

PLANNING COMMISSION MINUTES  
Monday, March 19, 2018

MEMBERS PRESENT: Brian Bendily  
Judy Poole  
Vernon Guy  
Bobby Parnell  
JoAnn Thomas

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Carole & Tex Kilpatrick	H. Austin Morgan
Brenda Fletcher, Zoning Assistant	David Skinner	Kevin Kitchens
Christianna & Bryan Donald	Anne Sanders	Pam Franks
Susan Eubanks	Jerry Redding	Lissy & Brent Compton
Lester Barnes	Matt & Janishi Hightower	Joel Dyke
Beth & Rodney Newsom		

The Monday March 19, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the February 19, 2018, Planning Commission meeting.

The APPLICATION for review were:

**APPLICATION NO:** ZC-17-45000012  
**APPLICANT:** Jerry H. Sanders ½ & K & K Investments  
**ADDRESS:** Well Road  
**LEGAL DESCRIPTION:** Parcel # 80789 - APPROX. 6.09 ACS IN NE4 OF NE4 SEC 31 T18N R3E – LESS W 445.12 FT OF NE4 OF NE4 BKS 90 1-1 & 901-4- LESS 6.418 ACS TO HWY BK 711-488 – SOLD 14.00 ACS BK 1737-47 R# 106638  
**REQUEST:** Requesting Zone Change from B-2 (Business Park) District to B-3 (General Business) District.

Anne Sanders told the Commission that when she and her husband, Jerry H. Sanders, bought this property on Well Road in 1968, they saw an opportunity for both Commercial and Residential Development. K & K Investments, Tex Kilpatrick and KD Kilpatrick, have one-half ownership of the property. The property was Annexed into the West Monroe City limits via City of West Monroe Ordinance Number 2953 dated 10-13-1998. The lot on the corner of Well Road and I-20 was sold to the Pilot Travel Center (300 Well Road). At that time, part of the property was Zoned B-2 (Business Park District) and part of the property was zoned B-3 (General Business). The six acres involved in this application are partially zoned B-3 (front 15') and the remaining is zoned B-2 due to a Restrictive Covenant filed & recorded on March 24, 1999, File #1252196. Mrs. Sanders explained that she has been approached by several businesses to develop the property. She feels that the Southern Tire Mart is appropriate for the location. Austin Morgan, Representative for Southern Tire Mart, spoke on behalf of the application. He explained that Southern Tire Mart currently leases a location at 2100 Millhaven Road, Monroe, LA, but desires to put a location in West Monroe, LA. The Monroe location is "land locked" with no room for growth. The West Monroe store will be 30,000 sq. ft. with security cameras, tires for passenger vehicles and trucks. Mechanical work on vehicles, trucks, etc. is not performed by Southern Tire Mart. Judy Poole inquired about outside tire storage. Austin Morgan told the Commission the new store would have access space inside for all the tires. At this time, Austin Morgan showed the Commission two (2) drawings of the proposed store. Mr. Morgan had met with residents of the Parkwood II Estates neighborhood on February 16, 2018, and discussed their concerns. The property owners were concerned with noise, lights, hours of operations, etc. He stated that the homeowners were told that Southern Tire Mart would add buffers and landscaping whatever needed to be done. He stated that a host of concerns were discussed at the meeting. The residents provided a list of requested restrictions for the property; that the developer has agreed to. Bruce Fleming discussed maintenance of the fence due to the trees that will be planted in front of it. Austin Morgan told the Commission that he would maintain the fence and landscaping to the best of his ability and that he suggested it as an olive branch to the homeowners. Brian Bendily asked for audience response. Bryan Donald, 112 Parkwood Boulevard (Parkwood II Estates), told the Commission that he was the spokesperson for the homeowners. He stated that they appreciate Austin Morgan and Southern Tire Mart for working with them. We do have a list of the restrictions and/or concessions that we want to be recorded in the minutes of this meeting. He provided a list of homeowners that were opposed to the Zone Change but conceded that most had changed their minds since Southern Tire Mart is working with them regarding the restrictions. Mr. Donald told Mr. Morgan that the homeowners wanted him to go with the plan that was presented to them at the February meeting. Austin Morgan agreed.

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At this time, Vernon Guy made the motion to send the Zone Change from B-2 (Business Park) District to B-3 (General Business) District to the West Monroe City Council with a **FAVORABLE recommendation with the following Restrictions:**

- Utilization of the agreed plan that eliminates noise concerns.
- Building to be built with materials that diminish noise and with adequate insulation.
- 12-foot fence behind the property is to extend 50 feet beyond the building before decreasing to 8 feet.
- 15-foot easement for the required fence that would be in addition to the setback of their building.
- Fence is to be maintained regularly by building owner.
- 35-foot barrier between back of Parkwood II Estates and proposed building.
- Barrier to consist of sound muffling evergreen type trees (staggered at least 3 rows). Must be planted at least 6 feet tall and maintained by building owner. Trees to be located alongside the barrier fence and to extend 50 feet beyond the building.
- Construction and business hours shall not start before 7am on weekdays and 8am on weekends. Construction and business hours should close at 6:30 pm on nights. Business and construction not to be open on Sundays.
- No lights behind the building.
- If a fire lane is requested by the Fire Marshal, the building is to be longer and skinnier, but not to infringe on the 35-foot buffer.
- No overnight parking permitted.
- If a retention pond is required, the pond will be maintained as to not harbor mosquitoes.

Judy Poole seconded. All in favor, motion approved. The West Monroe City Council will hear this case on April 10, 2018.

As there was no further business to be discussed, the meeting was adjourned.