

BOSSIER PARISH POLICE JURY
ROAD/SUBDIVISION REGULATIONS COMMITTEE MEETING
MINUTES

Mr. Philip Rodgers, Chairman
Mr. Bob Brotherton, Co-Chairman
November 20, 2024

The Road/Subdivision Regulations Committee of the Bossier Parish Police Jury met on this 20th day of November, 2024, at 11:00 a.m., in the Police Jury Conference Room, Bossier Parish Courthouse, Benton, Louisiana. Mr. Philip Rodgers, Chairman, called the meeting to order at 11:03 a.m., with the following members present:

Mr. Philip Rodgers, Chairman, Mr. Glenn Benton, Ms. Pam Glorioso, Mr. John Ed Jorden, Mr. Chris Marsiglia, Ms. Julianna Parks, and Mr. Doug Rimmer.

Others present for the meeting:

Ms. Carlotta Askew-Brown	Mr. Eric Hudson
Ms. Carolina Blunck	Mr. Patrick Jackson
Mr. Jimmy Cochran	Ms. Vickie Meek
Mr. Julian Darby	Ms. Julianna Parks
Ms. Ashley Ezell	Ms. Megan Ramos
Ms. Stacie Fernandez	Mr. Alan Reger
Mr. Jim Firth	Mr. Matt Redmon
Mr. Kevin Gay	Mr. Tom Salzer
Ms. Julie Gill	Mr. Keith Sutton
Ms. Rachael Graves	Dr. Ken Ward
Mr. Jack Liner	Mr. Health Lyles
Ms. Lisa Liner	

Mr. Patrick Jackson, Parish Attorney, stated that several jurors have received inquiries from constituents, along with concerns and complaints regarding temporary rentals of residential structures in the parish. He stated that these types of short-term rentals have largely been in tourist destination areas and advised that some municipalities and parish governments have sought to enact regulations regarding these activities. He further stated that investment companies buying properties for short-term rentals has caused an increase in the average home cost for buyers who wish to reside in these areas, as well as taking away the peace and enjoyment of residents in these neighborhoods.

Ms. Carlotta Askew-Brown, Executive Director of the Bossier City-Parish MPC and the Benton MPC, provided the committee with a handout of definitions and common issues and standards for short-term rentals. She stated that short-term rentals are defined as rentals which last less than 30 consecutive days. She further stated that the main complaints received by her office are the transient nature of these rentals, how many rental properties are allowed in a subdivision, as that changes the dynamic of the subdivision, nuisance complaints, saturation of rentals in a subdivision, and parties held at these short-term rental properties. Ms. Askew-Brown stated that

the latest complaints have originated in the Benton area near the lake, as there are several short-term rental homes located in this area which are not occupied full-time. She stated that homeowners have found an ability to make additional income by renting these second homes, which is not uncommon given the current economic conditions.

Ms. Askew-Brown stated that she has listed ideas for basic regulations on the handout provided today and advised that she has offered options for the different types of rentals. She suggested requiring the owners to register with the MPC and receive a permit for a short-term rental property to determine if the property is a livable area, and determine the type of rental, whether it is a couch, a room, or the entire dwelling. She further stated that regulations can be enacted to set a maximum percentage of homes registered as short-term rentals allowed in a subdivision and to establish a radius limiting the number of feet in which short-term rentals are allowed to operate in relation to another. Mr. Philip Rodgers stated that the parish can enact many rules, but asked Ms. Askew-Brown who will monitor whether these regulations are followed. Ms. Askew-Brown stated that a third-party vendor will be necessary for enforcement and advised that is how most jurisdictions handle this issue. She stated that she met with Deckard Technologies in 2021 and again in 2023, at which time a proposal was submitted for Short Term-Rental Inventory, Registration, Compliance and Analytic Services, a copy of which is provided to the jurors. She stated that at the initial meeting in 2021, there were not enough short-term rental properties in the parish to support this program. She further stated at that time, the cost was approximately \$10,000, for portal set up, scraping of all relevant websites for short-term rental properties, listing of all properties in violation and bringing the properties into compliance, and providing a 24-hour hotline for complaints.

Mr. John Ed Jordan stated that he is concerned about limiting a homeowner's right to utilize their property as they desire. Mr. Glenn Benton stated that he has had these issues in his district, advising that he received complaints from residents who were recently experiencing loud parties, unruly behavior, parties on the docks near their home, and guests destroying the subdivision gate, and advised these types of activities infringe on the neighbors' rights to enjoy their home. Mr. Jordan stated that the sheriff's department should be contacted in those situations and advised that there is a set time in which the loud music must stop, or a citation can be issued for noise violations. Mr. Rodgers stated that one property described by Mr. Benton is in his district and advised that he also received complaints regarding the renters at the property. He stated that he believes the parish

needs regulations for these types of issues, but advised he is concerned that once enacted, we do not currently have a way to monitor compliance.

Ms. Askew-Brown stated that these properties are essentially like a hotel, in that they can be rented out one day at a time for 365 days of the year, to 365 different renters. She stated that limitations can include a minimum stay to limit the number of rentals as well as a maximum number of occupants and guests per rental, to limit the number of cars and prevent the blocking of residential streets. Mr. Doug Rimmer asked if these properties must be made handicap accessible. Ms. Askew-Brown stated that there is no requirement for such accommodation, as these are single-family homes. In response to Mr. Rimmer's question, Ms. Askew-Brown stated that these properties operate like a hotel. Mr. Julian Darby asked if there are currently any type of rules in place for these properties. Ms. Askew-Brown stated that she is bringing this issue to the committee today for discussion of potential regulations. She stated that the parish can enact regulations but advised that at the time she met with Deckard Technologies, there was not a large enough inventory of short-term rentals in the parish to support the program.

Mr. Rodgers stated that he recently had an issue with someone parking on a residential street and stated that he was advised by the mayor and sheriff's department that there is no recourse for the parish in that situation. Mr. Benton stated that parking on a residential street can be regulated but advised that the whole street must be closed to all parking. Mr. Rodgers stated that rules and regulations are needed for short-term rentals in the parish, but if the parish cannot enforce its rules, there is no need to establish such rules and regulations.

Mr. Rimmer stated that he recently visited with the Liner family, who are present today, regarding their concerns of short-term rentals in their neighborhood, and advised he was blocked in to their driveway by the short-term renters of the property next door. He stated there were six to seven occupants with at least four large, industrial trucks with trailers parked at the property next door, located in Woodlake South Subdivision. He further stated that the crews leave the property very early in the morning, which also causes a disturbance for the residents.

Mr. Jackson asked if an oil and gas company rented the property for its crew. Mr. Jack Liner stated that the property is located very close to his home and advised that the property is being rented out to what appears to be transient workers who drive welding-type vehicles. He stated that there are also vacation-type renters who enjoy the home, lake, and the dock. He further stated that the property owner has rented the home for approximately eight months, about 32

weeks, and advised that there are 35 reviews of the property on the AirBnB website (www.airbnb.com). Mr. Liner stated there are new renters weekly and advised that he does not know what activities to expect from each occupant, adding that he often has concerns of safety in the neighborhood. He stated that during one recent rental, tenants held a pool party from 8:00 a.m. until 9:00 p.m. He further stated that he contacted the property owner to advise her of his concerns about this activity continuing into the night, at which time the property owner forwarded his complaint and contact information to the renter. Mr. Liner stated this action presents a new safety concern with the tenants receiving a copy of his contact information. He stated that residents in the neighborhood are mature in age, who desire quiet, normal activities in the neighborhood and advised that this short-term rental activity is anything but routine. He further stated that he is here today to ask for some type of help for his neighborhood.

Mr. Liner stated that there has been little publicity about the event, but at one of the two short-term rental properties in his neighborhood, a death occurred involving the occupant or an occupant's guest. He stated that neighbors found the deceased body on the dock and advised that neighbors assisted the Bossier Parish Sheriff's Office with retrieval of the deceased by providing ladders. He further stated that this event caused an increase in residents' safety and security concerns. Mr. Liner thanked the committee for allowing him the opportunity to speak.

Mr. Rimmer stated that a hotel can only operate in certain zoning districts. He stated he believes this to be a zoning issue and advised that he feels the parish can enforce regulations on a complaint-driven basis, similar to our property standards department. He suggested that a cease-and-desist letter be sent to the property owner in violation, like the Bossier City-Parish MPC recently handled a short-term rental within its jurisdiction. Ms. Askew-Brown stated that within the Bossier City-Parish MPC district, these short-term rentals can operate only as an owner-occupied bed and breakfast. Mr. Rimmer suggested making the owner-occupied provision a parish-wide requirement to make it consistent across the parish. Ms. Askew-Brown stated that there are different types of rentals and advised that investor-owned properties are popular in this area due to the lower cost to purchase homes in the parish. She stated the investors located in Florida and California can easily purchase 50 homes in a subdivision and convert all to short-term rentals, and advised that our lower-income areas are particularly vulnerable to this activity.

Mr. Rodgers stated that there are also short-term rentals located in subdivisions like Oak Alley, as well as around the lake in the Benton area. He stated that during the NACo conference

earlier this year, he attended a class discussing this issue and advised that there are investors purchasing entire subdivisions to convert to short-term rentals. He further stated that the presenters advised this type of activity would eventually take place nationwide.

Mr. Benton stated that when homeowners purchase a house in a residential subdivision, they have an expectation to live in a residential subdivision. He stated that his issue is with the owners of these homes allowing guests to hold parties, park on the street, and destroy gates in the subdivisions.

Mr. Jordan asked if our subdivision ordinances cover any of these activities. Ms. Askew-Brown stated that the subdivision ordinances do not regulate these types of issues. Mr. Jordan asked if the homeowners' associations can stop this activity. Mr. Rimmer stated that the homeowners' associations can send a cease-and-desist letter but advised that those letters are often ignored. Mr. Chris Marsiglia stated that homeowners' association rules are not the same as laws. Ms. Askew-Brown stated that another complication for older subdivisions and their homeowners' associations is that the subdivisions, and their rules, predate this type of activity.

Dr. Ken Ward, Assistant Parish Administrator, suggested a registration program wherein property owners pay a fee annually to register their home as a short-term rental to offset the cost for the parish to regulate these properties. Ms. Askew-Brown stated that this was the idea when she met with Deckard Technologies and advised that at that time, there were not enough short-term rental properties to support the hiring of the third-party vendor. Dr. Ward stated that the fees can be set to support the third-party cost of regulation, advising that he believes the program must be self-funded. He stated that the cost of registration fees may deter some property owners from operating as a short-term rental. Ms. Askew-Brown stated that these properties must pay the hotel/motel tax, as well.

Mr. Rodgers asked if current zoning regulations can prevent this type of activity. Mr. Jordan asked Mr. Jackson if the parish can legally stop these activities with its zoning regulations. Mr. Jackson stated that the parish has a lot of authority to regulate this area. He stated that while no one has utilized the court system to challenge a municipality's ability to regulate private property rights for this issue, it is still a new and novel development. He further stated when you change a residential structure to a short-term rental, which has at best a month-to-month rental, but at worst a new renter every other day, there are many unintended uses. Mr. Jackson stated that the jury is well within its police powers to start a regulatory process for this type of activity. He stated

that as with any new regulations, there will always be issues that arise. He further stated the complaints will never come in on a weekday during regular business hours but will often come in at night and on weekends. Mr. Jackson stated that there may be complaints about response times, or any other manner of issues, which will then be made to the juror in whose district the short-term rental is located. He stated he believes our first step is to determine the number of properties being used as short-term rentals in the parish. Mr. Rodgers stated that he has done a small amount of research and believes there may be 200-300 properties being used as short-term rentals. He stated that not all are located within a subdivision and advised that there are those located on large acreage in the parish. He further stated that a wedding venue located in the parish has a small house which can be rented by the wedding party, which will also be affected by these proposed regulations. Mr. Benton stated that the parish defines a subdivision as three or more lots.

Mr. Jackson stated that before the jury can make any decisions, the first step is to determine the number of properties being used as short-term rentals and what areas need to be included. He stated that highly dense subdivisions may be an area to include in any proposed regulations, while those properties surrounded by large areas of undeveloped acreage may not be considered.

Mr. Rimmer stated that the Bossier Parish Code of Ordinances defines hotels as a building containing guest rooms which lodging is provided for compensation, with or without meals, and which is open to transient and/or permanent guests, and where no provision is made for cooking in any guest room, such term includes the term motel. Mr. Rimmer stated that it further reads that hotels are only allowed within a B-3 community and central business district zoning classification. He stated that he proposes these regulations operate like property standards, on a complaint-driven basis, and send cease-and-desist letters to anyone operating outside of the B-3 zoning classification. Mr. Jordan asked if the parish can force owners to cease operations under the current ordinances. Mr. Rimmer stated that as he appreciates the ordinances, we have the authority to prevent operations anywhere outside of a B-3 zoning classification. Mr. Marsiglia stated that anyone sent a cease-and-desist letter will likely reference another ongoing short-term rental as their grounds for continuing operations.

Mr. Rodgers stated that there may be situations where it takes a significant amount of time to prove that someone is operating a short-term rental business and stated that the parish must fund this department. Mr. Rimmer stated that Mr. David Ghormley, Property Standards Officer, may be able to investigate these claims, as well. Mr. Eric Hudson, Parish Engineer, stated that he does

not believe we will have many complaints to investigate. In response to Mr. Rodgers' question, Mr. Jackson stated that he believes we can begin the process with Mr. Ghormley investigating the Liners' complaint but advised that we need to move towards putting a permanent plan in place. He asked Mr. Askew-Brown to determine the number of short-term rental properties in the parish and stated that it may be possible for Mr. Matthew Rhodes, Bossier Parish GIS Department, to mark each property on a parish map. Ms. Askew-Brown stated that she will request updated information from Deckard Technologies. Mr. Rimmer stated that at the time of the last report, the largest density of short-term rentals was located in Bossier City. He stated that in meetings with other residents in his district, he has heard complaints that this type of operation does not make sense for their locations.

Mr. Benton stated that in the definition read by Mr. Rimmer, hotels can only be in a B-3 zone and residences are not allowed in that zoning classification. Mr. Rimmer stated that is correct, which prevents these short-term rental operations in residentially zoned areas.

Mr. Keith Sutton asked if the parish is missing out on taxes that are typically collected from hotels and motels. Both Mr. Rimmer and Ms. Askew-Brown stated that yes, we are missing collection of those taxes. Mr. Sutton stated that if hotel rooms are not being rented because of these short-term rental properties' operations, it is a problem that no taxes are being collected. Mr. Marsiglia stated that hotel tax money does not come to the parish. Mr. Sutton stated even so, it is money not being collected.

Mr. Jackson stated that these short-term rentals are as revolutionary to property use as services like Uber were to taxi passenger services. He stated that taxicab licenses in places like New York City are no longer valuable since services like Uber entered the market. He further stated that currently these short-term rentals are typically for weekend usage, but asked the committee to consider what may happen if such a volume of properties is purchased for this purpose that our residents cannot afford to buy a home.

Mr. Jackson stated that in places such as New Orleans and New York City, guests who do not wish to pay hotel rates instead rent entire homes through services like AirBnB. He stated that even renting the homes only on weekends produces large revenue for the owners and advised that the parish should explore setting up rules and regulations not only for the family in attendance today, but for all parish residents. Mr. Marsiglia stated that many times multiple family members rent a house together for much cheaper than the per person cost of a hotel. Mr. Rimmer stated that

the house he discussed today rents for approximately \$400 per night, and more on weekends. He stated that it is a four-bedroom house and advised that the listing states the maximum occupancy is seven adults and one child. He further stated that occupants violate those maximum occupancy rules just as often as they violate the prohibition of parties held at the property and its amenities, parking on the street, and speeding in the neighborhood.

Mr. Rimmer stated hotels and motels are built to accommodate parking of multiple guests and multiple occupants at once, but homes in residential areas are not. He stated that there may be no complaints when movie stars rent homes in large subdivisions. He further stated that he suggests starting the program on a complaint-driven basis. Mr. Rimmer discussed rentals of local hotels during the height of the movie industry several years ago. He stated that his concerns are with constituents experiencing problems in their neighborhoods and advised that he has been contacted by other residents with similar complaints and concerns. He further stated that if the parish can pursue some regulatory process, he is in favor of helping our residents solve these problems.

Mr. Jackson stated he is not certain what laws we currently have on the books are strong enough to handle these situations, but he will begin with what we have in place. He stated that he believes we may not be able to enforce rules and regulations without a comprehensive and long-term plan in place.

Ms. Askew-Brown stated that the last page of the Deckard Technologies proposal contains the price for setup of the account at the time she last met with them. She stated that some time has passed and advised that the price may have increased. She further stated these are the setup costs only, with the yearly maintenance being a separate cost. Ms. Askew-Brown stated that if the short-term rental properties issue is handled parish-wide instead of only within the MPC districts, engaging Deckard Technologies may prove to be a more cost-effective option than she initially thought.

Ms. Pam Glorioso stated she is concerned that these properties are avoiding paying in hotel/motel taxes, as well. She stated that if they are not paying sales taxes, the property owners are cheating the system for tax collection. Mr. Rimmer stated that many hotels have signage posted with warnings around pools and hot tubs, but these properties are not currently required to have any such warning posted. He stated that there may be safety concerns to be addressed in that regard and advised that he is concerned about whether these properties carry the proper insurance. In response to Ms. Glorioso's question, Ms. Askew-Brown stated that at the time of the last meeting

with Deckard Technologies, there were approximately 50-75 of these short-term rental properties in Bossier Parish. Mr. Rodgers stated that he believes that number has increased significantly since that time.

Mr. Rodgers asked if the regulations are being considered just for the MPC districts, or parish-wide. Mr. Jackson stated that it will be much more difficult to enforce in the unincorporated areas of the parish, as we are a government of limited powers in that regard. He stated that we currently only have zoning authority in the MPC areas and advised that enacting these rules outside those areas will be very difficult. Mr. Jackson asked if there are any areas on the lake in Benton that are not located within the MPC district. Mr. Rodgers stated that all the lake is within the MPC jurisdiction.

Mr. Jimmy Cochran stated that he understands this matter will take some time to research but advised that a new situation came up this week in his district. He stated that investors purchased a building on Pearl Drive, located off of Highway 80, constructed approximately 30 rooms, and have moved in families at the property. He further stated that upon discovery of the actions at this industrial zoned property, the owners have attempted to have it rezoned for residential purposes. Mr. Cochran stated that he appreciates that there will be significant research needed on the short-term rentals issues but advised that he wanted to make the jury aware that this type of activity may also increase. He stated that he has received complaints of children playing in and around the property during the day and night, while oilfield and other truck traffic operates in this industrial zone.

Mr. Jackson stated that these AirBnB and VRBO type situations are causing many unintended consequences. He stated that advertisements often show shipping containers, as well as portable buildings, repurposed as tiny houses for rent. He further stated that the parish also has a five-lot hunting club comprised of portable buildings. Mr. Jackson stated that these properties do not meet fire codes, among other codes, and are in violation of nearly every ordinance. He stated that owners see these properties as income, charging \$100 to \$300 per day, and citizens are often surprised that these are built without the parish being made aware. He further stated that if an owner has the ability and knowledge, it is possible to get these properties built completely before the government is aware. Mr. Benton stated at a hotel, the maximum guest count may be 50 people, but these short-term rental properties have had large parties of 100 or more in a residential area. Mr. Rimmer stated that the property next door to the Liner family has been the site of weddings,

as well.

Mr. Benton asked if there will be a limit on the number of guests for these properties. Mr. Jackson stated that the enforcement of these rules will be the more difficult task. He stated that he will work on the issue near the Liners' property with what is currently in place and advised that he will bring long-term recommendations back to the committee for consideration. He further stated these situations easily develop tentacles just by asking a few questions, as we have seen today. Mr. Jackson stated that to Mr. Rodgers' point, just as building code enforcement, if we do not enforce our regulations, they are worth nothing. He stated that even with new short-term rentals regulations in place, when the call comes during the middle of the night, our only recourse will be to direct the complainants to the sheriff's office for immediate relief, as we cannot revoke a permit without holding a hearing. Mr. Benton stated that the sheriff's office must enforce our parish ordinances and as he understands, that is not always the case. Mr. Jackson stated that he understands that may be the perception, but the problem is that a record cannot be established without going through the proper channels. He stated that his first step is to request a copy of all the complaints the sheriff's office has received for the property next to the Liner family. He further stated that he must have proof that this property is a nuisance to the neighbors. Mr. Rimmer asked if the zoning violation can be used to prevent any further short-term rentals at the property discussed today. Mr. Jackson stated that zoning is a factor, but the process for a zoning violation is approximately 90 days and provides no immediate relief. Mr. Rodgers stated that he is concerned that there may be those with the financial resources to file suit against the parish for enforcement of future regulations, which will cause further delays and costs accrued by the parish.

Mr. Jackson stated that he will begin working on the issues next to the Liner's property concurrently with his research for proposed regulations. Mr. Jordan asked the Liners if they have made any complaints to the sheriff's office. Mr. Liner replied that he has not made a complaint to the sheriff's office. Mr. Jordan stated that the sheriff's office should be called before the property owner is contacted. Mr. Tom Salzer asked if there was any particular reason they did not want to involve the sheriff's office. Mr. Liner stated that he must still live next door to this property, and he felt that he handled the issues as a neighbor instead of involving the sheriff's department. He stated that the safety and security concerns he has now were not always the case, and he attempted to work out those issues with his neighbor. Mr. Jordan stated that unlike the property owner, the sheriff's office will not disclose the complainant's name.

Mr. Rodgers discussed a neighbor who plays loud music but turns it down when the sheriff's department is called. He stated that once the deputy leaves, the music is turned back up to a loud volume. He further stated that much like this noise issue, the parish must find a solution to this problem but advised that he does not believe it will be an easy solution.

Mr. Liner stated that when he attempted to bring all his concerns to the property owner, she stated that she needed the revenue generated by the property. He stated that from the owner's perspective, this property is a source of income. In response to Mr. Jorden's question, Mr. Liner stated that the property owner does not live at the property full time, but she does visit from time to time. He stated that the website shows when the property is reserved for her, and when it is rented for guests. He further stated that there are multiple short-term rental properties in his neighborhood but advised he only has experience regarding the two located on his street. Mr. Liner stated that there are many on the websites offering short-term rentals. He stated that he purchased his home with the expectation of living in a nice, quiet, safe, residential-only subdivision. He further stated that has not been the case with the property next door. Mr. Liner stated that there have been pool parties, house parties, dock parties, and the like. He stated that each week he has concerns about safety and security. He further stated that there have been unleashed dogs loose in the neighborhood, as well, but advised that by the time a deputy arrives, the dogs are back on leashes. Mr. Liner stated that the renters often invite many other guests, which causes parking issues as well as noise issues, which is also of great concern.

Mr. Rodgers thanked the Liners for attending today and advised that we will continue to work towards a solution to the problems caused by these short-term rental properties.

Mr. Jackson stated that approximately five years ago, North Bossier residents opposed a Walmart development on the northern end of Airline Drive. He stated that since that time, the parish has increasingly seen an attitude change regarding further development of all types, including commercial and residential. He further stated that jurors may be aware that the parish has recently worked with Cypress Baptist Church and St. Jude Catholic Church to remedy traffic issues along Airline Drive.

Mr. Jackson stated that we anticipate the new North/South Corridor will help alleviate some of these traffic problems. He advised that there are developers looking at constructing more than 5,000 homes in the area behind St. Jude Catholic Church, which will only be the first phase

of construction. He stated that infrastructure in this area is already taxed and has no more availability to withstand that kind of intense development. He further stated he has discussed with Ms. Askew-Brown and her staff regarding a new master plan for this area, as the parish and City of Bossier City jointly funded approximately 20 years ago. Mr. Jackson stated that the parish and City of Bossier City jointly paid the approximate \$1,000,000 cost of a comprehensive land-use study, which required about a year to complete.

Mr. Jackson stated that we do not have that amount of time at this juncture and advised that while he is not requesting action today, he may ask the jury to consider a moratorium on certain types of development not already in the process so that staff can bring recommendations for consideration. He stated that we need professionals to help assess the situation and develop new east/west corridors in this area. He further stated that a review of all services in the area is needed and advised that if 5,000 homes are developed behind St. Jude, it may not be out of the realm of possibility that Airline Drive needs to be expanded to six lanes to accommodate such development. Mr. Jackson stated that the infrastructure currently in place cannot handle this type of increased development. He stated that much like the congestion seen in certain areas of Baton Rouge, he is concerned that this corridor may experience the same issues with this amount of development.

Mr. Jackson stated that this area touches multiple districts and advised that even if it does not directly touch all districts, every juror has constituents who travel in this area. He stated that he has discussed repeating the land-use plan with Ms. Askew-Brown, Mr. Hudson, Mr. Butch Ford, Parish Administrator, and Dr. Ward. In response to Ms. Glorioso's question, Mr. Jackson stated that the previous land-use plan did not include the Benton area, which should be included during this study. He stated that kind of comprehensive study takes a year to complete. Mr. Rimmer asked if a moratorium should be considered at today's regular meeting. Mr. Jackson stated that he has some additional research to complete before bringing this matter back to the jury for further consideration.

In response to Mr. Benton's question, Ms. Askew-Brown stated that she currently has three developments in the approval process for the Benton area. Mr. Benton asked if there is anything that can be done to hold those temporarily. Mr. Jackson stated that he is unsure where those developments are in the approval process but advised that this potential development involves tens of millions of dollars and requested two weeks for parish staff to meet with Ms. Askew-Brown's office to discuss this matter further. He stated that with the expense of this type of development

investment, this is not just a local property owner selling to a local developer. He further stated that these situations often involve out-of-state investors purchasing property for development, as they see rentals as the future. Mr. Jackson stated in these situations, it is often mega-builders who are able to cut costs and buy in bulk and make cookie-cutter houses used for rentals.

Mr. Cochran asked if this area has the ability to support water and sewer service for this number of homes. Mr. Jackson stated that it is not possible for this number of homes to be supported by the current water and sewer infrastructure. He stated the existing infrastructure cannot handle what is currently in this area and advised that adding 5,000 more homes will be impossible to support. Mr. Rodgers stated that it is not only water and sewer infrastructure, but roads, as well. Ms. Glorioso stated that emergency services such as fire and police service must also be considered.

In response to Mr. Cochran's question, Mr. Jackson stated that a moratorium can be issued based on the water and sewer infrastructure alone and advised that he will bring recommendations back to the jury for further consideration as this involves tens of millions of dollars. Mr. Rodgers added that school capacity and future school development must also be considered for this type of large development. Mr. Jackson requested a Road/Subdivision Regulations Committee Meeting be held prior to the next regular meeting on December 4, 2024, to further discuss this issue.

Mr. Benton stated that the East 80 corridor is also experiencing these types of issues and advised that while a moratorium may not be necessary in his district, additional studies may be warranted.

There being no further business, the meeting was adjourned at 11:51 a.m. by the Chairman.

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

PHILIP RODGERS, CHAIRMAN
BOSSIER PARISH POLICE JURY