



# Minutes

October 3, 2016  
Alexandria, Louisiana

The Board of Adjustments and Appeals (BAA) met in the Council Chambers at 4:00 P.M. on August 8, 2016 pursuant to a request for a "SPECIAL EXCEPTION."

PRESENT: Mr. Jack Hodges, Acting Chairperson  
Mr. Tim Dousay  
Mr. Bryon Salazar

Jill Brittain, Zoning Analyst  
Robert Bussey, Legal Counsel

The Acting Chairperson, Mr. Jack Hodges, opened the meeting at 4:05 PM. Roll call was taken by Jill Brittain and announced a quorum. Mr. Hodges proceeded with a motion to review the minutes from the previous meeting. Mr. Hodges stated there was an issue with the verbiage on page four, fourth paragraph. The paragraph stated "unanimous decision to pass on the application" and was changed to "unanimous decision to pass on the application and not make a decision at this time based on the ownership issues". Mr. Salazar made a motion to amend the minutes and Mr. Hodges seconded the motion. Let the record show all were in favor to amend the minutes. Mr. Salazar made a motion to accept the minutes, and Mr. Dousay seconded that motion. Let the record show all were in favor of approving amended minutes. Mr. Hodges proceeded to cover the rules of procedure for the public hearing.

Mr. Hodges stated there was one item on the agenda. Mr. Hodges proceeded to tell the applicant or their assigned representative that they must give their name and address and explain the request. Mr. Hodges read item #1 and asked the applicant to come forward and state their name and address.

**ITEM #1**      **The application of Super Alex Auto Sales, represented by Abdelrasoul Taha, requesting a SPECIAL EXCEPTION in accordance with City Code Section 28-9.7 Special exceptions for property located at 2207 Rogers Drive, 0.46 AC: IN N2 of S2 LOT23, COOK-ALEXANDER SUBD (2000-BI 5700)---**

(CB1027-526 Mils Estate)(CB 2018-090  
BRAUN)\*\*\*PARCEL ID NUMBER 23-43-33076-2,  
Alexandria, Rapides Parish, Louisiana. Proposed action is to  
grant a Special Exception allowing Mr. Taha to open a  
vehicle sales and service business in a "C-2" (General  
Commercial) district.

Mr. Abdelrasoul Taha, of 5955 Toria Drive, Alexandria, Louisiana, applicant for special exception, stated he was seeking approval to open a car lot at 2207 Rogers Drive.

Mr. Dousay asked Mr. Taha if he planned on making any improvements to the property.

Mr. Taha stated he would leave as is. He was planning on cutting grass and trimming tree branches. Mr. Taha also said the building was in good shape and there is a lot of space in the front.

Mr. Hodges asked Mr. Taha what he would be doing with the building.

Mr. Taha stated that it would be used as an office for customers who were wanting to purchase a vehicle.

Mr. Dousay asked about the building in the back.

Mr. John Normand, 4351 Old Marksville Hwy., Pineville, stated there was a shaded cover with plants in the back.

Mr. Hodges asked if the building was a residence and if it would stay a residence.

Mr. Taha informed the Board that the property was considered Commercial. It will only be an office.

Mrs. Delores Brewer made a statement regarding the parking and egress and ingress and all areas complied with the Land Development Code.

Mr. Hodges asked if there was anyone against application.

Mrs. Carolyn Pelto, 2248 Rogers Dr., showed the board papers that were from the selling Real Estate Company. She has lived at this address for 38 years and seven months. Mrs. Pelto brought up her concerns, beginning with the fact that this is a dead end street and if a large vehicle was parked in the front of the subdivision, all neighbors were blocked in. There is a bus stop for up to 15 children at a time at the location of the car lot. The children use the street to play. The neighbors are concerned about the strangers coming into the neighborhood. They are concerned about the property value. Mrs. Pelto presented a petition from the neighborhood to the board.



Mr. Hodges made the statement about the lot being commercial for a long time.

Mrs. Pelto stated it was not when she moved in there and wished it wasn't commercial now.

Mr. Salazar asked about the other two properties that are zoned C-2. Are they used as residences?

Mrs. Pelto stated it was a residential home.

Mr. Salazar asked Mrs. Brewer if the residences that were zoned C-2 could be rezoned.

Mr. Salazar asked Mrs. Pelto if she knew for sure that the other homes that are zoned C-2 are being used as residences.

Mr. Hodges asked if the group was opposed to all commercial businesses in this location.

Mrs. Pelto stated she did not ask the group that question.

Mr. Hodges asked if there was anyone else in favor.

Mr. Bussey had a question for Mrs. Pelto. There is an entrance to Rogers Drive and it is used for deliveries. There is an entry way from Masonic Drive.

Mr. Hodges asked if anyone else is who in favor.

Mr. Norman Jr stated that he spent 365 days repairing this property. It is ADA compliant and property value doubled since all this has been done. This layout was the design layout done by the State Fire Marshal.

Mr. Hodges asked for one more opposition.

Mr. James Dezendorf, 5131 Masonic Drive, Alexandria, his family owns Regency House and is concerned that a Car Dealership would disturb the residents of the home.

Mr. Hodges asked Mr. Taha if he had any additional comments.

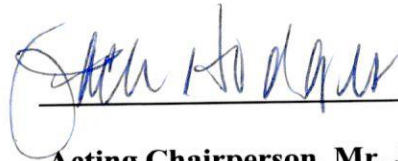
Mr. Taha stated that he was waiting to see what the board said.

Mr. Hodges asked if there was anyone else in favor. Let the record show there was no one else.

Mr. Salazar made the motion to deny the request for a Special Exception.

Mr. Dousay seconded the motion. Roll call was taken by Mrs. Brittain and all board members voted against the Special Exception. Let the record reflect the motion was denied.

Mr. Salazar Made a motion to adjourn, Mr. Dousay seconded that motion. All were in favor.

A handwritten signature in blue ink, appearing to read "Jack Hodges", is written above a horizontal line.

**Acting Chairperson, Mr. Jack Hodges**