

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION'S
LONG RANGE PLANNING COMMITTEE
HELD ON THE 19th DAY OF APRIL, 2021

The Caddo Parish Commission met in a Long Range Planning Committee Meeting, on the above date, at 1:00 p.m., in the Government Plaza Chambers Conference Room, with Mr. Chavez, Chairperson, presiding, and the following members in attendance constituting a quorum: Commissioners Chavez, Hopkins, Johnson, and Young (4). ABSENT: Commissioner Jackson (1).

The invocation was given by Mr. Young, and Mr. Hopkins led the Committee in the Pledge of Allegiance.

CITIZENS COMMENTS

Randy Rassmussen came before the Committee and gave the following comment:

I briefly read through the proposal for the Parish rules. I still have a lot of problems with it. One is, for example, Albany Road, where I live. We have lots that are from quarter of an acre to twenty five acres. I have my business located there, and had it set up years ago. And one of the big things about is my business wouldn't be allowed there today because I'm R-1-7 zoning. If that street is R-1-7 zoned, I have no clue. That whole street should be better than that. I don't know any lot that's that small on my street. Now, Woodshire Circle off of Hwy 1, sure—that's city sized lots. I was looking at the table where you have businesses there and R-1-7 would be excluded. For my business, I have trailers there. I have RVs there in a fenced in yard, like you're supposed to have. I've had that forever. [inaudible] that's ludicrous. You can have some Karen move in next door to you that didn't like the way you look, and you would be out of business. How is that fair? Last I knew, if you buy a piece of real estate—it says on your deed, you're buying your property as it is [inaudible] you can look over there and see, I've got my business there and it ought to be able to stay there. Basically though, that's the highlights as I skimmed through it. I didn't get to read the whole thing. I'm sure there's going to be several more issues. My thing is—we go to the Parish zoning as the rest of the Parish is covered under—Parish ordinances, I guess that's what I'm trying to say because we're not the same as everyone else. Behind me is twenty something acres; across the street from is like four acres; one side is quarter acre lots. It's a couple of those, and the next one is an acre lot. Across the street in the next direction is ten to twelve acres. Anyway, this UDC thing you guys are looking at is insane.

Laura Neubert came before the Committee and gave the following comment:

I have been on the board for about a year. I can't believe it has gone by so fast. I would just like to say that it has been a privilege to work with Mr. Clark and his staff. They have done an excellent job for providing for us on the board—the cases that come before us. They make our job very easy. I will also tell you as someone who lives in the unincorporated areas of North Caddo—some of the feedback that I hear, and I think it is important to get across that people don't want to be told in the rural area how they should live or what should be dictated by people who live in the urban areas. Another thing that has been a concern from people is that I've heard recently that it was an unintended consequence of HB 697 is that zoning enforcement is going to push out into areas of the Parish that have not necessarily been under these enforcements. That's a big comment that I get back from people in the Parish. Those are the two main things that I hear. I will also tell you that one of the things that's come up, and I think we're going to see more of this as time goes by—is restorative zoning. It comes up. People are not knowledgeable still that their zoning has been changed. So they enter into self-agreements with realtors; they enter into lease agreements with business owners only to find out that their zoning has been down zoned or done differently. That is where I feel that we get a lot of negative feedback from citizens of Caddo. That is an issue because we still have properties out there—I'm not privileged, and I'm not knowledgeable by how that conversion went when we went from the old zoning into the UDC, but there were some properties that were misled. People lost their right to have mobile homes on their property. I've talked to Mr. Clark about that. These are things we are going to have to face going forward. How do we make that right? At some point, the conversions to back to what they had was free. They have to come before the Committee to get their zoning back.

NEW BUSINESS

The Chair welcomed everyone to the Committee and said the following item will be discussed:

- *Discuss proposed Resolution No. 42 of 2021, a resolution establishing a Citizens Advisory Committee of the Long Range Planning Committee to study planning and zoning in Caddo Parish*

Mr. Hopkins said that anytime there are issues the Commission handles at this magnitude, a citizens advisory committee is established. One of the main concerns from the citizens regarding the UDC was that they were not involved. Mr. Hopkins said that is the reason for this proposed resolution.

Mr. Hopkins also mentioned that the members of the citizens advisory committee should

reside in the unincorporated areas of the Parish. They should have skin in the game, he said. Mr. Hopkins also stated that the citizens in north Caddo Parish do not have any type of zoning, and do not want zoning.

He also explained that the Citizen Advisory Committee would bring recommendations to the Long Range Planning Committee, who would then make recommendations to the full body.

Mr. Chavez agreed. He also said that the citizens were not happy with the UDC. Mr. Chavez suggested that the members of the Citizens Advisory Committee should also own property in the Parish.

Mr. Alan Clarke, MPC Executive Director, agreed with Mr. Hopkins and Mr. Chavez that the citizens did not feel that the UDC reflected the rural areas of the Parish. To address these concerns, the MPC held townhall meetings throughout the Parish to get a feel for what the citizens concerns were with the UDC. He also said that there has been quite a bit of work done to the UDC to rectify the issues that the citizens had. Mr. Clark said that they are willing to share this information with the Citizens Advisory Committee regarding a rural code.

Mr. Chavez wanted to know if there were any funds to start a campaign for the Citizens Advisory Committee. Dr. Wilson said that there was not. He also pointed out that the Citizens Advisory Committee is completely voluntary. Mr. Chavez said that he is not trying to pay the members of the committee, but to push a campaign to get the word out regarding the possible changes to zoning in the unincorporated areas of the Parish.

Mr. Clark also suggested that a professional consultant firm be hired to get an assessment of the unincorporated areas of the Parish. The consultants would then provide this information to the Citizens Advisory Committee. Dr. Wilson said that an RFP would be needed to start this process. He said that would take several months. Mr. Lazarus pointed out that there is a hard deadline of January 2022. There is not enough time to complete this process.

Attorney Bernstein said that there are two issues facing the Parish and the Commission. One is the type of zoning. The second is that beginning January 2, 2022, citizens in the Parish will not have a place to go to change their zoning or express concerns because the Commission will be taken out of the MPC. An administrative side would also need to be set up. He suggested that the decision to whether or not do it in-house or contract with MPC would need to be set up within the next 45 days.

Mr. Rassmussen suggested that the zoning for the 5 mile buffer be temporarily changed to the same zoning that is in the unincorporated areas of the Parish if the rural code is not finalized by January 2, 2022. Mr. Chavez wanted to know if this would be legal. Attorney Bernstein explained that there is no structure for this. The scope of this should be done by a consultant, he said.

Dr. Wilson suggested to temporarily contract with the MPC until a decision is made. He pointed out that the MPC is already set up and has staff to handle complaints and concerns. He said that this could be dual tracked until a final decision is made.

Mr. Hopkins said that a Planning Commission needs to be in put in place by January 1, 2022.

It was **moved by Mr. Chavez**, seconded by Mr. Hopkins, *to recommend to the full body Resolution No. 42 of 2021, a resolution establishing a Citizens Advisory Committee of the Long Range Planning Committee to study planning and zoning in Caddo Parish.*

Mr. Chavez also said that he would like Dr. Wilson to look into hiring a consultant to look at the entire Parish. In the meanwhile, Dr. Wilson said that they could contract with the MPC for issues within the five-mile buffer zone.

Dr. Wilson then talked about the number of members on the Citizens Advisory Committee. Mr. Hopkins said that it needs to be an odd number. He also pointed out that the members should live in the unincorporated areas of the Parish.

Mr. Johnson would also like mobile homes to be considered on a case by case basis. Mr. Clark said that the MPC suspended all activity with the Parish code. In the City, mobile home have to get a special use permit and it is done case by case. He also said that an amendment could be made to the existing code to put that recommendation in.

Mr. Johnson also wanted to know how the members of the Citizens Advisory Committee would be selected. Mr. Hopkins said that there are three Commission districts that are completely incorporated.

Amendment by Mr. Hopkins *to appoint nine (9) members to the Citizens Advisory Committee.*

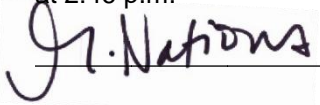
At this time, Mr. Chavez's motion carried as amended, as shown by the following roll call

votes: AYES: Commissioners Chavez, Hopkins, Johnson, and Young (4). NAYS: None (0).
ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

Dr. Wilson said that they will have legislation for the next agenda for the RFP.

There being no further business to come before the Committee, the meeting was adjourned

at 2:46 p.m.

A handwritten signature in black ink, appearing to read "J. Nations", written over a horizontal line.

Assistant Commission Clerk