

## BENTON-PARISH BOARD OF ADJUSTMENTS

### MINUTES

Thursday, January 19, 2017 – 7:00 P.M.  
Town Council Chambers – Benton Town Hall  
105 Sibley Street, Benton, Louisiana

### MEMBERS PRESENT

Jim Morris  
Doyle Adams  
Michael Acurio  
Michael Smith  
Scott Alexander

### OTHERS PRESENT

Carlotta Askew-Brown  
Sam Marsiglia  
Burton Rice  
David Bates  
Eric Bates

### MEMBER(S) ABSENT

Fred Rankin  
Nancy Penwell

Scott Alexander, Chairman, called the meeting to order,

(A) Carlotta Askew-Brown Assistant-Director called the roll and stated a quorum was present.

### (B) Special Exception Use

1. The application of Burton Rice requesting Special Exception Use approval for placement of 16' x 80' manufactured home at 299 Merritt Rd. Bossier Parish, LA.

The applicant Mr. Rice was present to answer any questions.

Mr. Rice stated that he wants to simply live on his own land by the lake.

Mr. Alexander called for comments from the board and from the public.

A representative from the public, David Bates stated that he and his brother Eric Bates owns 100 acres directly west of the Mr. Rice's property. He stated that they are currently building the second phase of Waters Edge and plan to develop the 100 acres in the future. Mr. Bates stated that they are concerned about their property values.

Mr. Smith asked if there was an existing mobile home out there.

Mr. Bates stated yes.

Mr. Bates asked if the applicant could install a fence to make it look better. We are concerned that it will negatively affect us and are opposed to this application.

Mr. Morris asked about the location of the applicant's property and if it would be visible from Merritt Rd. and/or from the lake.

Mr. Rice stated that the property is roughly a quarter mile from Merritt Rd. and that it would be visible from the creek.

Mr. Morris asked if there was a private road that goes to Mr. Rice's property.

Mr. Rice stated yes and that the property has been in his family since the 1800's.

Mr. Acurio asked about who owns the property between Mr. Rice's one acre tract and the surrounding property.

Mr. Rice stated that his family owns the property where the other mobile home is located.

Mr. Adams stated that it seems to already be a good buffer between where he's putting the mobile home in respect to the Bates property.

Mr. Bates stated that its right along the Creek/Cypress Lake and it will be visible from the lake and so would the future homes sites that will range upward towards \$400,000.00.

Mr. Adams asked Mr. Bates when they would start on the new subdivision.

Mr. Bates stated that they would start on the new subdivision when they finish up with Unit 2 of Waters Edge.

Mr. Acurio asked how far the mobile would be from the water.

Mr. Rice stated that they have a boathouse but you can't get a boat all the way through.

Mr. Bates asked if there was servitude of passage on the property to the one acre tract.

Mr. Rice stated that they own all the land around it and that there is no need for an access servitude.

Mrs. Askew-Brown asked Mr. Rice when the one acre tract was subdivided.

Mr. Rice said that it was subdivided back in the 80's.

Mr. Smith stated that if it was 5 years from now and you had all of your houses built and then he wanted to place this mobile home down, then the argument would have more validity. But at this moment, this is his property and we already have an example to follow with the existing home being right by the proposed one.

Mr. Bates stated that he just wants to preserve his property and this would deter from his property values.

Mr. Smith stated that maybe the new subdivision should be fenced off.

Mr. Bates stated that maybe the by-laws state that the mobile home should be should fenced off.

Mr. Marsiglia stated that if it were commercial, we could possibly require a fence.

Mr. Bates said that we are just trying to preserve our property values.

Mr. Alexander called for additional comments from the public.

Hearing none, Mr. Alexander called for a motion.

A motion was made to approve the application by Mr. Acurio.

Jim Morris seconded that motion.

Motion carried unanimously.

REGULAR MEETING

1. Approval of Minutes  
Being no corrections, the motioned passed unanimously to approve the minutes.

2. Old Business  
None

3. New Business

4. Adjourn



Mr. Scott Alexander, Chairman

**Chairman: Mr. Scott Alexander**

**Vice Chairman: Mr. Michael Acurio**