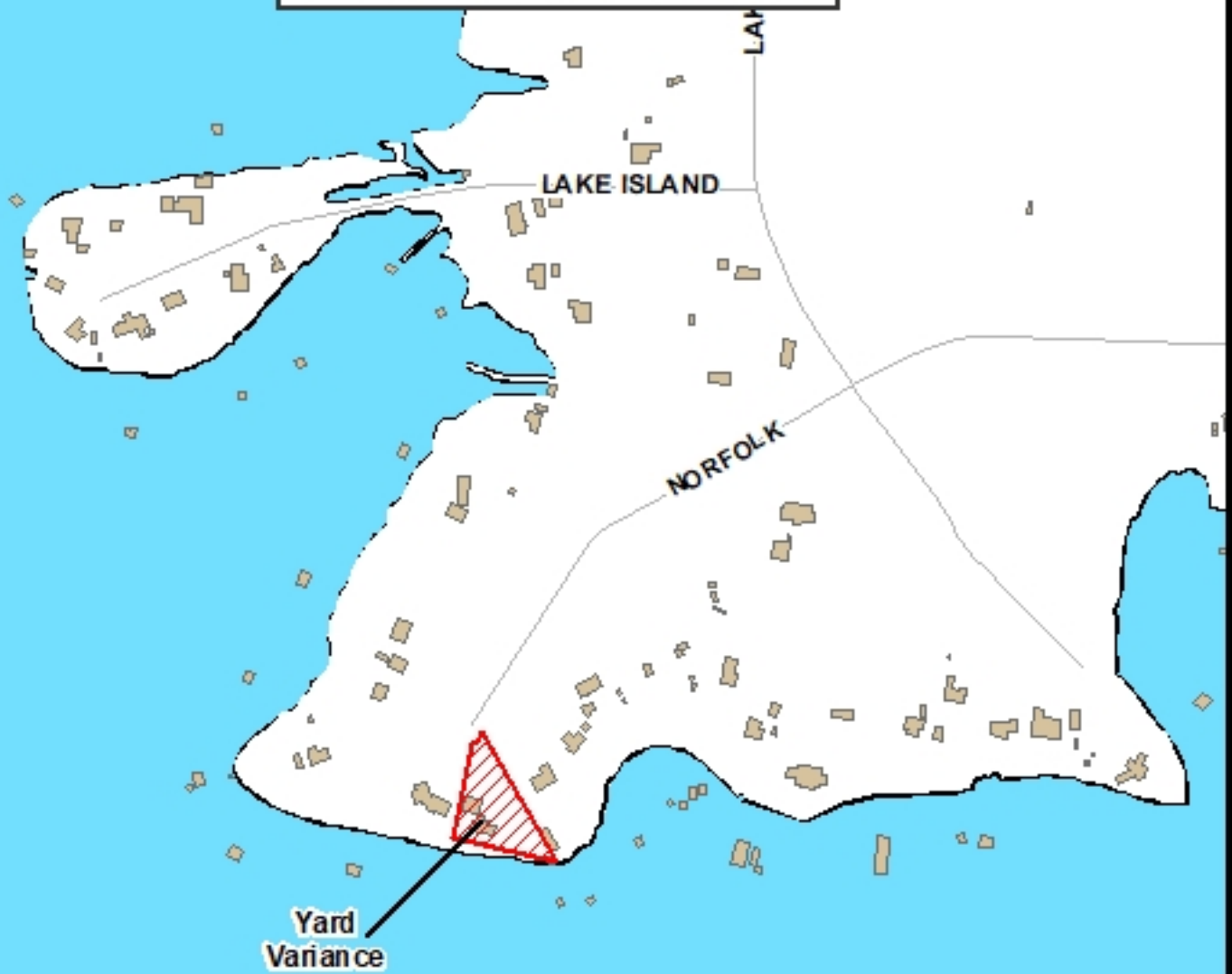
**CROSS
LAKE**



SCALE: 1"=200'



22-3-BAP AREA REF MAP

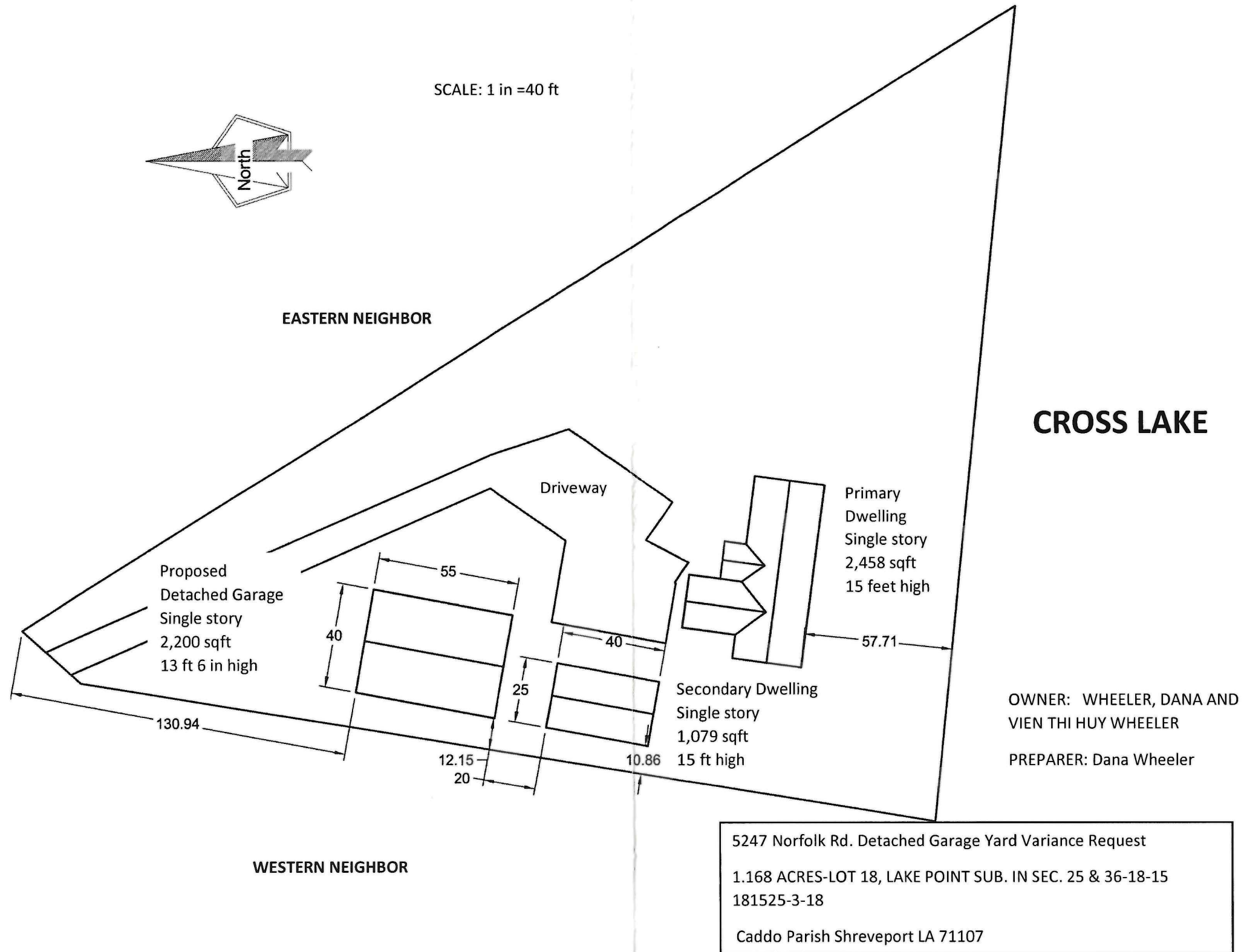
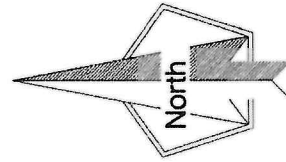


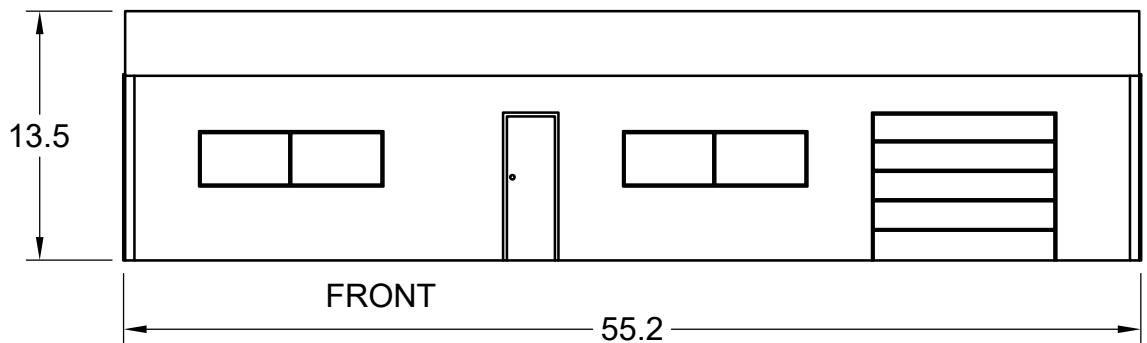
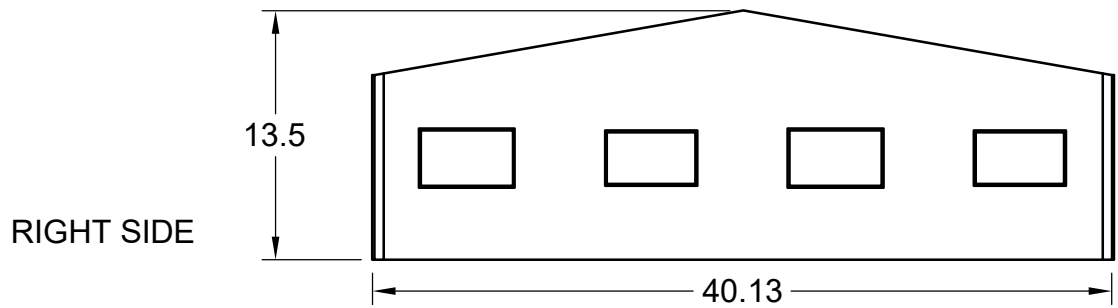
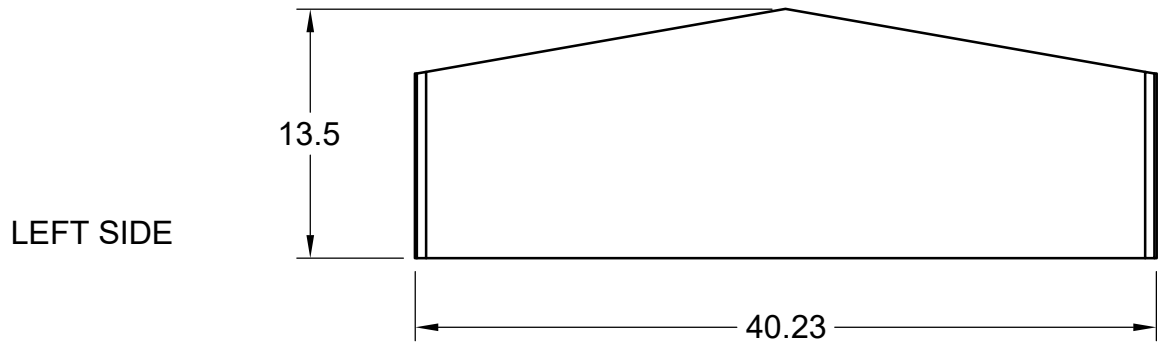
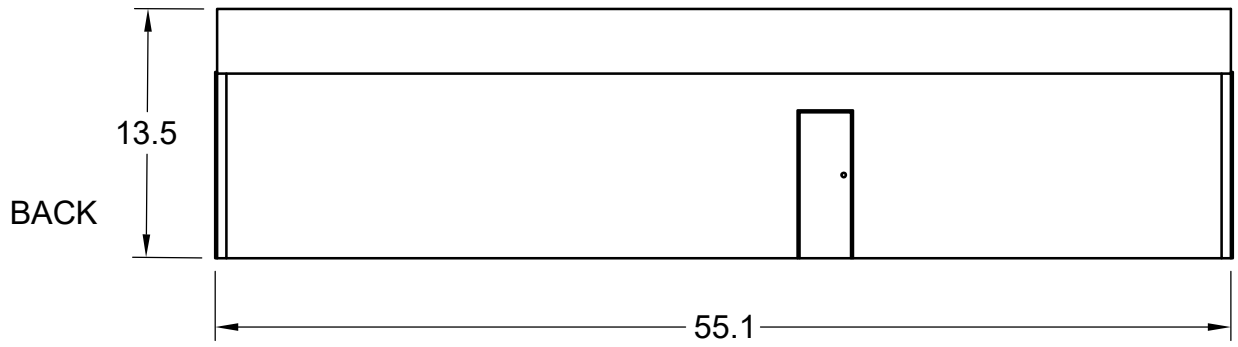
CROSS
LAKE



SCALE: 1"=500'

SCALE: 1 in =40 ft





MATERIALS:

Roof and walls - Metal
 Doors - Steel with steel frame
 Garage door - steel panels
 Windows - Double Thermopane
COLORS:
 Roof and walls -Tan with Brown trim
 Doors and garage door - white

PROJECT

5247 Norfolk Detached Garage

TITLE

Detached Garage

APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN Dana Wheeler 5/18/2022	SCALE 0.01	WEIGHT	SHEET 1/1	

Vicinity Map



City of Shreveport

220036

Zone AE
(EL 177)

22017C0363H
eff. 5/19/2014

220361

USGS The National Map: Orthoimagery. Data refreshed December,...



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, A 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone Otherwise Protected Area Coastal Barrier Resource System Area 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	

2016 FLOODING



From: [Candy Peavy](#)
To: [Emily Trant](#)
Subject: Case #22-3-BAP
Date: Wednesday, June 15, 2022 8:32:23 AM

To whom it may concern:

I have no objections to the yard zoning variance requested at 5247 Norfolk Road. I live at 5241 Norfolk Road.

Candy Peavy

Sent from my iPhone

SUPPORT



5247

PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION



5247



PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION

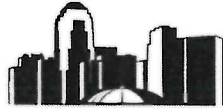
5252











City of Shreveport | Caddo Parish

Metropolitan Planning Commission

UDC Caddo Parish
Revised July 8, 2021

Land Development

505 Travis Street | Suite 440 |
Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application
Fee: _____

1. PROPERTY INFORMATION

Project Name: 5247 Norfolk Detached Garage

Associated Cases:

Project Address/Location: 5247 Norfolk Rd. Shreveport LA 71107

Current Zoning District: R-1-7

Parcel Number(s):

Existing Use of the Property: Single Family Residential

2. VARIANCE / SPECIAL EXCEPTION REQUEST

Dimensional Standards Use Standards On-site Development Standards

Specific Request: _____ Specific Request: _____ Specific Request: Yard variance - garage

Design Standards Parking Special Exception Use

Specific Request: _____ Specific Request: _____ Manufactured Home

Landscaping Right-of-Way Access Standards Transient Vacation Rental

Specific Request: _____ Specific Request: _____ Home-Based Barber or Beauty Shop

Appeal of Zoning Administrator Decisions Sign Regulations Other

Specific Request: _____

3. REASON FOR VARIANCE / SPECIAL EXCEPTION USE

(please be specific and descriptive, attach additional sheets as needed)

4. PARCEL LEGAL DESCRIPTION

(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

5. GENEREAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)

5247 Norfolk Rd. Shreveport LA 71107



City of Shreveport | Caddo Parish

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Revised July 8, 2021

Land Development

505 Travis Street | Suite 440 |
Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-7 Proposed Zoning District(s):		Proposed Building Use(s):	Detached Garage
If more than one district, provide the acreage of each:		Existing Building(s) total square footage:	3,537 sq ft
Special Purpose Overlay District (if applicable):		Proposed Building(s) total square footage:	2,200
Total Site Acres:	1.36 Ac	Total square footage (existing & proposed):	5,737
Off-Street Parking Required:	N/A	Proposed height of building(s)	13 ft 6 in
Off-Street Parking Provided:	N/A	Number of stories:	1
		Ceiling height of First Floor:	10 ft

8. DIMENSIONAL STANDARDS

Lot Area (square footage): 59,416

Lot Coverage (Total Area in square feet):

Lot Coverage Percentage of Total Lot Area: 9.7%

9. HARDSHIP EXPLANATION (ONLY FOR APPLICATIONS REQUESTING A VARIANCE)



City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC Caddo Parish
Revised July 8, 2021

Land Development

505 Travis Street | Suite 440 |
Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

In order to make a finding of hardship and to grant a variance, the Zoning Board of Appeals must determine that all of the following conditions are met. State how your request meets these conditions. **Please note that financial or self-induced conditions are not considered hardships. Any alleged difficulty or hardship cannot have been created by the current owner of the property in question.**

In order for the Zoning Board of Appeals to make a determination, an explanation **is required** for the following items:

- a. How do the physical surroundings (i.e. shape, topographical conditions, etc.) hinder the applicant from complying with the full extent of the ordinance or impose a hardship beyond a mere inconvenience?

1. *Placing the garage in the back yard of the property would place it in a FEMA flood zone (See attached sheet)*
2. *Placing the garage in the back yard of the property would place it in an area that has flooded recently in 2016 (See attached photos).*
3. *There is insufficient room between the house and the lake to place the garage in the back yard.*
4. *Placing the garage in the side yard would still be in the flood area*
5. *Placing the garage in the side yard would be an eye sore to my eastern neighbor.*

- b. Describe how the granting of a variance **WILL NOT** negatively impact the health, safety, and welfare of the general public in the immediate area **OR** disrupt the essential character of the neighborhood.

1. *Placing the garage in the proposed location would put it about 130 feet from the road. The view from the road is obscured by several large bushes and trees.*
2. *The view of the garage is obscured from my western neighbor is obscured by a row of bushes and trees along the fence line.*
3. *The view of the garage from my eastern neighbor is obscured by several large trees.*
4. *The garage will be colored in neutral colors, tan and burgundy.*
5. *There is already a large conspicuous detached garage in the front yard of a lot approximately 4 lots down the road.*

NOTE: Both dwellings existed before the area was zoned R-1 in 1957.



City of Shreveport | Caddo Parish

Metropolitan Planning Commission

UDC Caddo Parish
Revised July 8, 2021

Land Development

505 Travis Street | Suite 440 |
Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

9. CONTACT INFORMATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below unless otherwise noted in the checked "Primary Contact" box. NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: 11170 Magnolia Glen

City: Shreveport

State: LA

Zip: 71106

dswhwheeler777@gmail.com
318-393-~~6540~~
6541

Check

ARCHITECT CONTACT INFORMATION:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: _____

City: _____

State: _____

Zip: _____

Check

ENGINEER CONTACT INFORMATION:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: _____

City: _____

State: _____

Zip: _____

Check

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: Same as above

City: _____

State: _____

Zip: _____

Designee Contact Name: _____

Email Address: _____

Phone

Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

X_ I will represent the application myself; OR I hereby designate

_____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.



City of Shreveport | Caddo Parish

Metropolitan Planning Commission

UDC Caddo Parish
Revised July 8, 2021

Land Development


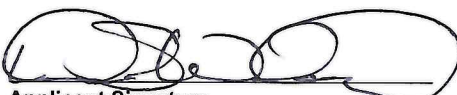
505 Travis Street | Suite 440 |
Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

	
_____ Property Owner Signature	_____ Applicant Signature
_____ Date	_____ Date



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

**PZC PUBLIC HEARING – June 22, 2022
MEETING NOTICE AND AGENDA**

DATE: Wednesday, June 22, 2022
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

1. **Work Session** (The PZC will meet in the MPC Conference Room on June 22, 2022 at 1:30 PM prior to the regularly scheduled meeting)
2. **Open Meeting** (*Meeting is being recorded*)
3. **Invocation**
4. **Pledge of Allegiance**
5. **Opening Remarks by Chair**
6. **Approval of Minutes** – June 2, 2022

CONSENT AGENDA

7. [CASE NUMBER 22-2-SP CONSENT-MINOR SUBDIVISION](#)

[Interactive Map](#)

PLANNER: Ben Koby
Parish Commission District: 9/ Atkins

Applicant: **Polaris Services, L.L.C.**
 Owner: Kenneth and Laurie Buford
 Location: TBD Overton Brooks Road (south side of Overton Brooks Rd., approx. 2,354 ft. west of Norris Ferry Rd.)
 Existing Zoning: **R-A**
 Request: **3-Lot subdivision**
 Proposed Use: Single Family- Residential

8. [CASE NUMBER 22-4-SP CONSENT-MINOR SUBDIVISION](#)

[Interactive Map](#)

PLANNER: Ben Koby
Parish Commission District: 9/ Atkins

Applicant: **Savoy Granger**
 Owner: Savoy Granger
 Location: 9535 Powers Road (East side of Powers Rd., approx. 660 ft. south of Flournoy Lucas Rd.)
 Existing Zoning: **R-1-7**
 Request: **3-Lot Subdivision**
 Proposed Use: Single-Family Residential

SCHEDULED PUBLIC HEARINGS

9. [CASE NUMBER 21-14-BAP APPEAL](#)

[Interactive Map](#)

PLANNER: Adam Bailey
Parish Commission District: 12/ Epperson, Sr.

Applicant: **Testament Real Estate, LLC**
 Owner: Testament Real Estate, LLC
 Location: 7115 GREENWOOD RD (South side of Greenwood Rd, approx. 2,238' east of Bert Kouns Industrial Loop Expy)
 Existing Zoning: **R-A**
 Request: **Appeal of Zoning Administrator Decision**
 Proposed Use: Outdoor Storage Yard

DEFERRED AND CONTINUED FROM JUNE 2ND PUBLIC HEARING



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

PZC PUBLIC HEARING – June 22, 2022

10. [CASE NUMBER 22-11-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Walter Johnson
Parish Commission District: 2/ Johnson

Applicant: **Natasha Regard**
Owner: Natasha Regard
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)
Existing Zoning: **R-1-7**
Request: **R-1-7 to R-A**
Proposed Use: Single-family residential and livestock

11. [CASE NUMBER 22-2-CAP CLOSURE & ABANDONMENT](#)

[Interactive Map](#)

PLANNER: Walter Johnson
Parish Commission District: 11/ Lazarus

Applicant: **Caddo Parish Public Works Department**
Owner: Caddo Parish Public Works Department
Location: Unnamed Dedication (southwest corner of Keithville-Kingston Road and Mansfield Road)
Existing Zoning: **I-1**
Request: **Closure and Abandonment**
Proposed Use: Light Industrial Uses

12. [CASE NUMBER 22-3-SP PRELIMINARY PLAT](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 2/ Johnson

Applicant: **Falcon Bay, LLC**
Owner: Falcon Bay, LLC
Location: TBD Old Mooringsport Road (north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St.)
Existing Zoning: **R-A**
Request: **Major Subdivision**
Proposed Use: 279-Lot Single-Family Residential Subdivision

13. [CASE NUMBER 22-3-BAP VARIANCE](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 2/ Johnson

Applicant: **Dana Wheeler**
Owner: Dana Wheeler
Location: 5247 NORFOLK RD (West end of Norfolk Rd.)
Existing Zoning: **R-1-7**
Request: **Yard Variance**
Proposed Use: Detached Garage

14. [CASE NUMBER 22-1-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
Parish Commission District: N/A

Applicant: **Caddo Planning and Zoning Commission**
Request: **Code Text Amendments to the Caddo Parish UDC**

—end of public hearing—

-
- 15. **Old Business**
 - Committee Chair Reports
 - 16. **New Business**
 - Research
 - 17. **Other Matters to be Reviewed by the Commission**
 - Director's Report
 - Public Comments
 - 18. **Chair / Board Member's Comments**
 - 19. **Adjournment**

Caddo Parish Planning and Zoning Commission
Attention: Appeal Board

Re: Case 22-3 BAP
Dana Wheeler
5247 Norfolk Rd.

Dear Board Members:

I am contacting you in regards to the above referenced case. I am requesting you deny this extreme over reach that will devalue my property. Please see attached memo from Lisa Hargrove of Caldwell Banker Realty.

I am not only requesting that you deny Mr. Wheeler the right to put this building on my property line, I am going to request you deny him to put a building anywhere of this size on his property. My house sets and faces northeasterly which would mean this building would be directly in front of my dining room and den windows. Mr. Wheeler makes the statement that the vegetation and trees would block the view from my house, this is ridiculous. There is a catamaran sitting right there, a wooden building plus numerous piles of wood that can be viewed from my property now.

Mr. Wheeler is obviously unaware that in the fall and winter months leaves fall off the trees leaving a completely exposed building. Also, Mr. Wheeler needs to be aware that vegetation and deteriorated trees are now falling across the fence line and onto my property. It is not unusual for someone visiting our address to question who owns the abandoned property next door, and is it for sale? I am not only asking you to deny his application but also to give him a grace period to clean his property up and then fine him a \$1,000 a week or whatever until he does. It does nothing but provide for rats and snakes and I have grandchildren.

Any building that size would be an eye sore and not only detrimental not only to my property but to all properties. I informed Mr. Wheeler of the six properties that are attached to the cul-de-sac, no one wants the building but obviously Mr. Wheeler doesn't care what other people think. He had mentioned to me once before about putting in a wood making shop to make furniture when he retires. From looking at his drawing a single role up small door, windows and an access door, it doesn't appear that he has plans for it being a garage at all. For the record, that size building can store two Piper four seater airplanes with room to spare.

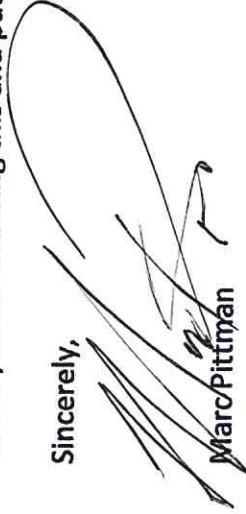
Mr. Wheeler has included a photo of his house being in a flood zone, this is misleading. None of the other five properties flood and are not required to get flood insurance. Very little of Mr. Wheeler's property floods, Mr. Wheeler's camp house sits in a hole. If he wants to put a

2

smaller building on the back on the easterly side of his lot next to Mr. Wiggins' small building, I have no problem with that. I am not aware if that area floods but if it does there is a solution, it is called dirt, the whole world is made out of it. We have included photos of the debris hanging over the fence line damaging the fence, the unkeptness of the lot with lumber lying around, fire wood, and a building already constructed in front of his house that is an eye sore and needs to be removed as well. I am also including a birds eye view of his property adjoining our property and the list of the other property owners and their address who adamantly oppose this building. Three years ago they were passing laws restricting people from having a motor home or a travel trailer in front of their property; I am asking you respectfully please do not let him put a 2,200 sf unmovable building in front of my property. I worked very long and very hard to have what I have. Its value not should be compromised by anyone. Mr. Wheeler doesn't even live at this residence, he lives in Southern Trace. Our home is our primary residence.

Thank you for resolving this and putting it to bed.

Sincerely,



Marc Pittman
5252 Norfolk Rd.
Shreveport, LA 71107
(318) 458-5848

attachments

July 27, 2022



COLDWELL BANKER
GOSSLEE

Date: July 11, 2022

To: Caddo Parish Planning and Zoning Commission
Appeals Board

Re: Case #22-3-BAP
Dana Wheeler
5247 Northfolk Road

At Mr. Pittman's request at 5252 Northfolk Road, Shreveport, LA 71107, I reviewed the proposed building site, 5247 Northfolk Road, adjacent to the Pittman property. It is my opinion that the proposed 55 x 40 building would most definitely decrease the value of the Pittman property should they decide to sell. This is also my opinion that this is a commercial size building in a residential area and will not only have an adverse effect to the Pittman property but all the properties in the vicinity of this cul-de-sac.

Best Regards,

Lisa Hargrove
Realtor

Specializing in Luxury Residential Homes
Coldwell Banker Gosslee
8805 Line Avenue, Suite 100
Shreveport, LA 71106

8805 Line Avenue, Suite 100, Shreveport, LA 71106
800.448.2222

TO: CADDO PARISH ZONING APPEALS BOARD

FROM: NORFOLK RD. RESIDENTS, SHREVEPORT 71107

RE: Case # 22-3-BAP
Dana Wheeler
5247 Norfolk Rd.

SUBJECT: Signatures of Opposing Neighbors

Wayne & Susan Waddell, 5248 Norfolk Rd.

William & Orla Pittman 5234 Norfolk Rd

[Signature] 5234 Norfolk

John Burt 5244 Norfolk

Candy Cleary, 5241 Norfolk Rd

John & Jacoba Kim 5240 Norfolk Rd

(Mr. & Mrs. Dion Wiggins (elderly couple with health issues) 5245 Norfolk Rd, do not want to be involved)

Arnette & Marc Pittman 5252 Norfolk Rd.

Kim Kelpoth & Cindy 5239 Norfolk Rd.

Kim & Kay 5242 Norfolk Rd

Wesley Allen 5242 Norfolk Rd





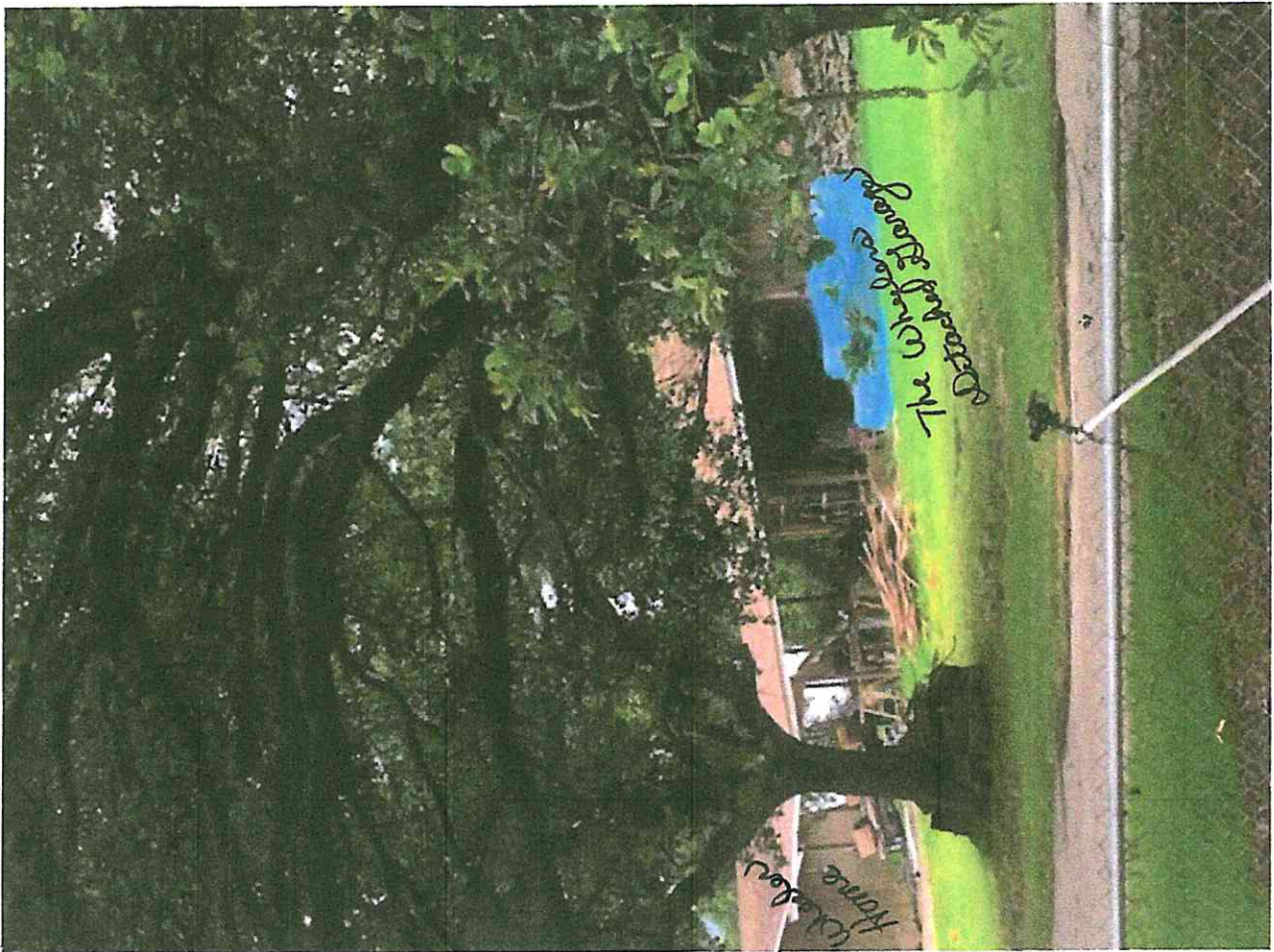


Peterson
 →

The detached garage
 →

Proposed Bldg. site

Front of driveway





Pittman House



not getting into Pittman
yard collapsing fence.

IMG_3925.jpg

6/22/22, 12:34 PM

Tullahoma yard.

IMG_3924.jpg

Whedens tree falling onto fence into Pittmans

10



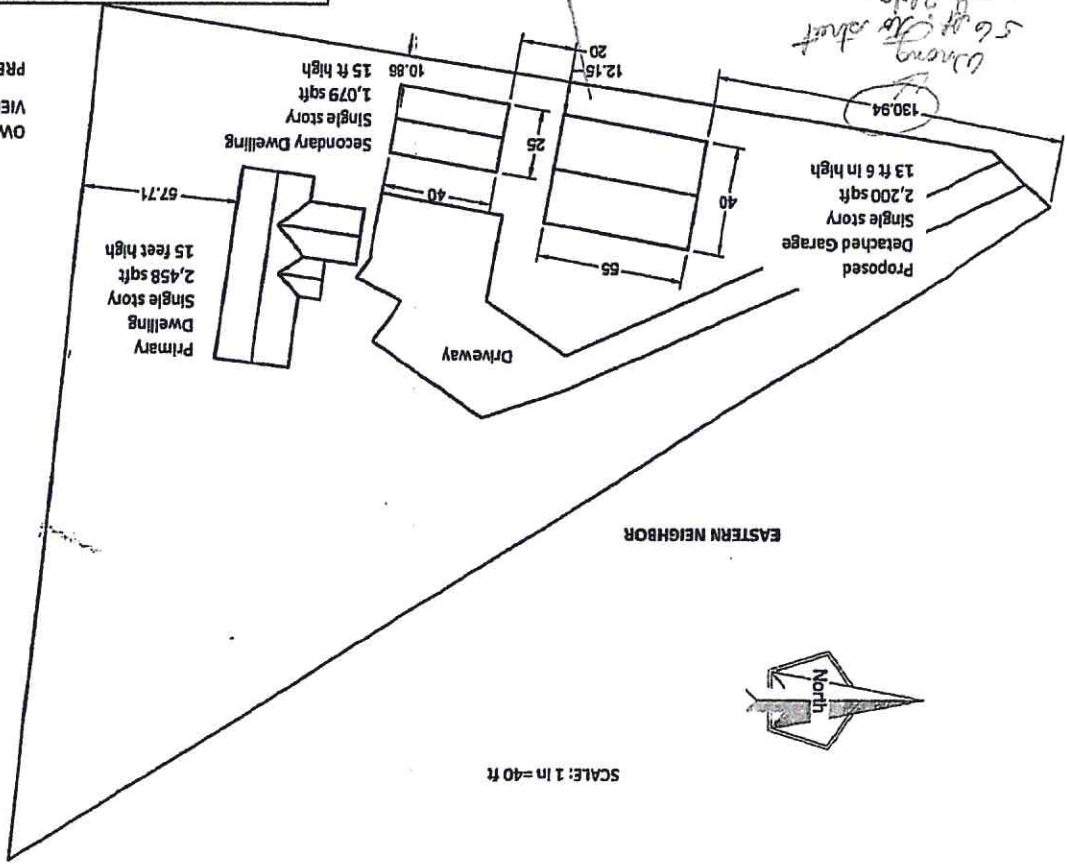


Wheeler's Garage
Un-maintained -
Approximately 30 ft.
from Pittman's house

5247 Norfolk Rd. Detached Garage Yard Variance Request
 181525-3-18
 1.168 ACR5-LOT 18, LAKE POINT SUB. IN SEC. 25 & 36-18-15
 Caddo Parish Shreveport LA 71107

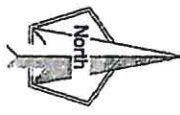
OWNER: WHEELER, DANA AND
 VEN THI HUYNH WHEELER
 PREPARER: Dana Wheeler

CROSS LAKE

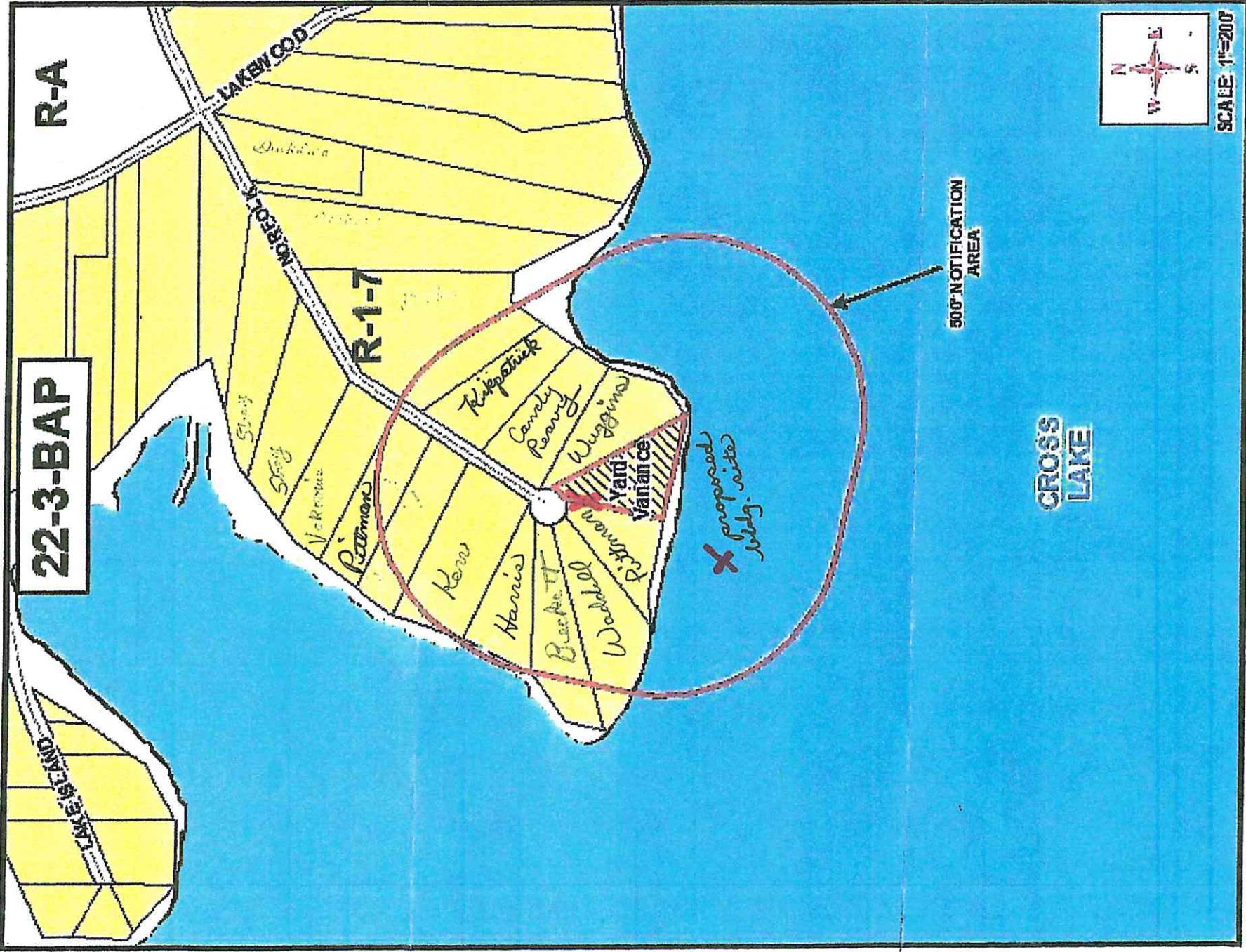


63 ft. from Dining Room (Edmonson)

56 ft. from street front edge



SCALE: 1 in = 40 ft



22-3-BAP

R-A

R-1-7

CROSS LAKE

500' NOTIFICATION AREA

SCALE 1"=200'



X proposed subg. site

Lakewood

Morton

Lake Island

Dubois

Veritas

Pitman

Kew

Harris

Backus

Carroll

Pitman

Yam

Vanance

Wiggins

Candy Peavy

Kiepatnik

Jeff Everson

From: Dana Wheeler <dswheeler777@gmail.com>
Sent: Monday, June 27, 2022 10:11 PM
To: Jeff Everson
Subject: Appeal of denial of Yard Variance

Mr. Everson

I would like to appeal the denial of yard variance from agenda item 13 at the June 22 meeting of the MPC.

Thank You

Dana S. Wheeler

ORDINANCE NO. 6247 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND, GENERAL FUND, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND, CRIMINAL JUSTICE FACILITIES FUND, HEALTH TAX FUND AND THE RIVERBOAT FUND, FOR THE YEAR 2022 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Caddo Parish Commission maintains an on-going capital improvement program;
and

WHEREAS, this program is funded from a variety of sources; and

WHEREAS, Section 6.07 of the Home Rule Charter provides for the termination of capital appropriations; and

WHEREAS, it is necessary to amend the budgets of several funds in order to reflect the termination of these capital appropriations.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, hereby terminates capital appropriations identified in Attachment #1 to this ordinance and that the Budgets of Estimated Revenues and Expenditures for the Building Maintenance Fund, Capital Improvement Fund, General Fund, Criminal Justice Facilities Fund, Oil and Gas Fund, Public Works Fund, Detention Facilities Fund, Riverboat Fund and the Health Tax Fund for the year 2022 are hereby amended as follows:

<u>Line Item</u>	<u>Budget Increase (Decrease)</u>
Capital Outlay Fund:	
Capital Expenditures	\$ (1,271,978)
Transfer to Building Maintenance	2,724
Transfer to Capital Improvement Fund	7,808
Transfer to General Fund	3,465
Transfer to Criminal Justice Facilities Fund	27,433
Transfer to Oil and Gas Fund	641
Transfer to Public Works Fund	1,228,938
Transfer to Health Tax Fund	153
Transfer to Detention Facilities Fund	360
Transfer to Riverboat Fund	456
Building Maintenance:	
Transfer from Capital Outlay Fund	2,724
Capital Improvement Fund:	
Transfer from Capital Outlay Fund	7,808
General Fund:	
Transfer from Capital Outlay Fund	3,465
Criminal Justice Facilities Fund:	
Transfer from Capital Outlay Fund	27,433
Oil and Gas Fund:	
Transfer from Capital Outlay Fund	641
Public Works Fund:	
Transfer from Capital Outlay Fund	1,228,938
Health Tax Fund:	
Transfer from Capital Outlay Fund	153
Detention Facilities Fund	
Transfer from Capital Outlay Fund	360
Riverboat Fund	
Transfer from Capital Outlay Fund	456

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION FACT SHEET

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO AMEND VARIOUS BUDGETS TO REFLECT TERMINATION OF CAPITAL APPROPRIATIONS (Ordinance No. 6247 of 2022)	
ORIGINATING DEPARTMENT: Finance	
BACKGROUND INFORMATION: Budget amendment to terminate completed or lapsed capital projects and return the remaining balance on these projects to the original source of funding. Project listing attached.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley B Barnett</u> Date <u>07/20/2022</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

PARISH OF CADDO
Attachment #1 - Ordinance # of 2022
2022 Project Closures

Project	Account#	Remaining Balance	Funding Source	Reason
FM BICKHAM - REPLACE HVAC - 2012	490-161-66-739	6,880.00	2009 Bonds	Complete
FM JUV JUST BLDG - BLDG RENOVATIONS - 201	490-161-62-4739	928.00	2009 Bonds	Complete
		<u>7,808.00</u>		
FM BICKHAM - LIGHTING UPGRADE - 2019	490-161-66-739	1,193.00	Courthouse Maintenance	Complete
FM CCAA - RETAINING WALL - 2019	490-161-60-4739	393.00	Courthouse Maintenance	Complete
FM COURTHOUSE - BLDG RENOVATIONS -2022	490-161-61-4739	72.00	Courthouse Maintenance	Complete
FM COURTHOUSE - CARPET - 2020	490-161-61-4739	200.00	Courthouse Maintenance	Complete
FM COURTHOUSE - NETWORK UPGRADES - 202	490-161-61-4739	2.00	Courthouse Maintenance	Complete
FM COURTHOUSE - PHONE - 2020	490-161-61-4739	864.00	Courthouse Maintenance	Complete
		<u>2,724.00</u>		
CCC - ROOF REPLACE - 2011	490-161-67-4739	27,433.00	Criminal Justice Facilities	Complete
		<u>27,433.00</u>		
CCC - PLUMBING UPGRADE - 2016	490-161-67-4739	360.00	Detention Facilities	Complete
		<u>360.00</u>		
ADMINISTRATION - VEHICLE PURCH - 2016	490-131-4740	2,000.00	General Fund	Complete
FM LSU EXT - LIGHTING UPGRADE - 2016	490-161-64-4739	1,465.00	General Fund	Complete
		<u>3,465.00</u>		
ANIMALMOSQUITO - SECURITY - 2021	490-312-4739	153.00	Health Tax	Complete
		<u>153.00</u>		
ANIMALMOSQUITO - SECURITY - 2020	490-312-4739	131.00	Oil and Gas	Complete
CCC - LOBBY - 2020	490-161-67-4739	217.00	Oil and Gas	Complete
CCC - SECURITY UPGRADE - 2021	490-161-67-4739	293.00	Oil and Gas	Complete
		<u>641.00</u>		
FM COURTHOUSE - WAREHOUSE PARK	490-161-61-4739	2,815.00	Public Works	Complete
ROAD AND BRIDGE - EQUIP PURCH - 2020	490-441-31-4743	1,937.00	Public Works	Complete
ROAD AND BRIDGE - HEAVY EQUIP PCH - 2019	490-441-31-4741	32,432.00	Public Works	Complete
ROAD AND BRIDGE - ROAD WIDENING - 2020	490-441-31-4721	127,936.00	Public Works	Complete
ROAD AND BRIDGE - SOUTHERN LOOP - 2018	490-441-31-4721	100,000.00	Public Works	Complete
ROAD AND BRIDGE - TYSON WATER - 2018	490-441-31-4728	55,608.00	Public Works	Complete
DRAINAGE - LINWOOD AVE BRG -2019	490-441-30-4722	881,667.00	Public Works	Complete
DRAINAGE - PINE HILL RD BRG - 2019	490-441-30-4722	26,543.00	Public Works	Complete
		<u>1,228,938.00</u>		
FM JUV JUST BLDG - EQUIP PURCH - 2012	490-161-62-4743	456.00	Riverboat	Complete
		<u>456.00</u>		
		<u>1,271,978.00</u>		

ORDINANCE NO. 6248 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, many citizens in Caddo Parish require relocation assistance due to substandard housing conditions, homelessness, or to escape a domestic violence situation; and

WHEREAS, many citizens are unable to pay the costs associated with relocating to a new home causing them to remain in unsustainable living conditions; and

WHEREAS, citizens requiring relocation assistance, need help with security deposits, first month rent, and/or moving expenses; and

WHEREAS, the Caddo Parish Commission would like to appropriate up to \$36,000 to help citizens relocate to a new living arrangement due to unsafe and/or unsanitary living conditions, homelessness, to leave a domestic violence situation, or other verifiable reason for needing relocation assistance; and

WHEREAS, the relocation assistance would be limited to a maximum of \$1,200 per family; and

WHEREAS, households receiving assistance must have a current monthly gross income or 2021 annual gross income of no more than 80% of the area median income; and

WHEREAS, the relocation funds cannot duplicate funding already received from another funding source; and

WHEREAS, Caddo Parish would contract with the Providence House to assist with the relocation assistance, given these agencies are experienced in assisting persons with relocation needs; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that the Budget of Estimated Revenues and Expenditures for the Oil and Gas Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Oil and Gas Fund</u>	
Relocation Assistance	
Providence House	\$ 36,000
Fund Balance	(\$ 36,000)

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE

ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Ordinance No. 6248 of 2022)

ORIGINATING DEPARTMENT: Commissioner Stormy Gage-Watts

BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for the Oil and Gas Fund to provide an appropriation to Providence House in the amount of \$36,000 for relocation assistance to Caddo Parish citizens.

KEY STAFF CONTACT: Hayley Barnett

AUTHORIZATION

Department Head Hayley Barnett Date 07/26/2022

Legal _____ Date _____

Parish Administrator _____ Date _____

ORDINANCE NO. 6249 of 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY FUND AND THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR THE CONSTRUCTION OF A RONALD MCDONALD HOUSE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Ronald McDonald House Charities Arkansas (RMHCA) engaged the University of Arkansas Clinton School of Public Service graduate program to conduct research in Shreveport/Caddo Parish to determine the need of a Ronald McDonald House; and

WHEREAS, the findings of the research overwhelmingly highlighted the need for housing to facilitate access to healthcare of infants and children; and

WHEREAS, the RMHCA board has made the Ronald McDonald House of Northwest Louisiana a top priority; and

WHEREAS, the economic study for the Ronald McDonald House indicates an annual economic- impacts of \$1.8 million a year; and

WHEREAS, the Caddo Parish Commission would like to appropriate funds for the Ronald McDonald House of Northwest Louisiana not to exceed \$167,000 per year for three years, contingent on monies being raised to support the project from private, non-public resources;

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Capital Outlay Fund and the Oil and Gas Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Capital Outlay Fund</u>	
Ronald McDonald House	\$167,000
Transfer from Oil and Gas Fund	\$167,000
<u>Oil and Gas Fund</u>	
Transfer to Capital Outlay Fund	\$167,000
Fund Balance	(\$167,000)

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE

ORDINANCE AMENDING THE 2022 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY AND OIL AND GAS FUNDS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Ordinance No. 6249 of 2022)

ORIGINATING DEPARTMENT: Burrell, Chavez, Taliaferro, Atkins

BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for the Capital Outlay and Oil and Gas Funds to appropriate \$500,000 for the Ronald McDonald House of Northwest Louisiana.

\$167,000/year for 3 years starting in 2022.

KEY STAFF CONTACT: Hayley Barnett

AUTHORIZATION

Department Head Hayley B. Barnett Date 7/21/2022

Legal _____ Date _____

Parish Administrator _____ Date _____



**Ronald McDonald
House Charities®**
Arkansas

1501 W. 10th Street, Little Rock, AR 72202
Celebrating **40 Years** of Serving Families
rmhcarkansas.org | @rmhcarkansas
501.374.1956 | Keeping Families Close®

A RONALD MCDONALD HOUSE® FOR NORTHWEST LOUISIANA

Meet Liam



Born prematurely in Shreveport, Liam was **diagnosed with kidney failure** and spent 55 days in the NICU.

"We were there every day, but the daily round-trip drive, and **being away from our 7-year-old daughter** was so difficult.



RMHC®

We were overwhelmed when Liam was sent to Dallas for dialysis. Worried for him and our finances. **It was almost more than we could bear.**

We were relieved to learn we could stay as long as needed at the Ronald McDonald House for free! Everything was provided - meals, laundry, and much more. It took so much stress off us and we were able to focus all our attention on Liam.

The possibility of having a Ronald McDonald House here at home where families could be with their child would be amazing and is so needed."

55 Nights Without A Ronald McDonald House

At Ronald McDonald House we see families on the worst days of their lives.

It is unimaginable to have a baby born so tiny that they are unable to leave the hospital for months, a child undergoing daily chemotherapy treatments, or one who is fighting for their life due to an unexpected critical illness or traumatic injury.

Although children and their parents are resilient - they need our help.

Without a Ronald McDonald House, families have told us that their child wouldn't have been able to get the care they needed, or they slept in their car in the hospital parking lot because they simply couldn't afford a hotel.

For more than 40 years, Ronald McDonald House Charities of Arkansas (RMHCA) has provided a **home away from home** for families while their child is receiving medical care treatment at any of Little Rock's hospitals - Arkansas Children's, Baptist Health Medical Center, or the University of Arkansas for Medical Sciences (UAMS).

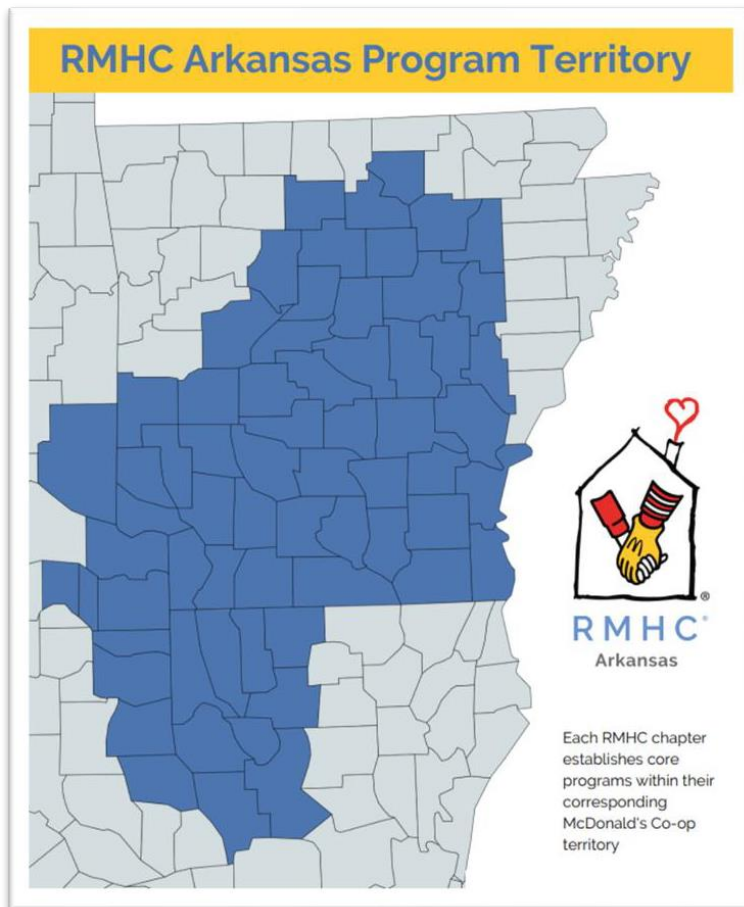
All services provided to families are free of charge.

We hope to bring that same level of support to families by opening the first Ronald McDonald House in Northwest Louisiana.

Your financial support is needed, and we are seeking a one-time \$500,000 gift from Caddo Parish.

Recognition benefits for a gift at this level are listed in [Attachment A](#).

WHY NORTHWEST LOUISIANA



Historically RMHCA's program area has been in central Arkansas, although we serve families from all over the country and world. In 2017 that program area was expanded to include Northwest Louisiana, as well as a small portion of Northeast Texas and Southeast Oklahoma.

Subsequently, RMHCA engaged the **University of Arkansas Clinton School of Public Service graduate program** to conduct research in Shreveport/Caddo Parish to determine the need for a Ronald McDonald House program.

Findings overwhelmingly highlighted the need for housing to facilitate access to healthcare for infants and children.

Consistently, the medical professionals who were interviewed shared needs for housing, food, daily essentials, and transportation. **It was shared that many times families could be there for surgery but could not stay to be with their child long term.**

A COMMUNITY LEADER'S DREAM



A highly successful and well-respected business owner, philanthropist and community leader, Roy Griggs, CEO of Griggs Enterprise, Inc. and McDonald's Owner/Operator serves on the board of RMHCA. **We are fortunate that Mr. Griggs has chosen to spearhead this effort to build the first Ronald McDonald House in Northwest Louisiana.**

Mr. Griggs said, "Bringing a Ronald McDonald House to this area has been a goal for my family for many years. Our dream has been to provide these services to Louisiana families so they can be with their child in the hospital. My hope is that our community will come together to donate

the funds needed to build this home away from home that provides families with so much more than a free place to stay. **There are 380 Ronald McDonald Houses in the world, and it is time that our community has one too."**

PROJECT OVERVIEW

In late 2021 **RMHCA's board reviewed the Project results and labeled this new Ronald McDonald House program as a top priority for development, moving it in front of another project in Arkansas.**

Leadership reached out to Shreveport/Caddo Parish hospitals to determine interest in moving forward together. Willis-Knighton readily offered property, at no cost, for the first Ronald McDonald House that would **serve families with a child in any hospital in the community.**

The Ronald McDonald House will be a 3 or 4-story, 20,000 SF freestanding building. It will include 20 family suites, indoor and outdoor play spaces, a large kitchen and dining room, toy closet, and many other amenities including laundry rooms, daily essentials, snacks and home cooked meals.

We will recruit the best local talent to provide day to day leadership, support, and other services for families. With your help we hope to open this Ronald McDonald House as early as 2024 to serve families, providing top-tier comfort, family support and access to healthcare.

The initial estimate indicated overall project cost at nearly \$8,000,000, with an assumption that construction would begin in 2022. Dependent upon when adequate funding has been raised, construction costs may have risen, thus the overall project cost will likely be greater.

ECONOMIC IMPACT

The construction and operation of a Ronald McDonald House contributes to the economic stability of the community in which it operates. A construction project of this size will have a positive financial impact. Local providers will be utilized for construction, House/family supplies. Professional and facility services will be sourced locally creating a significant economic impact. Banking relationships will be established locally as campaign funds are acquired.

Operating 24/7/365, we estimate the annual economic impact related to operating expenses for this Ronald McDonald House will be \$640,000. More than 50% of the operating expenses is related to salaries and benefits for the local team. The remainder will be allocated to purchased goods and services related to facility operations, family support and fundraising - purchased locally. The Ronald McDonald House will be an active partner in the community.

Additionally, we estimate \$1,168,000 will be spent in the community by families staying at the Ronald McDonald House. Although we provide so many things for families, we also know that they will still shop, purchase fuel, and dine out when they stay with us. We know that sometimes families need a change of scenery when their child is in crisis.

Combined impact will equate to more than \$1,800,000 being spent in the community each year. Detailed estimates are included in [Attachment B](#).

Meet Molly



From Calhoun, Louisiana Molly had a normal pregnancy and delivery when the unexpected happened.



"When our daughter, Thea, was born she was unable to swallow and had to be transferred to Shreveport for emergency surgery. She had three surgeries over the course of five weeks.

I had a rough recovery and couldn't ride in the car. **It was a rollercoaster of emotions, so having a place to unwind, eat a meal, shower, and meet families going through similar situations would have meant everything. A Ronald McDonald House in this area would help so many families."**

35 Nights Without A Ronald McDonald House

The Ronald McDonald House is built on the premise that nothing else should matter when a family is focused on the healing of their child. **When families hear the words that their child is critically ill, their lives stop instantly.**

When a child is sick, the entire family is sick, and the Ronald McDonald House provides a soft place to land and the support and services that a family needs.

At the Ronald McDonald House, families and children receive rest, nourishment, respite, and endless love and support.

GOOD FOR THE COMMUNITY, GOOD FOR LOCAL ECONOMY

A Ronald McDonald House in Northwest Louisiana will positively impact families, healthcare access, and the community.

Current data indicates 22,000 people (adults and their children) will utilize the House annually - some will stay for only a few nights while others will stay for several weeks or months dependent upon their child's treatment. **An additional 5,400 will visit for a daytime respite from the hospital.**

The impact of a critical diagnosis for a child differs for every family. One thing we know for sure – **every day there are families from Northwest Louisiana who are unable to be at their child's bedside due to financial and transportation hardships.**

Together we can ensure that children have their family by their side when they need them the most.

COMMUNITY PARTNERSHIPS

RMHCA works in tandem with the social work teams from all local hospitals treating pediatric patients. The teams refer patient families to stay at the Ronald McDonald House and continue to collaborate with our team to ensure the families have the resources they need during their stay.

We anticipate introducing several of our current in-kind donors, who also have a Louisiana location, to this new Ronald McDonald House. These valuable partnerships provide much needed items like food, clothing (for kids and moms), toys, personal care items, and more.

Meet Brianna



A mother with a 15-month old toddler at home, a husband with a full-time job, and a baby born at 24-weeks. She spent 122 days with her newborn in the NICU.



"Each day I had to make a choice: which child would receive my attention; my tiny sick baby or my 15-month old toddler?"

How do you choose between your children? **With a Ronald McDonald House, families will not have to choose.** There must be a way for a family's support system to stay intact, otherwise, the stress and trauma multiply exponentially. The idea of a Ronald McDonald House – **I really have no words to tell you how valuable it will be. It will solve so much!**

122 Nights Without A Ronald McDonald House

RMHCA has a history of working in tandem with area nonprofits and also provides unutilized and excess items to other nonprofits. As part of the fabric of the nonprofit community, we will continue this tradition in Louisiana.

We look forward to helping create this meaningful program for families in your community. Your financial support is greatly needed to help make this dream a reality for families with a hospitalized child.

We invite you to visit us in Little Rock for a tour of our programs, to see our family care teams in action and to experience the hospitality and support provided to families of critically ill children. All of this is made possible by generous donors, volunteers, and our dedicated team.

Thank you for your consideration of this request. Please contact us if you have questions.

Gratefully,

Janell Mason, CEO

janell@rmhcarkansas.org

501.374.4376 d | 501.539.0913 m

ATTACHMENT A: Donor Recognition (\$500,000+ Level)

With your permission we would recognize your gift in the following manner:

- Significant naming opportunity within the Ronald McDonald House
- Significant placement on the Founding Donor Wall
- News release announcing your gift (Concurrent with public announcement of the Project, when we have obtained 60% of construction cost in cash/gift pledges)
- Recognition on all campaign materials as a lead donor
- Recognition on signage at events (announcement, groundbreaking, foundation signing, topping out, grand opening)
- Social and other media campaigns
- Other opportunities as they arise

Additionally, we will provide:

- Updates on the status of the Project's fundraising progress
- Updates on the status of construction once it begins
- VIP Tours of the House at timely intervals during construction

ATTACHMENT B: Economic Impact

ESTIMATED ECONOMIC IMPACT FOR A RONALD MCDONALD HOUSE IN SHREVEPORT /CADDO PARISH				
Estimated Annual Operating Expenses/Economic Impact (2024)				Ronald McDonald House
		Salaries/Benefits	\$ 357,270.40	
		Family Support	\$ 113,000.00	
		Occupancy	\$ 57,000.00	
		Operations	\$ 62,000.00	
		Fundraising	\$ 50,000.00	
		TOTAL ESTIMATED OPERATING EXPENSES	\$ 639,270.40	
2024 Estimated Commerical Economic Impact				RMH Shreveport/Caddo Parish
<p>The commercial economic impact information provided is an intentionally conservative estimate on what RMH families' (outside) expenses could be incurred during their stay. As the goal of RMH is to provide financial relief and a climate of respite for families in need, at no expense to them, they will undoubtedly use and take advantage of the many available commercial resources the community has to offer - positively impacting and adding to the economy of the area.</p>				
		Commodity	Calculation	Economic Impact Estimate
Factors	Variables	Meals from Commercial Businesses	Est - 1 meal of 3 daily will be sought from outside business	
Annual Family Stays	7,300 nights per year		Meals sought outside businesses (B, L, and D)	
Family Members Served	21,900		Number of individuals eating one meal a day from outside business	60 individuals a day
Family Day Use	5,400		Family member seeking outside business meals daily	1 meal a day outside
			Cost of meal	\$10 cost of meal per person
			60 individuals x 1 meal x \$10 x 365 days in year	TOTAL Economic Impact for Outside Dining
				\$219,000
		Fuel Purchases		
		7,300 families staying throughout the year. Est - each family will purchase a conservative total of 20 gallons during their stay	20 gal x \$4.00 gal	\$80.00
			\$80.00 x 7,300 family nights	TOTAL Economic Impact for Fuel Purchases
				\$584,000
		Incidental Purchases		
		Incidental Shopping - it is estimated that each of the 7,300 families will spend a conservative \$50 on incidental purchases	\$50 x 7,300 family nights	TOTAL Economic Impact for Outside Dining
				\$365,000
		TOTAL ESTIMATED ADDITIONAL COMMERCIAL ECONOMIC IMPACT		\$1,168,000

ORDINANCE NO. 6250 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO CLOSE AND ABANDON A PORTION OF THE DEDICATION FOR AN UNNAMED ROAD IN THE PARISH OF CADDO, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, a request for the closure and abandonment of a portion of the dedication for an unnamed road has been received by the Parish of Caddo; and

WHEREAS, the Parish of Caddo has reviewed the request for the closure and abandonment of a portion of the dedication for an unnamed road and finds that portion of the unnamed road is no longer needed for Parish of Caddo public purposes; and

WHEREAS, the Parish of Caddo has reviewed the request for the closure and abandonment of a portion of the dedication for an unnamed road and finds that the closure and abandonment of a portion of the dedication for an unnamed road is in the best interest of the Parish of Caddo.

NOW, THEREFORE, BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that the closure and abandonment of a portion of the dedication for an unnamed road located in the Parish of Caddo be, and the same is hereby, closed and abandoned, and only to the extent, that said road was used as a public road; said portion of an unnamed road more specifically described as follows:

All of that portion of the dedication of an unnamed road located in the Parish of Caddo as shown in red hash marks on the attached plat marked Exhibit "A".

BE IT FURTHER ORDAINED, that a copy of this ordinance and plat marked Exhibit "A", displaying that portion of the dedication for an unnamed road to be closed and abandoned, shall be filed in the conveyance records of the Parish of Caddo.

BE IT FURTHER ORDAINED, that the property described hereinabove shall revert to the adjoining property owners or their successors, heirs or assigns subject to the reservation of an easement for utilities.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall become effective immediately upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION FACT SHEET

CADDO PARISH COMMISSION

TITLE	
ORDINANCE NO. 6250 OF 2022 AN ORDINANCE TO CLOSE AND ABANDON A PORTION OF THE DEDICATION FOR AN UNNAMED ROAD IN THE PARISH OF CADDO, AND OTHERWISE PROVIDING WITH RESPECT THERETO.	
DATE: 7/27/22	ORIGINATING DEPARTMENT: Public Works
BACKGROUND INFORMATION	
Caddo Parish Public Works has received a request to close and abandon a portion of the dedication for an unnamed road from the adjoining landowners.	
FINANCIAL IMPACT AND SOURCE OF FUNDING	
None	
EFFECT(S) OF PROPOSED ACTION	
Will revert this portion of the dedication to private property.	
ALTERNATIVES/STAFF RECOMMENDATION	
Approve. There is no road built on this portion of the dedication. The Planning/Zoning Board approved this request 4-0 at their June 22, 2022 meeting.	
KEY STAFF CONTACT	
Jimmy Whittington	
COORDINATION	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

MINUTES OF THE WORK SESSION
OF THE CADDO PARISH COMMISSION
HELD ON THE 5th DAY OF JULY, 2022

The Caddo Parish Commission met in a Work Session, on the above date, at 3:30 p.m., in the Government Chambers, with Mr. Atkins, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (11). ABSENT: Commissioner Epperson (1).

The invocation was given by Mr. Taliaferro, and Mr. Burrell led the Commission in the Pledge of Allegiance.

CITIZENS COMMENTS

Breeka Peoples came before the Commission and gave the following comment:

Commissioners, how you all doing today? My name is Breka Peoples. I'm the founder of the People's Promise and, also, the Louisiana State Action. I'm coming to you all today to support Resolution 37, sponsored by Steven Jackson. The past two months the electric bill has been doubled, almost tripled than normal. The citizens in Caddo are being charged double for federal costs. Our elders are on a fixed income and can't afford this bill. So, I'm requesting you all to support Steven Jackson's Resolution 37 and try to come up with a plan with SWEPCO for the future. Because we fighting. we can- we probably can't. We can't afford this high bill. It's higher than a mortgage. You seen you all electric bill? I saw my electric bill is higher. I know you all's is to. So make sure y'all support this resolution. Thank you all.

Sabbath came before the Commission and gave the following comment:

I called the Commission's Office and asked for explanation about my electricity. I've been in the same home for twenty years. My high bill in summer months two-fifty. It is now five-fifty. I was told that SWEPCO is charging us for the fuel-the cost of fuel that they have to pay. They're giving it to the customers. So, they say that this matter was voted on. So, I don't know who it benefits, but it didn't benefit the customers. My mother in law's on a fixed income. She cannot afford to pay for her electricity bill. She lives across the street from me. Now, her bill is five-fifty She's only bringing home eight-something. She's retired. So, something is wrong. SWEPCO is extorting the customers. I'm being charged for electricity that we are not using. This is criminal. Thank you.

VISITORS

- SWEPCO Representatives

Mr. Michael Corbin, External Affairs Manager, SWEPCO, came before the Commission regarding expensive electric bills. He understands that bills are more expensive than normal. He said that SWEPCO is regulated off the Public Service Commission, and their fuel charges are passed down directly to the customer. There's no markup; we make no profit off fuel charge, he said. Mr. Corbin further explained that the main reason for the electric bills being so expensive is due to the price of natural gas. He said that there is some relief in site because gas prices are starting to trend down.

Mr. Corbin also explained that there are some ways to help the customers. He encouraged everyone to sign up for average monthly billing, so there aren't "huge spikes" during the summer months, as well as, other payment programs. He also talked about weatherization programs for homeowners, appliance rebates, and smart thermostat rebates. They are also adding more renewables, such as solar power and wind power. He said that wind and solar do not have a fuel charge associated with them.

Mr. Corbin also talked about suspending disconnects, so the customers can catch up on their bills. He said that puts people more behind because those customers never catch up. Mr. Corbin also mentioned that during heat advisory days or extreme cold days, they are not allowed to do disconnects.

Mrs. Gage-Watts wanted to know if it has to be consecutive heat advisory days for service to be disconnected. Mr. Corbin said that if the excessive heat is expected to come back, then they are not going to do disconnects. He said that they do not want to do disconnects.

Mr. Burrell wanted to know how disconnects are determined. Mr. Corbin said that it is longer than a few days, more like a few months. He reiterated that they work with the customer to avoid disconnect.

Mr. Burrell wanted to know if SWEPCO has any influence on pricing of natural gas. Mr. Corbin explained that they can try to negotiate, but ultimately, they have to pay whatever the current price is.

Mr. Burrell then wanted to know about the maintenance of trees. Mr. Corbin said that they have an annual budget for tree trimming, as well as, addressing emergency situations.

Mr. Jones wanted to know the timeframe before a disconnect is done. Mr. Corbin said that it would be about two to three months of disconnect due to non-payment.

Mr. Jones then talked about the areas where wind energy is provided. Mr. Corbin said that there are windmills that provides power in Louisiana and Arkansas right now.

Mr. Jackson clarified that there are no standard operating procedures on disconnects. He continued and said that there are issues with people not being able to pay their bills. Mr. Jackson would like “everyone to be on the same page and not necessarily have a sort of *laisse faire* approach to this”. Mr. Corbin understands, but they are not doing disconnects during this extreme heat. He reiterated that they do not want to do disconnects.

Mr. Jackson wanted to know if the persons who have been disconnected are responsible for reconnection fees and late fees. Mr. Corbin said that they are at this time, but they work with each customer as closely as they can.

Mr. Chavez requested that Mr. Corbin provide more information to the Commissioners regarding the average monthly billing option. He also asked that music or other information be placed on the “on hold” call. Mr. Corbin acknowledged Mr. Chavez’s request and said that the customers do have an option to leave a number for SWEPCO to call them back.

Mr. Chavez asked about the Public Service Commission. Mr. Corbin explained that Mr. Foster Campbell is the local Public Service Commission. He said that there are five Commissioners across the State, and they have monthly meetings. Mr. Corbin further explained that if there are new generations being added, it would need to be approved by the Public Service Commission.

Mr. Chavez talked about the wind farm in Oklahoma. Mr. Corbin explained that when the wind farm is paid off, the rider goes away. There will be no fuel charges for any energy that is brought into the system by the wind farm.

Mr. Taliaferro wanted to know if utility increased during the last moratorium. Mr. Corbin said that during COVID, there were so many people at home.

Mr. Taliaferro clarified that the moratorium does not free the customer of the debt. Mr. Corbin agreed. Mr. Taliaferro said that a moratorium would be “saddling our citizens with more debt”.

Mr. Burrell asked about the construction. Mr. Corbin said that they do ongoing improvement work as part of their business plan.

Mr. Jackson said that a person from Southwood Village was disconnected this past week while the temperatures were 103 degrees. He further explained that the resolution on the agenda is not utility payment forgiveness, and the customer is still responsible for their bills, but to work something out to where the citizens are being disconnected during extreme heat. Mr. Corbin reiterated that they are not doing disconnects right now.

ADMINISTRATOR REPORT

- *Juvenile Detention*

Dr. Wilson said that there are twenty-two children in the Detention Center; seven of which are OJJ. There are ten 17-year olds, and eight children at CCC.

- *Doorbell Camera Program*

Dr. Wilson said that installations will be August 5th, and is being administered by the Caddo Council on Aging.

- *Wheelchair Ramp & Roof Repair Program*

Dr. Wilson said that this program will begin on August 8th, and is also being administered by the Caddo Council on Aging.

- *NGO Training Sessions*

Dr. Wilson explained that there have three training sessions thus far, with a makeup session on August 8th.

- *Caddo Annual Finance Report (fiscal year ending December 31, 2021)*

Dr. Wilson stated that there are copies of the report placed at each Commissioner's station. He reported that there were no findings.

- **COVID**

Dr. Wilson also mentioned that there were nineteen exposures within the Caddo Parish Commission organization. He also said that there have been seven positive cases within the thirteen agencies in Caddo Parish.

- **Commissioners Request to Administration**

Mr. Jackson asked that a Monkey Pox update also be added to the Administrator's Report.

MASTER PLAN UPDATE

Mr. Stephen Jean said that they are working to restart the Master Plan Committee. He does not have a proposed timeline on when that will happen.

PRESIDENT'S REPORT

Mr. Atkins thanked Mrs. Barnett and the Finance Department for all of their hard work.

NEW BUSINESS

It was **moved by Mr. Johnson**, seconded by Mr. Jackson, *that Zoning Case Appeal 22-3-BAP, located at 5247 Norfolk Road in Caddo Parish* be moved to Thursday's agenda for introduction.

Mr. Johnson explained that the neighbors in this area have signed a petition against the construction of this building.

Mr. Jean said that according to the Code, there cannot be an accessory structure in the front yard, so the variance would need to be granted in order to move forward with the construction. He said that the residents of the cul-de-sac were worried that they would be seeing a large structure in their front yards. After hearing all of this evidence, the Parish Planning & Zoning Commission voted to deny the variance.

Mr. Young said that the neighbors were concerned that there would be a large structure too close to their property boundaries. Mr. Jean said that was correct and does not believe that the structure would obscure their view of the lake. Mr. Jean believes that the neighbors would like the building on a different part of the property, not in the front yard. He further explained that the other locations of the property would be prone to flooding. Mr. Young wanted to know if the property owner would be willing to build something smaller.

At this time, Mr. Johnson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (11). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Hopkins**, seconded by Mr. Jackson, *that Ordinance No. 6247 of 2022, an ordinance amending the Budgets of Estimated Revenues and Expenditures for the Building Maintenance Fund, Capital Improvement Fund, General Fund, Oil and Gas Fund, Public Works Fund, Detention Facilities Fund, Criminal Justice Facilities Fund, Health Tax Fund and the Riverboat Fund, for the year 2022 to terminate completed or lapsed capital projects, and to otherwise provide with respect thereto* be moved to Thursday's agenda for introduction.

Mrs. Barnett said that every year they review capital projects and lapsed projects and return those funds back to the funding source.

Mr. Burrell asked for a comprehensive list of the projects. Mrs. Barnett said that there is an attachment on the agenda that lists the projects.

Mr. Jackson wanted to know if the funds go back to the Capital Outlay Fund. Mrs. Barnett explained that the funds would go back to their funding sources.

At this time, Mr. Hopkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, and Taliaferro (10). NAYS: None (0). ABSENT: Commissioners Epperson and Young (2). ABSTAIN: None (0).

It was **moved by Mrs. Gage-Watts**, seconded by Mr. Johnson, *that Ordinance No. 6248 of 2022, an ordinance amending the Budget of Estimated Revenues and Expenditures for the Oil and Gas Fund for the year 2022 to provide an appropriation for relocation assistance and to otherwise provide*

with respect thereto be moved to Thursday's agenda for introduction.

Mrs. Gage-Watts said that the Commission has assistance in the past to avoid homelessness. She further explained that this ordinance is to relocate the citizens to a habitable environment. This will not correct the problem across the board, but this will give a lot of assistance, she said.

Mr. Burrell wanted to know if there was a comprehensive list of relocation projects.

Mrs. Verni Howard, Providence House, said that this legislation is different from what the City of Shreveport is doing. She said that they vet the residents to determine whether they are in the Parish, deposits, etc. She also said that the Caddo Parish Commission is doing up to 80% of the average median income with a maximum payout at \$1,200, and can only be used for certain things, such as first month's deposit, moving truck, etc.

Mrs. Howard also pointed out that Providence House get Rapid Rehousing and Homelessness Prevention funding from the City.

Mr. Jackson pointed out that Providence House was a community for the ERAP program. He then asked Mrs. Howard to provide more information regarding ESG. Mrs. Howard explained that ESG is an acronym for Emergency Solutions Grant, and is funding that comes through the City of Shreveport via the federal government. Rapid Rehousing means that a person is on the verge of homelessness. Instead of that person coming to the Providence House or shelter, Providence House will use ESG funds to pay that person's rent until they can get on their feet. She said that they can do rental assistance and utility assistance, but will not pay past due fees. Mrs. Howard also explained that Providence House provide long term solutions for people to not become homeless. Mr. Jackson agreed and said that the Commission is proposing legislation to provide funding for people to be relocated to safe and sanitary conditions. He pointed out that safe means having utilities.

Mrs. Howard mentioned that there is a waitlist of about sixty people.

Mr. Johnson asked to be added as a sponsor to the ordinance.

Mr. Chavez wanted to know the total amount for relocation assistance. Mrs. Bryant said that it is up to \$36,000.

Mr. Chavez then wanted to know if this would have to follow the revised NGO guidelines. Mrs. Bryant said that this was not treated like an NGO because Administration is asking Providence House to administer this program.

Mr. Burrell suggested coming up with a solution to pay late fees for the citizens.

Mr. Taliaferro wanted to know what happens to the property owners who rent the deplorable living conditions to people. Mrs. Howard said that she can only speak to the accountability for the people they help. She said that those people are responsible for looking for jobs where they can earn a living wage, the children are in school and have school supplies, etc. She said that they provide a "hand up, not a handout" to people. Mr. Taliaferro understands, but would like those property owners to be held responsible.

Mr. Jackson wanted to know if there has been a graduation at Providence House. Mrs. Howard said that they've recently had a kid's graduation. Mr. Jackson wanted to know if they do a "red door". Mrs. Howard said that they do, and explained that the red door is a tour of the facility. Mr. Jackson encouraged anyone to tour the facility.

Mrs. Howard also mentioned that they just constructed a state-of-the-art calming center for the children who are traumatized from homelessness.

Mr. Young wanted to know if Providence House reports substandard housing to any authority. Mrs. Howard said that they report it to Child Services if they find a child in that house.

Mr. Burrell asked to become a co-sponsor to this piece of legislation.

Mrs. Gage-Watts mentioned that the Housing Authority, Louisiana Housing Commission, and Louisiana HUD has been notified and will be investigated.

At this time, Mrs. Gage-Watts' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (11). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Chavez**, seconded by Mr. Atkins, *that Ordinance No. 6249 of 2022, ordinance amending the 2022 Budget of Estimated Revenues and Expenditures for the Capital Outlay and Oil and Gas Funds and to otherwise provide with respect thereto* be moved to Thursday's agenda for

introduction.

Mr. Chavez said that this funding is for the construction of a Ronald McDonald House over the course of three years. He explained that the Ronald McDonald House is for families whose children are ill. The House provides a place for the family to stay while their child is going through treatment.

Substitute motion by Mr. Burrell, seconded by Mr. Johnson, *that Ordinance No. 6249 of 2022* be remanded back to the Economic Development Committee.

Mr. Jackson

Mr. Johnson said that the Shriner's Hospital is here now, and families stay here in hotels with assistance while their children are receiving treatment. He also wanted to know if it was primed to assist one hospital or all of the hospitals in the area. Mr. Johnson also stated that this is age restricted as well. He mentioned that the families may have some issues with transportation. He suggested that this go back to committee to be further vetted.

Mr. Johnson also mentioned that he is not in favor of funding a project over several years.

Mrs. Janelle Mason, CEO Ronald McDonald House, said that the House provides a home away from home for children who are receiving treatments in a hospital. She also mentioned that the Ronald McDonald House also provide a community, meals, and everything that is needed so the parents can focus on their child. She also said that they serve children up to the age of 21.

She further stated that they are in the feasibility phase.

Mr. Chavez added that the location is behind the Wendy's on Bert Kouns near the WK-NICU.

Mr. Chavez wanted to know if there was a time restraint for this project. Mrs. Bryant said that the organization is trying to get a feel of how much money they can raise in the community.

Substitute motion by Mr. Hopkins, seconded by Mr. Chavez, *that Ordinance No. 6249 of 2022 be introduced to Thursday's Regular Session and schedule an Economic Development Committee on Monday, August 15, 2022.*

Mr. Jackson said that there is "a lot of privilege being exercised". He also said that he asked about minority contracting, but it is not reflected in ordinance. He also asked about MOUs and didn't know that a location has been decided already. He pointed out that there are three pediatric facilities in this community. Mr. Jackson said this is "too loose" right now, but believes that the community will benefit from this type of project. He said that there are concerns with the items that he discussed are not reflected in the ordinance. Mr. Jackson would like these things to be "memorialized in the ordinance".

Mr. Jackson wanted to know if any other public bodies have been asked. Mrs. Mason said that she is in conversations with the City of Shreveport. He also said that he was not aware of an August deadline. He would like there to be consistency to what has been done in the past with large capital projects.

Mr. Johnson wanted to know if this funding would be for 2022 or 2023. Mrs. Bryant said that it would be 2022, 2023, and 2024. Mr. Johnson then wanted to know if an application has been submitted. Mrs. Bryant said that this is considered a capital project funded from the Oil & Gas Fund.

She also pointed out that the procedures that were just revised are for the 2023 applications.

Mr. Atkins wants to ensure moving forward on a process that will be used for a capital project, NGO application, economic development, etc.

Mr. Atkins also pointed out that an Economic Development Committee was called with an agenda posted.

Mrs. Gage-Watts said that she is in full support of this venture, but feels that this needs to go back to committee to be further vetted.

Mr. Jackson said that he is going to propose his amendments and would like to be reflected in the ordinance.

Mrs. Gage-Watts pointed out that the title would not be changed, so amendments could be made.

At this time, Mr. Hopkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Jones, Lazarus, Taliaferro, and Young (10). NAYS: Commissioner Johnson (1). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Lazarus**, seconded by Mr. Hopkins, *that Ordinance No. 6250 of 2022, an ordinance to close and abandon a portion of the dedication for an unnamed road in the Parish of Caddo, and otherwise providing with respect thereto* be moved to Thursday's agenda for introduction.

Mr. Lazarus said that the property recently changed hands and all of the interested parties have signed off.

At this time, Mr. Lazarus' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (11). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Jackson**, seconded by Mr. Burrell, *that Resolution No. 37 of 2022, a resolution urging and requesting Southwestern Electric Power Company, American Electric Power Company, Inc., and Panola-Harrison Electric Cooperative to establish a moratorium on disconnection or shutoff of utility service to individuals, and otherwise providing with respect thereto* be moved to Thursday's agenda for consideration.

Mr. Jackson asked for support on this resolution for consistency across the board.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, and Young (9). NAYS: Commissioners Atkins and Taliaferro (2). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Johnson**, seconded by Mrs. Gage-Watts, *that Special Resolution Of Remembrance & Respect Bishop Fred Caldwell, Sr.* be moved to Thursday's agenda for consideration. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (11). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

It was **moved by Mr. Johnson**, seconded by Mr. Lazarus, *to consider the recommendations of the Property Standards Committee regarding the following cases: 9562 Wallace Lake Road (District 9) and 5136 Old Mooringsport Rd (District 2)* be moved to Thursday's agenda for consideration.

Substitute motion by Mr. Jackson, seconded by Mr. Johnson, *to englobo and move the following items to Thursday's agenda for consideration:*

- *to consider the recommendations of the Property Standards Committee regarding the following cases: 9562 Wallace Lake Road (District 9) and 5136 Old Mooringsport Rd (District 2)*
- *Appointment Of Manjit Singh To Broadband Committee*

At this time, Mr. Jackson's substitute motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Gage-Watts, Hopkins, Jackson, Johnson, Jones, Lazarus, Taliaferro, and Young (10). NAYS: None (0). ABSENT: Commissioners Chavez and Epperson (2). ABSTAIN: None (0).

COMMUNIQUES AND COMMITTEE REPORTS

- Mr. Jackson said that there is a growing concern with TNR cats. He wanted to know who is responsible for the damages made by the cat. Mr. Kelvin Samuel said that a community cat cannot be considered at-large or a stray. He said that the community cat is a TNR cat and its first round of rabies. He said that the community cat caregiver cannot be held reliable for the cat. If it becomes a nuisance, then it will need to be placed inside with its owner. He also mentioned that orange peels, coffee grinds, etc. can be put down to deter cats. Mr. Samuel understands that nobody polices the cat community. Mr. Jackson would like to revisit this in committee.

Mr. Jackson would also like to schedule two redistricting sessions.

- Mr. Jones announced that Taking It to the Streets will be out tomorrow from 5:30 to 7:30 at Morning Star Baptist Church.

- Dr. Wilson congratulated Mrs. Barnett and her team for all of their hard work to ensure no audit findings on the financial report.

- Mr. Atkins apologized for “getting ahead of the game” with regards to the Ronald McDonald House project.
- Mr. Burrell talked about Broadband. He said that he would like to schedule a committee meeting to discuss the Gumbo Grant.

Mr. Burrell asked if Administration could provide an update on orphaned wells.

- Mr. Chavez called an Economic Development Committee meeting on Thursday at 1:30 p.m.

CITIZENS COMMENTS (Late Arrivals)

CONSENT AGENDA

- *Zoning Case 22-1-CTAP, regarding Ordinance No. 6244 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.*
- *Zoning Case No. 22-11-P, regarding Ordinance No. 6245 of 2022, an ordinance to amend Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located north side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA., from R-1-7 Single-Family Residential Zoning District to R-A Rural-Agricultural Zoning District, and to otherwise provide with respect thereto*
- *Ordinance No. 6246 of 2022, an ordinance amending the Budget of Estimated Revenues and Expenditures for the Riverboat Fund for the year 2022 to provide an additional appropriation for Robinson’s Rescue and to otherwise provide with respect thereto*

At this time, there was no further discussion to come before the Commission, so the Commission adjourned at 5:54 p.m.



Assistant Commission Clerk

RESOLUTION NO. 37 of 2022

BY THE CADDO PARISH COMMISSION:

A RESOLUTION URGING AND REQUESTING SOUTHWESTERN ELECTRIC POWER COMPANY, AMERICAN ELECTRIC POWER COMPANY, INC., AND PANOLA-HARRISON ELECTRIC COOPERATIVE TO ESTABLISH A MORATORIUM ON DISCONNECTION OR SHUTOFF OF UTILITY SERVICE TO INDIVIDUALS, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, current climate conditions are requiring households to incur additional electrical expense to maintain reasonable temperature levels in homes;

WHEREAS, many residents in Caddo Parish are on fixed incomes or forms of support;

WHEREAS, many residents of Caddo Parish are elderly, chronically ill, or otherwise more susceptible to heat;

WHEREAS, one way to address the crisis is a moratorium on utility shutoffs and particularly a moratorium on electric utility shutoffs during the current climate crisis;

WHEREAS, further means of ameliorating the impact of the high utility bills are payment plans or waivers of late fees;

WHEREAS, Southwestern Electric Power Company has been paid \$1,523,620.19 and Panola-Harrison Electric Cooperative has been paid \$7,314.34 towards unpaid utility bills by the Parish from Emergency Rental Assistance Program funds; and

WHEREAS, the State of Louisiana currently has \$126 million in Emergency Rental Assistance 2 (ERAP2) funds that can be immediately deployed to Parishes to help assist residents with excessive utility bills;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby urge and request Southwestern Electric Power Company, its parent American Electric Power Company, Inc., and Panola-Harrison Electric Cooperative to establish moratoriums for electric utility shutoffs or disconnects in Caddo Parish until November 1, 2022.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests the Louisiana Division of Administration to release funds from the Emergency Rental Assistance 2 (ERAP2) to Parishes to help assist residents who are not eligible to receive utility assistance through the Low Income Home Energy Assistance Program (LIHEAP) to help pay the difference in utility cost over the previous year.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests Southwestern Electric Power Company, its parent American Electric Power Company, and Panola-Harrison Electric Cooperative to establish reasonable payment plans and waivers of late fees until November 1, 2022 for residents in Caddo Parish who are not more than sixty days late in paying their utility bills.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests the City of Shreveport to also urge and request Southwestern Electric Power Company and its parent American Electric Power Company to declare a moratorium on utility shutoffs or disconnects and to suspend the collection of City franchise fees from the utility.

BE IT FURTHER RESOLVED that an electronic and physical (via certified mail) copy of the resolution be forward to Governor John Bel Edwards, Commissioner of Administration Jay Dardenne, Speaker of the House Clay Schexnayder, Senate President Paige Cortez, and all members of the North Louisiana Legislative Delegation.

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date



Louisiana Public
Service Commission

Foster L. Campbell
Commissioner

4 August 2022

P.O. DRAWER E
SHREVEPORT, LA 71161-0010
318/676-7464

Dear Commissioner Burrell,

I received the draft resolution on electricity disconnections Tuesday, as well as the invitation to appear before the Caddo Parish Commission today, Thursday, August 4. Thank you for your initiative to help Caddo residents during this stressful summer of punishing heat and unusually high energy prices. I share your concerns and look forward to appearing before the Commission to discuss what we can accomplish together.

Regretfully, my schedule does not permit me to be with you today. If you could advise on an upcoming meeting date later this month, I will clear my schedule to attend.

As you may know, in 2007 the Public Service Commission adopted my rule on electricity and natural-gas disconnections during extreme weather (attached). The rule halts utility disconnections for non-payment when temperatures are at or below freezing in winter and in summer when the heat index is at or in excess of 105 degrees. SWEPCO and Panola Harrison Electric Cooperative have advised me that, based on this rule and the extreme heat we have recently experienced, the company has halted routine disconnections for non-payment since June 30.

The heat and humidity we have seen across our state this summer, combined with the abrupt rise in unregulated natural-gas prices, have stressed millions of Louisiana households. Members of the Public Service Commission aired their concerns about this urgent situation at our July 27th meeting held in your Shreveport chambers. Customers of Entergy, in particular, have faced monthly bills inflated not only by high usage but by recently imposed storm surcharges (I voted no) and Entergy's heavy reliance on gas to generate electricity. Since fuel charges are passed on to customers without markup by Louisiana electric companies, the mix of fuels a utility uses to make electricity is critically important to customers. I challenged Entergy's slow adoption of less costly and clean renewable fuels such as wind and solar. SWEPCO, on the other hand, has aggressively pursued wind and solar projects which will lessen the company's reliance on natural gas.

Please advise on an alternative date when I can appear before you and your colleagues to discuss what we can do together for our mutual constituents in this time of need. Contact Tutu Baker in my Shreveport office at 676-7464 if you have any questions or concerns.

Sincerely,


FOSTER CAMPBELL
Public Service Commissioner

Attachment

C: Caddo Parish Commissioners
Mr. Jeff Everson
SWEPCO
Panola-Harrison Electric Cooperative
Mr. Brandon Frey, LPSC

MINUTES OF THE MEETING OF THE
PROPERTY STANDARDS COMMITTEE
HELD ON THE 23RD DAY OF JUNE, 2022

The Caddo Parish Property Standards Committee met in legal session on the above date at 2:00 p.m., in the Government Plaza Chambers, with Mr. Hopkins, Chairman, presiding, and the following members in attendance, constituting a quorum: Commissioners Atkins, Hopkins, Johnson, and Lazarus (4). ABSENT: Commissioner Epperson (1).

The invocation and Pledge of Allegiance was given during the last committee meeting, so this committee decided to forgo it.

NEW BUSINESS

- Case No. 1: 9562 Wallace Lake Road, Shreveport

Mr. Wilson said that the mobile home with one house structure are dilapidated and falling in. The trailer has parts of walls missing with tarps placed over it. The roof on the house is falling in, and is open to the elements. Debris, junk, and inoperable vehicles are piled around the property.

This is the fifth time the property has been brought to the Property Standards Board, and the owner has attended all of the meeting. He was given ninety days to clean up the property on June 1, 2021 meeting, then given sixty days to clean it up at the October 18, 2021 meeting, then given another sixty days to clean it up at the March 14, 2022 meeting.

One inoperable boat has been removed by the owner; one old house structure has been demolished by the owner; and one inoperable car has been removed by the owner. Certified letters have been sent to the property owners and have been published in the Official Journal.

Mr. Donald Demarginy came before the Committee and said that he's been working to demolish the last structure that is on the property. He also mentioned that he's been in the hospital for the past forty-five days. He also said that he fixed the roofline on the trailer and plans to use it as a storage building.

Mr. Atkins wanted to know staff's recommendation at this time. Mr. Wilson said that it is his recommendation to work with Mr. Demarginy as he cleans up the property. He said that Mr. Demarginy is trying to clean up the property, but it is only him working on it.

It was **moved by Mr. Atkins**, seconded by Mr. Lazarus, *to follow staff's recommendations and continue to supervise the improvements and cleaning up of the property.*

Mr. Atkins said that he is not extending time, but would like to monitor and enforce cleaning up the property.

Mr. Hopkins said that this gives him concerns because he would like a "dead drop" date for this. Mr. Atkins understands.

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Hopkins, and Lazarus (3). NAYS: None (0). ABSENT: Commissioners Epperson and Johnson (2). ABSTAIN: None (0).

Mr. Atkins appreciates the work that's been done on the property and offered help, if needed.

- Case No. 2: 5136 Old Mooringsport Road, Shreveport, LA

Mr. Wilson said that the house structure is dilapidated and abandoned, along with a dilapidated shed and carport. The dwelling is open to the elements. Junk and debris are piled around the property. There are also two inoperable vehicles on the property. The structure is inhabitable. Certified letters have been sent to the property owners and have been published in the Official Journal. Mr. Wilson's recommendation is to demolish the property.


It was **moved by Mr. Johnson**, seconded by Mr. Atkins, *to accept the documents attached to Case No. 2 and accept Public Works recommendation to demolish the property. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Hopkins, Johnson, and Lazarus (4). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).


There was no further discussion to come before the Commission, so the meeting was adjourned at 2:15 p.m.


Michelle Nations
Assistant Commission Clerk

Manjit Singh Warar

Business Owner

 2834 Long Lake Dr. Shreveport, LA,
71106

 (318) 560-0009

 victorfuels@gmail.com

Skills

• Supervision

• Teambuilding

Work History

Fuel Wholesale Distributor

Victor Fuels Inc, Shreveport, LA

Manage the distribution and supply of bulk fuel to the retail sites.

Work as a link between the gas companies and the retail fuel market.

Education

MBA: Marketing

Punjab University Business School - Chandigarh, India

Bachelor of Law : Criminal Justice

Punjab University - Chandigarh, India

Bachelor of Science: Science Education

Govt College - Muktsar, India

High School Diploma

Sainik School - Kapurthala, India

Accomplishments

- Supervising team of over 200 employees.

Additional Information

* Regular volunteer for delivering food to the old & disabled seniors for 'Meals on wheels' from last 3 years.

* Affiliated with the Blind association of Louisiana from last 5 years as a regular financial donor.

* Affiliated with Martin Luther King Community Development Corp from last 3 years as a volunteer and financial donor.

2009-05 - Current

1990-08 -
1992-08

1990-08 -
1994-08

1986-08 -
1990-08

1979-07 -
1986-07