



DERIDDER PLANNING & ZONING COMMISSION MINUTES OF REGULAR MEETING NOVEMBER 16, 2020

MEMBERS PRESENT: Chairman Michael Clanton, Randy Brown, Artie Carhee, Charles Lestage and Eddie Hanks.

MEMBERS ABSENT: None.

ALSO PRESENT: Glenna Luther, Recording Secretary.

Chairman Clanton called the meeting to order at 4:00 o'clock p.m. and asked if there were any corrections to the October 19, 2020 minutes. Charles Lestage moved to approve the minutes and Randy Brown offered a second. The motion having submitted to a vote, the October 19, 2020 minutes were unanimously approved by the Commission. Chairman Clanton moved to the next item on the Agenda as follows:

4. Public hearings of planning and zoning and related matters thereto and approval of Subdivision Plats:

- A. Request for Rezoning for property presently zoned R-1 (Single-Family Residential District) as requested by Brian L. Hester, to be rezoned R-3 (Multiple-Family Residential District) on his property located at 1129 Willow Street and identified as Beauregard Parish Tax Assessor Parcel Number 0337530200, DeRidder, Louisiana.

Chairman Clanton welcomed applicant, Brian Hester, and stated to Applicant and the Commission that the site plan has been reviewed and signed off by City staff and there are no issues with the Plan. Mr. Hester stated to Chairman Clanton that the elevation will be similar to the plan before the Commission along with the location of the parking lot. Member, Eddie Hanks, requested of Mr. Hester that as he is developing to please be considerate of the people living in the neighborhood because it seems like developers will come into a neighborhood and start changing the landscape and start draining to people in the surrounding areas. Member, Charles Lestage, asked that the request be allowed as a conditional rezoning which will allow one specific use within the requested zoning district that he is pursuing. Chairman Clanton requested of Applicant that his development meet the parking requirements within the Code and to consider parking for guests. Member, Charles Lestage, stated for the record that he closed this transaction along with the Glomax transaction a couple of years ago but did not advise anyone on the issue before the

Commission today. Charles Lestage moved to approve the conditional rezoning request of Brian Hester and Artie Carhee offered a second. Chairman Clanton said the motion will be specific to duplexes and the work to begin within 365 days. The motion having been submitted to a vote, the Request for Rezoning for property presently zoned R-1 (Single-Family Residential District) as requested by Brian L. Hester, to be rezoned R-3 (Multiple-Family Residential District) on his property located at 1129 Willow Street and identified as Beauregard Parish Tax Assessor Parcel Number 0337530200, DeRidder, Louisiana was unanimously approved by the Commission. Mr. Hester was informed that the introduction of the Ordinance will be on November 23, 2020 and the public hearing will be before the City Council on December 28, 2020 at 5:30 o'clock p.m.

- B. Request for Rezoning for property presently zoned B-1 (Transitional Business District) as requested by Glomax LLC, to be rezoned B-3 (General Business District) on its property located at 105 North Pine Street and identified as Beauregard Parish Tax Assessor Parcel Number 0336687502, DeRidder, Louisiana.

Chairman Clanton welcomed Applicant, Randall Jacobs, with Glomax LLC and asked if he had an update from the last meeting specific to rezoning for a convenience store. Mr. Jacobs provided a Plan A and stated that there is a Plan B depending on finances resulting from insurance claims. Chairman Clanton said the use would not change at all so the request that conditional rezoning for the convenience store is sufficient to move forward whether it be Plan A or Plan B. Chairman Clanton moved to approve the conditional rezoning request of Glomax and Charles Lestage offered a second. The motion having been submitted to a vote, the Request for Rezoning for property presently zoned B-1 (Transitional Business District) as requested by Glomax LLC, to be rezoned B-3 (General Business District) on its property located at 105 North Pine Street and identified as Beauregard Parish Tax Assessor Parcel Number 0336687502, DeRidder, Louisiana was unanimously approved by the Commission. Applicant, Randall Jacobs, was informed that the introduction of the Ordinance will be on November 23, 2020 and the public hearing will be before the City Council on December 28, 2020 at 5:30 o'clock p.m. *Please note that under Item 4.A., Member, Charles Lestage, stated for the record that he closed the Glomax transaction a couple of years ago but did not advise anyone on the issue before the Commission today.*

- C. Approval of Schovall Village Subdivision Plat.

Chairman Clanton stated he will not be able to vote on this item and announced that Mr. Atkinson and Mr. Reynolds are present to answer any questions from the Commission and the Plat is part of Commission's package. There were no questions from the Commission. Randy Brown moved to approve the Subdivision Plat and Eddie Hanks offered a second. The motion having been submitted to a vote, the Subdivision Plat approval of Schovall Village Subdivision is unanimously approved by the Commission.

Commission Member, Eddie Hanks, announced to the Commission that today will be his last meeting and thanked the Commission for allowing him to serve.

There being no further business to come before the Commission, on the meeting was adjourned by Chairman Clanton at 4:15 o'clock p.m.

Michael Clanton
Chairman

Glenna Luther
Recording Secretary