

## STAFF REPORT – CITY OF SHREVEPORT

AUGUST 4, 2021

**AGENDA ITEM NUMBER: 8**  
**MPC Staff Member:** Ben Mohler  
**City Council District:** G/Jerry Bowman, Jr  
**Parish Commission District:** 2/Johnson

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**CASE NUMBER** 21-101-C: **SPECIAL USE PERMIT & SITE PLAN**  
**APPLICANT:** BELCHER ENTERPRISE CONSTRUCTION AND REMODELING LLC  
**OWNER:** Belcher Enterprise Construction and Remodeling LLC  
**LOCATION:** 2901 Milam St. (SW corner of Milam St. and Arkansas Avenue)  
**EXISTING ZONING:** C-1  
**REQUEST:** **Special Use Permit & Site Plan Approval**  
**PROPOSED USE:** **Convenience Store with Liquor Sales**

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**DESCRIPTION:** The applicant is requesting Special Use approval for a 0.28 acre tract of land for the purpose of operating a convenience store with Retail Sales of Alcohol - Liquor. Adjacent to the west is zoned C-1 and adjacent to the south is zoned R-1-5 (Single-Family Residential). Across Milam Street and Arkansas Avenue is also zoned as R-1-5.

There is one previous cases associated with this property: BAC-85-16, which was resulted in a denial of a Special Exception Use for alcohol sales at a grocery store; Nearby relevant cases include: Approval for a rezoning to B-1-E for a restaurant (C-78-01); Denial of a multiple rezoning requests to R-1H-E for a bait stand, a church and barbershop (C-15-00, C-16-00); and a denial of rezoning to B-1 for a billboard (C-12-83).

Nearby neighborhoods include: Allendale, Hearne Extension. Lakeside, Queensborough, South Lakeshore.

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**REMARKS:** **Special Use Permits may be subject to a 180-day expiration as described in UDC Section 16.3.I.2.**

The applicant is requesting a Special Use Permit to allow for the Retail Sales of Alcohol – Liquor within the subject property. The applicant currently has approval for beer and wines sales but would like to serve heavier alcohol. Currently C-3 zoned property requires a Special Use Permit for liquor sales, and a related case, 21-76-C, is on the agenda for the August 4<sup>th</sup>, 2021 docket to rezone the subject property from C-1 to C-3.

Section 16.3 of the City of Shreveport UDC provides applicants with the opportunity to apply for a SUP in certain districts as a pathway for granting a land use that may otherwise not be permitted or that may require additional scrutiny. The UDC recognizes that nuisances associated with a specific land use can be mitigated through approval of an appropriately-designed site plan. Per UDC Section 16, all special uses require site plan review by the MPC. Approval of a SUP is based upon evaluation and balancing of several development standards and design specifications, as listed in Section 16.3.

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## **STAFF REPORT – CITY OF SHREVEPORT**

*Section 16.3.E.1: the design, location, and operating plans of an SUP must be such that the public health, safety and/or welfare is protected. **The proposed use of the structure and the proposed site plan satisfy all UDC regulations, which are designed to protect public health, safety and welfare.***

*Section 16.3.E.2: the proposed special use is compatible with the general land use of adjacent properties and other property within 300 feet. **While the existing property is an operating corner store, the surrounding properties are all single-family residential, making the use incompatible with the surrounding area.***

*Section 16.3.E.3: the special use conforms to the regulations of the zoning district where it will be located. **Existing building follows UDC guidelines, the sister case to 21-101-C, 21-76-C, will require approval of a rezoning from C-1 to C-3 to allow for Special Use approval.***

*Section 16.3.E.4: the location and dimensions of all public rights-of-way on or abutting the proposed special use. **There are no current plans to change site driveways or right-of-way.***

*Section 16.3.E.5: existing and proposed vehicular and pedestrian circulation systems; including streets, alleys, walkways, service areas and loading areas, the location and arrangement of off-street parking areas and all points of vehicular entrance and exit. **Parking is adequate for site and follows all UDC guidelines.***

*Section 16.3.E.6: the outdoor surfacing and paving for all parking and loading areas. **Existing surfacing and paving are adequate for the site.***

*Section 16.3.E.7: the proposed perimeter treatment of the property, with indication of screening materials to be used, including fences, walls, and plants, together with a description of uses, setbacks and the relationship to surrounding areas. **Existing site follows all requirements. Landscaping is not required, and while a 6' fence runs along the back edge of the property there is no other screening in place.***

*Section 16.3.E.8: a landscape plan showing proposed treatment of the areas designated as either buffers or open space. **Existing greenspace can be found bordering the rear sides of the subject property. As this is an existing development, new landscaping is not required to be installed.***

*Section 16.3.E.9: the location and dimensions of all existing and proposed easements and public improvements on the site. **There are no existing or proposed easements/public improvements currently.***

*Section 16.3.E.10: the location and size of all structures, distances between buildings, and distances from structures to property lines. **The existing building satisfies all conditions placed by the***

## **STAFF REPORT – CITY OF SHREVEPORT**

### **UDC.**

*Section 16.3.E.11: the location and description of all signage, including facade signs on buildings.* **Existing signage has been indicated on the property site plan, although no new signage is planned at this time.**

*Section 16.3.E.12: the proposed use of all structures and their dimensions, i.e., height, floor areas, entrances, and loading areas.* **Existing structure does meet current UDC regulations and no additions are planned at this time.**

While the subject property itself is an operating convenience store that does follow many of the guidelines set by the Unified Development Code, the requested use of Retail Sales of Alcohol – Liquor is found to be incompatible with the surrounding area. The use is currently only allowed by right in the C-4 (Heavy Commercial) district, which is the heaviest type of commercial district and not suitable for the character of a single-family residential neighborhood like the subject property's surroundings.

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### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: denial of the Special Use Permit request to allow for Retail Sales of Alcohol – Liquor is warranted, due to the incompatibility of the proposed use with the single-family character of the surrounding neighborhood.

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**PUBLIC ASSESSMENT:** One spoke in support; the opposition did not speak.

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### **MPC BOARD**

**DECISION:** The Board voted 5-1 to deny this application.

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R-3

21-101-C

MISSOURI

ABBIE

R-1-5

POLAND

SUP  
& Site Plan

MILAM

C-1

MISSOURI

LOONEY

ALABAMA

ASHTON

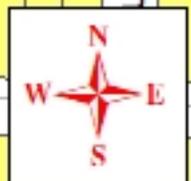
METAL

500' NOTIFICATION  
AREA

R-1-5

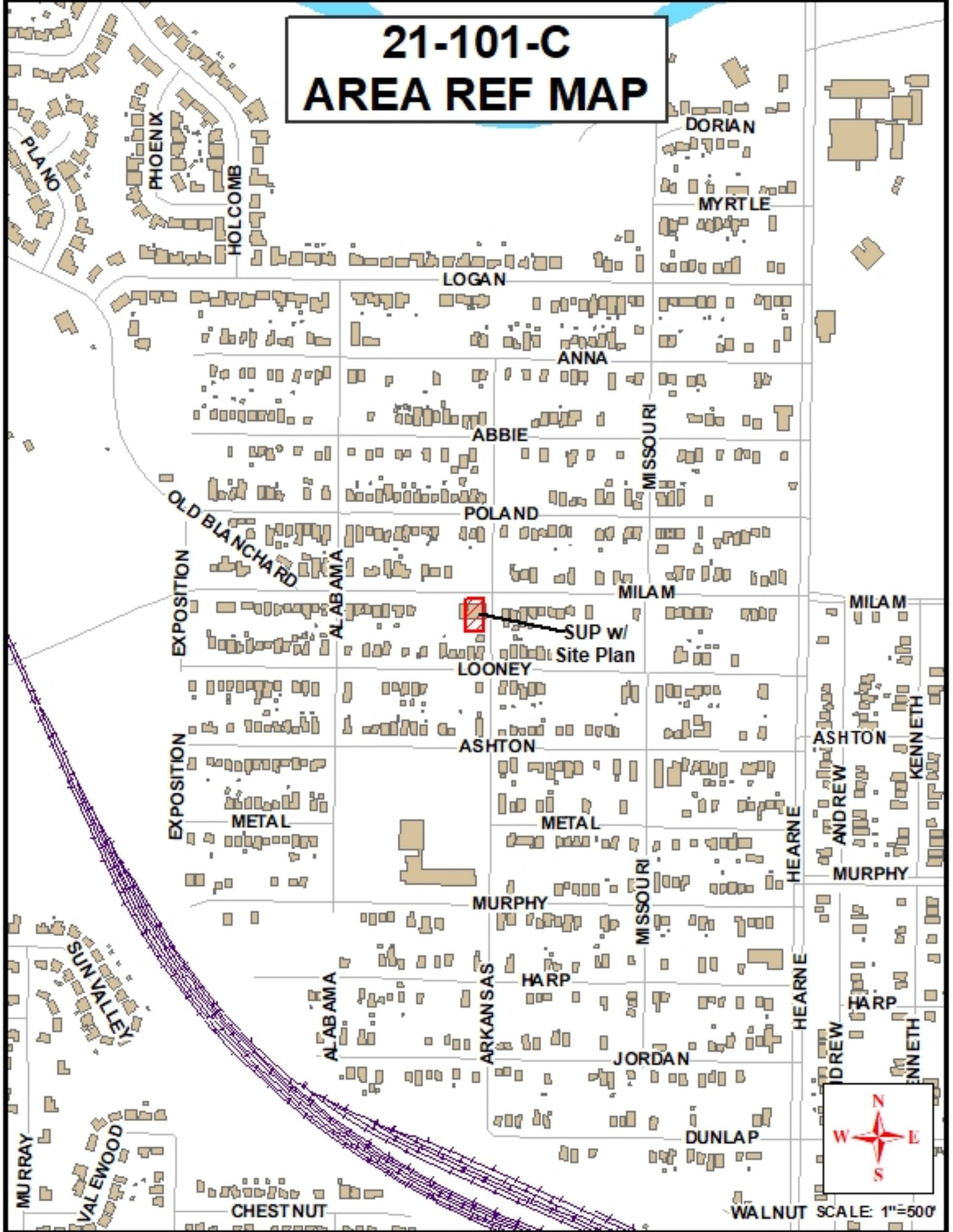
ARKANSAS

METAL



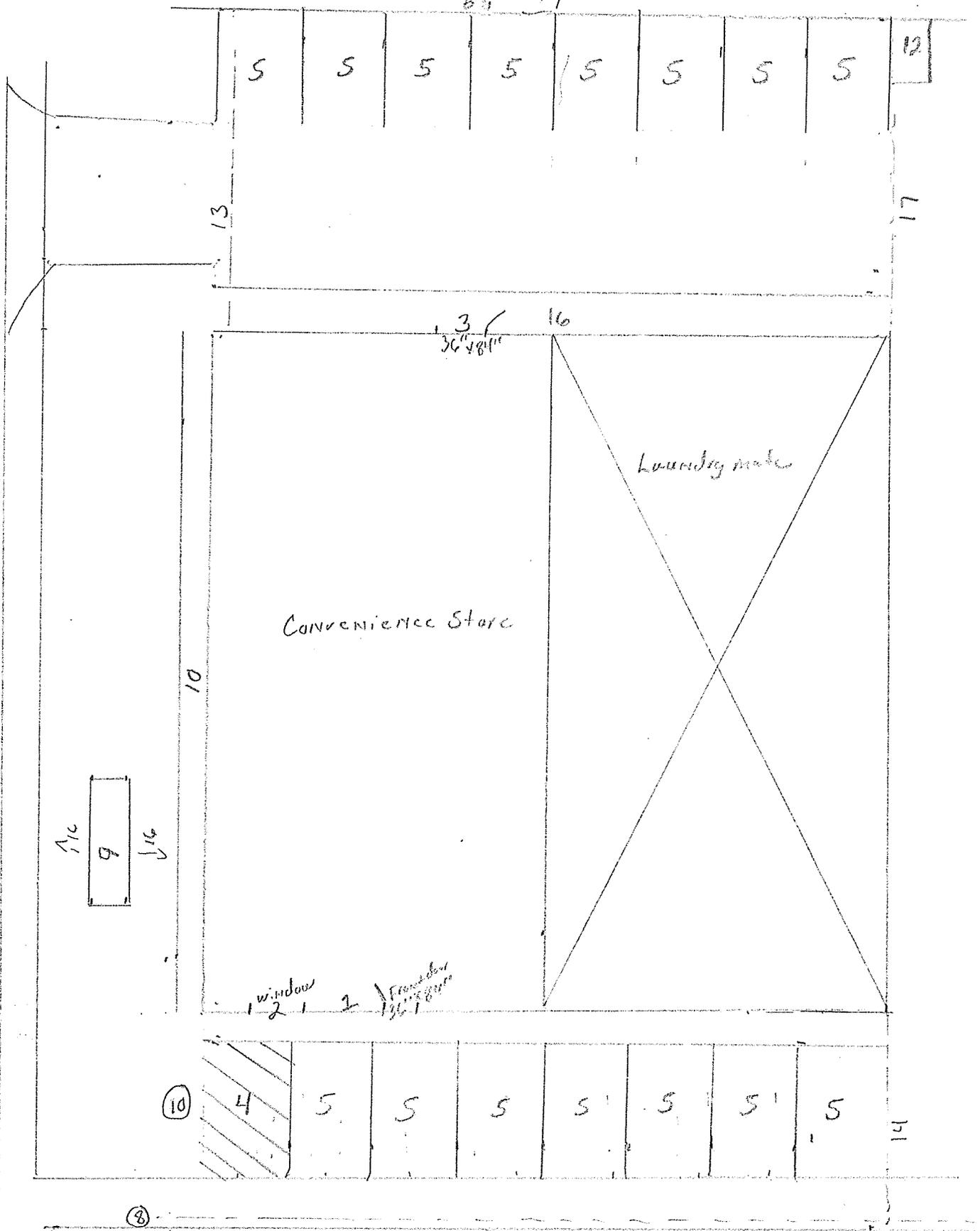
SCALE: 1"=200'

# 21-101-C AREA REF MAP



SCALE: 1"=50'

Arkansas Ave



Milam St

2901 Milam St



1. Front door 36" w x 84" T
2. Window
3. Back door 36" w x 84" T
4. Handicap parking
5. Parking spaces 8'8" x 20
6. Brick wall on back 8' Tall x 74 L
7. Pickett Fence 6' Tall x 74 L
8. Electric Pole on front of building First wire 21' from ground
9. Water valve box
10. Sign pole 20' sign 8' x 5'
11. Back entry to parking 20' w
12. Trash Fence
13. From back of building to fence 110' 9"
14. From front of building to street 36'
15. Water valve box 6'3" from side of building 8' from street
16. Back side walk 36" x 74'
17. From back of building to parking street 20' 9"

Print Please

Support Liquor Sales  
At 2701 Milburn St.  
Shreveport, LA. 71103

SIGN IN SHEET

1. Betty Sloan Barrett (For)
2. Crystal Montgomery
3. Bernadine Anderson
4. Roneque Bates
5. ROBERT AILSWORTH
6. Pamela Grant
7. Taft Payne
8. TAFT PAYNE
9. Chanley Case-Brown
10. Kierra Taylor
11. MARLOW BROWN
12. Cheryl Murray
13. Destenie Scott
14. HOWARD P. ALLEN
15. John PALMER
16. Keisha Kellum
17. Laura JACKSON
18. Andrew Youngblood
19. NALP JETT
20. Charles Janda
21. Bray Wynn
22. Robert Hill
23. [Signature]

24. [Signature]
25. Jill Latonya Mitchell-Bethon
26. Loretta J. Whitfield-Adams
27. Christopher Eason
28. Carlos Burns
29. Winston Richardson
30. Hazel M. Stephens
31. Michael Bivens
32. Tammie DATEDER
33. Sherman Burns JR
34. Adreanna Sumbler
35. Rickey Soul
36. Dondre Bivens
37. Michael ~~James~~ James
38. Waldo Davis
39. Gabriel Robinson
40. Stephanie Williams
41. Hirma Emmanuel
42. Mikayla B. Adams
43. Marqueeta D Simpson
44. Tyreek A. Ashton
45. Michelle Cannon
46. [Signature]

Print Please

SIGN IN SHEET

- |                              |           |
|------------------------------|-----------|
| 1. <u>Shameka Tillman</u>    | 24. _____ |
| 2. <u>Anthony Tillman</u>    | 25. _____ |
| 3. <u>Richard Smith</u>      | 26. _____ |
| 4. <u>Frankie G</u>          | 27. _____ |
| 5. <u>Corey Bedford</u>      | 28. _____ |
| 6. <u>Blahmonesha Morgan</u> | 29. _____ |
| 7. <u>Lyjuntaon Pipkin</u>   | 30. _____ |
| 8. <u>Debra St. Sanders</u>  | 31. _____ |
| 9. <u>Meusha Marshall</u>    | 32. _____ |
| 10. <u>Nikotia Bates</u>     | 33. _____ |
| 11. <u>Jare Barrett</u>      | 34. _____ |
| 12. <u>Jim Ed</u>            | 35. _____ |
| 13. <u>Anthony Cummings</u>  | 36. _____ |
| 14. <u>John Scott</u>        | 37. _____ |
| 15. <u>Ronald Ginnier</u>    | 38. _____ |
| 16. <u>[Signature]</u>       | 39. _____ |
| 17. <u>[Signature]</u>       | 40. _____ |
| 18. <u>J. Coleman</u>        | 41. _____ |
| 19. <u>Rooney May</u>        | 42. _____ |
| 20. <u>Richard Mitchell</u>  | 43. _____ |
| 21. <u>Andreka Mitchell</u>  | 44. _____ |
| 22. _____                    | 45. _____ |
| 23. _____                    | 46. _____ |

~~469-0281~~

~~424-1076~~



# Lakeside Acres Subdivision Neighborhood Association

~~Mr. Robert Rhodes, President~~

~~P.O. Box 37484 - Shreveport, LA 71135 - Phone: 318-221-0869 - E-mail: coachrhodes19@gmail.com~~

## Lakeside Residents

SIGNATURE		SIGNATURE	
1.	<i>Rosetta Boone</i> 7/31/21	15.	
2.	<i>Walter Perkins</i> 7/31/21	16.	
3.	<i>Gloria T. Williams</i> 7/31/21	17.	
4.	<i>Rose B. Thompson</i> 8/2/21	18.	
5.	<i>Ron Hamd</i> 8/2/21	19.	
6.	<i>Estelle Harris</i> 8/2/21	20.	
7.	<i>Eugene Taylor</i> 8/2/21	21.	
8.	<i>Ora Taylor</i> 8/2/21	22.	
9.	<i>Aida Dugan</i> 8/2/21	23.	
10.	<i>Ed W. Dugan</i> 8/2/21	24.	
11.	<i>Jerry Page</i> 8/2/21	25.	
12.	<i>Beverly S. Page</i> 8/2/21	26.	
13.		27.	
14.		28.	



# Lakeside Acres Subdivision Neighborhood Association

~~Maureen Rhodes, President~~

~~P.O. Box 37484 - Shreveport, LA 71133 - Phone: 318-221-0819 - E-mail: coachrhodes19@gmail.com~~

Lakeside Residents  
~~Convened Meeting~~ 8/4/2021 3 PM

SIGNATURE		SIGNATURE	
1.	Kelores H. Dennis 7/28/21	15.	
2.	Dorothy Miles 7/28/21	16.	
3.	Honore Miles 7/28/21	17.	
4.	Gladys T. Pullman 7/28/21	18.	
5.	Nerissa J. Willie 7/28/21	19.	
6.	Angela Berry 7/29/21	20.	
7.	Joyce Bailey 8/2/21	21.	
8.	James Bailey 8/2/21	22.	
9.	Bettie Miles 8/2/21	23.	
10.		24.	
11.		25.	
12.		26.	
13.		27.	
14.		28.	



# Lakeside Acres Subdivision Neighborhood Association

~~Mr. Robert Rhodes, President~~

~~P.O. Box 87484 - Shreveport, LA 71138 - Phone: 318-221-0849 - E-mail: coachrhodes19@gmail.com~~

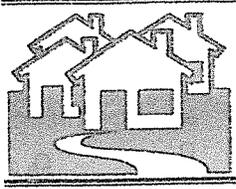
## Lakeside Residents

SIGNATURE		SIGNATURE	
1.	<i>Regina E. Martin</i>	8/2/2021	15.
2.	<i>Kenneth W. Martin</i>	8/2/2021	16.
3.	<i>Juanita J. Jones</i>	8/2/21	17.
4.	<i>Jefferson, Susie</i>	8/2/21	18.
5.	<i>Lueburda J. Myers</i>	8/2/21	19.
6.	<i>Kenneth Myers</i>	8/2/21	20.
7.	<i>Artis L. Coor</i>	8/2/21	21.
8.	<i>Darce Logue</i>	8/2/21	22.
9.	<i>Louisa O. Hardy</i>		23.
10.	<i>Frankie Newman</i>		24.
11.	<i>Odessa Murphy</i>		25.
12.	<i>Dias Lublin</i>		26.
13.			27.
14.			28.

~~Aug 4, 2021~~

3 PM

Aug. 4, 2021



# Lakeside Acres Subdivision Neighborhood Association

~~Mr. Robert Rhodes, President~~

~~P.O. Box 37484 - Shreveport, LA 71135 - Phone: 318-221-0649 - E-mail: eacrhodes19@gmail.com~~

Lakeside Residents

SIGNATURE		SIGNATURE	
1.	Evelyn H. Valore	15.	
2.	Otis Houston	16.	
3.	Vivian K. Lord 112	17.	
4.	Lwendolyn D. Lord 112	18.	
5.	Wileen S. Stalling	19.	
6.	Chaise McMillen	20.	
7.	Pat Miller	21.	
8.	Latisha J. Edwards	22.	
9.	Ethan Edwards	23.	
10.	Erin H. Holt	24.	
11.	Edwina Holt	25.	
12.	Delores T. McMillan	26.	
13.	Alvin McMillan	27.	
14.	Maryam Haley	28.	



# Lakeside Acres Subdivision Neighborhood Association

Mr. Robert Rhodes, President

P.O. Box 97484 • Shreveport, LA 71133 • Phone: 407-271-8849 • E-mail: coachrhodes19@gmail.com

## Lakeside Residents

SIGNATURE		SIGNATURE	
1.		15.	
2.	Nancy Crocker	16.	
3.	Tina Wilson	17.	
4.	Theodore Johnson	18.	
5.	Maggie Jamison	19.	
6.	Mary C. Aubrey	20.	
7.	Lizbeth	21.	
8.	Angela & Derek	22.	
9.	Ruby H. Johnson	23.	
10.		24.	
11.		25.	
12.		26.	
13.		27.	
14.		28.	



# Lakeside Acres Subdivision Neighborhood Association

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~~P.O. Box 37484 - Shreveport, LA 71133 - Phone: 318-221-0849 - E-mail: [ccachrhodes19@gmail.com](mailto:ccachrhodes19@gmail.com)~~

*Lakeside Residents*

SIGNATURE		SIGNATURE	
1.	<i>Estella J. Taylor</i>	15.	
2.	<i>Henry Taylor, Jr</i>	16.	
3.	<i>Man Taylor</i>	17.	
4.	<i>Stanley Luster</i>	18.	
5.	<i>Nazzarett Franklin</i>	19.	
6.	<i>Wm E. Franklin</i>	20.	
7.	<i>Kenna Frankl</i>	21.	
8.	<i>Jan Lu</i>	22.	
9.		23.	
10.		24.	
11.		25.	
12.		26.	
13.		27.	
14.		28.	



# Lakeside Acres Subdivision Neighborhood Association

Mr. Robert Rhodes, President

P.O. Box 37484 - Shreveport, LA 71133 - Phone: 318-221-0849 - E-mail: coachrhodes19@gmail.com

## Lakeside Residents

SIGNATURE			SIGNATURE	
1.	Bennie Murray	314 Phoenix	15.	
2.	James Murray	314 Phoenix	16.	
3.	Linda L. Hill	90 Phoenix	17.	
4.	Theresa D. Moore	322, Phoenix	18.	
5.	Mr. Benjamin D. Staal	324 Phoenix	19.	
6.	Vernon Moore	334 Phoenix	20.	
7.	Deby Edwards	338 Phoenix	21.	
8.	Sam Claiborne	318 Phoenix	22.	
9.	Debra G. Claiborne	318 Phoenix, TN	23.	
10.	Donald O. Wain	313 Phoenix	24.	
11.			25.	
12.			26.	
13.			27.	
14.			28.	

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
 318-673-6480 | fax 318-673-6461

**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: _____
1. PROPERTY INFORMATION		
Project Name: <i>Honey's Neighborhood Market</i>	Associated Case: _____	
Project Address/Location: <i>2901 M:lam St.</i>		
Current Zoning District: _____	Proposed Zoning District (if applicable): _____	Parcel Number(s): _____
2. CASE TYPE		
<input type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input checked="" type="checkbox"/> Special Use Permit	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	Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<i>L. your sales</i>		

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
 318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
<i>Current Zoning District(s):</i>	<i>Proposed Zoning District(s):</i>	<i>Proposed Building Use(s):</i>	
<i>If more than one district, provide the acreage of each:</i>		<i>Existing Building(s) sq. ft. gross:</i>	
<i>Special Purpose Overlay District (if applicable):</i>		<i>Proposed Building(s) sq. ft. gross:</i>	
<i>Total Site Acres:</i>		<i>Total sq. ft. gross (existing &amp; proposed):</i>	
<i>Off-Street Parking Required:</i>		<i>Proposed height of building(s):</i>	<i>Number of stories:</i>
<i>Off-Street Parking Provided:</i>		<i>Ceiling height of First Floor:</i>	
8. DIMENSIONAL STANDARDS			
<i>Lot Area (square footage):</i>		<i>Lot Coverage (Total Area in square feet):</i>	
<i>Lot Coverage Percentage of Total Lot Area:</i>			
9. STORMWATER INFORMATION			
<i>Existing Impervious Surface:</i>	<i>acres/square feet</i>	<i>Hazard Flood Area</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Proposed Impervious Surface:</i>	<i>acres/square feet</i>	<i>Red River</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Cross Lake Watershed</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Wetlands</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
 318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

**10. 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.**

**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:**

Check if Primary Contact

Name: Kevin Belcher Company: Belcher Enterprise LLC  
 E-mail: belcherkevin@bellsouth.net Phone: 318-393-6670 Fax: \_\_\_\_\_  
 Address: 1652 Crosslake Blvd City: Shreveport State: LA Zip: 71109

**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: SAME Company: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 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.

[Signature] 6-22-2021 [Signature] 6-22-2021  
 Property Owner Signature Date Applicant Signature Date

**CC3825**

**NOTICE TO THE PUBLIC**

**Control # 21117**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, August 4, 2021 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 City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-101-C:** 2901 MILAM ST. Application by BELCHER ENTERPRISE CONSTRUCTION AND REMODELING L.L.C for special use permit and site plan approval of a convenience store with liquor sales on the southwest corner of Milam St. and Arkansas Ave., being more particularly described as LOTS 29 & 30, BLK. 5, WASHINGTON SUBN., & ½ ADJ. ABDN. ALLEY, SECTION 34, T18N, R14W, CADDO PARISH, LOUISIANA

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 4, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 4, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on August 3rd for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Laura Neubert  
Rudy Morton  
Gabriel Balderas  
Rachel Jackson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Manushka Desgage, City Attorney's Office  
Emily Trant, Executive Assistant

**Members Absent**

Chris Elberson, Secretary  
Bill Robertson

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. ANDREWS**.

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. JOSEPH, seconded by MS. NEUBERT, to approve the minutes of the July 7, 2021 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, MORTON, & SATER and Meses. JACKSON & NEUBERT, Nays: NONE. Absent: Messrs. ELBERSON & ROBERTSON**

**PUBLIC HEARING**

**CASE NO. 21-76-C ZONING REQUEST**

Applicant: **Belcher Enterprise Construction and Remodeling LLC**  
Owner: Belcher Enterprise Construction and Remodeling, LLC  
Location: 2901 Milam St (SW corner of Milam St. and Arkansas Ave.)  
Existing Zoning: **C-1**  
Request: C-1 to C-3  
Proposed Use: Convenience Store with Liquor Sales

**Representative &/or support:**

Kevin Belcher 2901 Milam Street, Shreveport, LA 71103

The applicant explained that he is requesting approval to rezone the property to sell liquor. He stated that it is a convenience store with beer, and high-volume wine. He stated that he purchased the property in March 2021. Mr. Andrews questioned if he

*draft*

held an NPP meeting; Mr. Belcher stated that he did and about 12 to 17 people attended in favor and there was no opposition at the meeting.

**Opposition:**

Deloris Dennis 3318 Westheimer Street, Shreveport, LA 71103

Betty Williams 2834 Looney Street, Shreveport, LA 71103

Oneta Turner 2856 Looney Street, Shreveport, LA 71103

Sherron Grim 2900 Ashton Street, Shreveport, LA 71103

A six to eight page petition of opposition was submitted.

The opposition expressed concerns about a liquor store at this site, citing concerning about the disturbance that was at this corner under a previous owner, additionally they believe that there are already enough liquor stores in the vicinity.

Mr. Andrews asked for the everyone that was in attendance to speak in opposition to stand up so that staff could get a head count; there was a total of 10 people in opposition.

**Rebuttal:**

The applicant stated that the opposition is comparing his business to what was there before, and he has invested a lot of money in this business. He explained that he has does not have loitering and the police have not had to come there. Mr. Morton questioned what his hours of operation were; Mr. Belcher stated they are open from 8-10.

**A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to recommend this application for denial.**

**The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, & MORTON, and Mses. JACKSON & NEUBERT. Nays: Messrs. SATER. Absent: Messrs. ELBERSON & ROBERTSON**

**CASE NO. 21-101-C SPECIAL USE PERMIT & SITE PLAN**

Applicant:	<b>Belcher Enterprise Construction and Remodeling LLC</b>
Owner	Belcher Enterprise Construction and Remodeling, LLC
Location:	2901 Milam St (SW corner of Milam St and Arkansas Ave.)
Existing Zoning:	<b>C-1</b>
Request	Special Use Permit and Site Plan Review for Convenience Store with Liquor Sales
Proposed Use:	Convenience Store with Liquor Sales

**Representative &/or support:**

Kevin Belcher asked if he could appeal the decision to City Council; Mr. Andrews confirmed that it can be appealed. He questioned whether he needed to speak for this application since the other application was denied; Mr. Andrews responded if he chooses not to, it was fine.

**The opposition did not speak.**

**A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to deny the application.**

Mr. Belcher asked if the Board could defer the application. Mr. Andrews stated that there was a motion to deny, they will have to vote and then can have a chance to come back to his request.

**The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, & MORTON and Mses. NEUBERT. Nays: Messrs. SATER. Absent: Messrs. ELBERSON & ROBERTSON. Ms. Jackson was not in the chamber during the time of this vote.**