



# Minutes

January 28, 2019

The City of Alexandria Zoning Commission (ZC) met in the City Council Chambers on January 28, 2019 at 4:00 P.M. pursuant to requests for Rezoning in accordance with Chapter 28 of the City's Land Development Code.

**Members Present:**

Mr. Ellis Saybe, Chairperson  
Mrs. Joe Betty Sterkx  
Mr. Chad Soprano  
Mr. Damon Bernard  
Mr. George White

Planning Director:  
Zoning Analyst:

Mr. Robert Weeks  
Mrs. Ruth Basco  
Mrs. Angela Guillot

Legal Counsel:

Mr. Bob Bussey

**Absent:**

Mr. Jay Lynch

Mr. Saybe opened the meeting at 4:00 P.M. and proceeded to explain the rules and procedures of the Zoning Commission. Mr. Saybe also made clear to the audience that this is an advisory committee and makes recommendations to the City Council. The City Council considers the Zoning Commission's recommendation but makes the final determination as to whether the ordinance will be passed and the property rezoned. Mr. Saybe acknowledges the presence of Mayor Hall, Councilmen Harry Silver, Gerber Porter, and Merriell Lawson.

Roll call is taken by Ms. Guillot, whom then proclaims a quorum.

Mr. Saybe states there is only one item on the agenda, it's an application on behalf of Jimmie Deramus of Alexandria, Louisiana requesting the rezoning of the property located at 1207 Horseshoe Drive. , Alexandria, Rapides Parish, Louisiana. The property is described as:

**LOT 7 OF THE PRECOTT PLACE SUBDIVISION (1.22 ACS), SEC 8, TOWNSHIP 3, NORTH RANGE 1 WEST. LESS AND EXCEPT PORTION SOLD TO DOTD (+1.125 ACS) \*\*\*PARCEL I.D. # 23-8-7650-7\*\*\*, RAPIDES PARISH, CITY OF ALEXANDRIA, LOUISIANA.**

Mr. Deramus states his name and address. He gives a brief history of the property, stating that he has owned the property for many years and it has always been residential. There has always been a traffic issue there in the past and when the DOTD approached him about the traffic circle, he reviewed the drawings. The DOTD purchased the property on the corner of Jackson Street Ex. and Horseshoe Dr. through a very quick process and staked it immediately. His property would now be the corner lot. However, now that the state purchased the property, the way the house is positioned on the property, puts the road right at the front door of the house. Mr. Deramus explains why he wants the property rezoned and provides an Exhibit (A) of the DOTD plat /site plan. He further states that he has no personal interest in developing the property but would like it zoned equally with the property around it. He submits Exhibit (B) showing a layout of the surrounding zones. He continues by stating that two large trees had already been removed and feels that after renting the property for 20 years the site would be hard to rent. Mr. Deramus explains the traffic flow and that he had a recent offer for a potential Strip Mall. He says that the City needs a servitude at the front border line of property and that if anyone were to develop there more trees and the house itself would have to come down as well. After further discussion Mr. Deramus ask if anyone has any questions.

Mr. Saybe states that he does and proceeds by stating that the Commission does not like to grant a rezoning to a C-2 that is near to a residential district because a C-2 is so unrestricted and it could end up with a lot of contrasting uses and he gives possible examples. He said that they would not be 100 percent against it but if they knew what the use would be and it's reasonably certain it's going to happen. He explains that a C would allow for everything except the sale of alcohol, so personally if there's no opposition he would be ok with rezoning it to a C but he would not be ok with Rezoning the property to a C-2. Having said that he stated he doesn't vote unless there's a tie. He is just telling him what the past policy has been and there's good reason for that.

Mr. Deramus ask to rebut that and Mr. Saybe states that he may but wants to see first if any other members have any questions. Mr. Soprano asks if the home is currently being rented and Mr. Deramus replies that it is and has never been vacant more than 30 days. If it is rezoned the present tenant can stay until sold. Mr. Deramus confirms with Mrs. Basco that it would be allowed, however, once that tenant moves out another would not be allowed to move in because it would become nonconforming due to the zoning change. Mr. Soprano asks if his current tenant is planning on staying. Mr. Deramus states he is but has the option to move to another one of his properties and he is ok with that.

Mr. Deramus states that from his property all the way down to Metro Drive you can literally count the properties that are vacant and zoned a C-2. Mr. Saybe states he's not disputing that at all but this property is next to and to close to Sf-2 properties and a Bar being put there is not acceptable, but if he got a C they could do everything there other than alcohol sales. If the buyer needed the alcohol he could apply to rezone, if they knew it was a reputable restaurant or other related business wanting to go there, that they could get the C-2 then. Mr. Deramus states the corner property was a C-2 and other surrounding

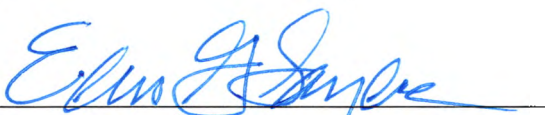
nearby properties. He said he's not promoting the alcohol, he personally doesn't drink but he doesn't think this property should be restricted further than the properties around it and unify it. After further discussion he states he does not want to inhibit a potential buyer from putting together these properties that might discourage a sale due to different zoning. Mr. Bussey wants to ask a question if no one else has one. Mrs. Sterxk speaks up and says she would like him to understand that this past year they had dealt with a C-2 and it had become quit contentious and so she feels Mr. Saybe is right, if they knew what was coming in it would be better. Mr. Deramus states he just doesn't understand the inconsistency of zoning along properties. Mr. Saybe states that there are Bars and Restaurants on both sides of the Jackson Street but there are not on Horseshoe, that's the difference. Mr. Deramus comes back that there is never been any opposition to rezoning that property except a doctor who no longer resides in the neighborhood.

Mr. Saybe says he would like him to be aware of the options and states that right now he can orally amend his application from a C-2 to a C-1, which is allowed since it is more restrictive and they can vote on that or he can take his chances on a C-2. Mr. Deramus wants to allow his Realtor to speak. Mr. Saybe says that's fine but unless he can tell them what's going in there it won't change anything. At this point Mr. Bussey gets clarification from Mr. Deramus on the DOTD map of approximately where his property is located, and if he wants to submit it as evidence or consideration. Mr. Saybe asks the Realtor if he was going to speak. In which he replies that he would like a few minutes outside to converse with Mr. Deramus.

Upon their return the Realtor (Jon Norman) states his name and address. He then asks the difference between a C-1 and C-2. After, Mr. Saybe's explanation Mr. Norman conveys however, that he is in support of rezoning the property to a C-2 and thinks it will benefit the city if they did. He does understand that no matter what, rezoning it a Commercial property would help to sale it. He spoke with Mr. Deramus and believes that Mr. Deramus would like to move forward with rezoning it a C-1. Mr. Saybe addresses Mr. Deramus and asks for the record if he wanted to amend his Application from a C-2 to a C-1. Mr. Deramus states that he would.

Mr. Saybe asks the Commissioners if anyone has any more questions, or would someone like to make a motion and states the application now is for a C-1. Mrs. Sterkx makes a motion to approve, Seconded by Mr. Soprano. All in favor signified by saying "I". Mr. Saybe addresses Mr. Deramus and states that his amended Application to rezone to a C-1 has been unanimously approved and will be recommended that way to the City Council. He says he will need to attend that meeting to reiterate what happened there today and be present to answer any questions.

A motion to approve the Minutes was made by Mr. White seconded by Mr. Bernard.  
Motion to adjourn was moved by Mr. Bernard seconded by Mr. White. Meeting was adjourned approximately 4:45.

  
Chairman