



DERIDDER PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING OF
JANUARY 20, 2026

Committee Members: Michael Clanton, Chairman, Monica Bolden, Nathaniel Brown, Amber Morrow, and Jack Peavy

Chairman Michael Clanton called the meeting to order at 4:05 pm. Roll call of the following members were present: Chairman Clanton, Monica Bolden, Amber Morrow, Jack Peavy, and Nathaniel Brown.

Members absent: None

3. Invocation and Pledge was given by Chairman Clanton.

Chairman Clanton explained to the Commission that in 2019, an Annexation was not introduced, it was a discussion then to City Council. Chairman Clanton then moved to strike item 5.A and move to item 8. Approval of position for annexation of Ginger Noyes for annexation of 8.405 acres on Highway 190 West. Other Business will be 9. And adjournment.

A motion was made by Amber Morrow and seconded by Jack Peavy. No one opposed. Motion carried.

4. Approval of Regular Meeting Minutes of Monday, December 15, 2025

A motion to approve the minutes was made by Jack Peavy and seconded by Amber Morrow. No one opposed. Motion carried.

5. Introduction only of Planning and Zoning and related matters here to:
 - A. None

6. Public Hearing of Planning and Zoning and related matters here to:
 - A. A Variance Request granting Shane McLamore authority to construct a billboard identified by Vernon Parish Tax Assessor Parcel No. 0787215323.



Chairman Clanton explained to the Commission, there's a strip on each side of Highway 171, beside Kite Brothers, and a mechanism halted Mr. McLamore's plans due to the parcel being located in the City of DeRidder in lieu of Vernon Parish. Code excerpts explain based on the distance between those. Mr. McLamore provided a letter stating his intent for needing the variance.

Shane McLamore spoke of his experience as a business owner and intentions of helping small businesses grow. I have written permission from the landowner and have all permits required to pursue this project. I was unaware that the City of DeRidder had any jurisdiction in Vernon Parish. I ask for grace and understanding as I complete my project.

Chairman Clanton posed the question to Mr. Cain if there's another area with the same issue?

Mayor Harris commented that a request for Mr. McLamore to attend the meeting to explain his intentions for the variance request. Mayor Harris also wants assure the Commission of his support of businesses coming to DeRidder.

A motion to approve the variance request and move to City Council was made by Monica Bolden and seconded by Amber Morrow. No one opposed. Motion carried.

7. Planning approval only and related matters here to:

A. None

8. Other Business

A. Annexation request from Ginger Noyes, property a part of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of section thirty-two (32), township two (2) south, range nine (9) West, Beauregard Parish, Louisiana. Number of acres to be annexed is 8.405. The property is located 100 feet south of the city limits across Highway 190, and approximately 1,300 feet east and west of the city limits along the highway. The property is vacant land with highway frontage and is adjacent to a Dollar General Store. Due to its location and characteristics, it is being marketed as commercial property. Parcel No. 0302999390.

Chairman Clanton advised the representative, Jeremy Jones, if an annexation is allowed into the city, it will come with a zoning designation of open land and then the applicant will come in for a rezoning after that. This property has access to utilities and some of the information provided show this to be contiguous directly across the right of way to highway 190, a shared boundary. The Utilities Director advised there is water and sewer accessible to the project at a cost to the applicant or developer.

Chairman Clanton also asked the developer, Jeremy Jones what are the plans for the property and what zoning district will this take place.

Jeremy Jones advised the Commission that he's representing Ms. Noyes regarding the property owned with her late father. She lives out of state and has had many buyers to purchase the property but because it's located outside the city limits, it's deterred as a lot. This district did not



have an election for the sale of alcohol in 2006. A potential buyer if the property can be annexed into the city limits. The potential buyer is already investing in our city and is looking at this location to put more business on the west side. The business will sale packaged liquor, not for consumption on the premises. Only 20% of the sales are expected to be alcohol. So, we're asking the city to grant approval for annexation. This could be more revenue for the city.

Kelly Owens of 1807 Bilbo St. asked if the property is west of the Dollar General Store and not in a floodplain area.

Jeremy Jones responded to Kelly Owens advising of the accurate location of the property and acres to be sold. Although the property goes from Hwy 190 to Bilbo, the purchasing company will only be using half of the property.

Mike Clanton advised Jeremy Jones to the advise the purchasing company that Bilbo St. is not a service street. Therefore, heavy trucks, service trucks, and 18-wheelers are not permitted. There are 3 items to be attended to in order to proceed:

1. The executor on file has not been approved in Louisiana, it has been in their home State.
2. Two letters required to be submitted to the Beauregard Parish Police Jury and DOTD for approval of annexation. Letters must be in hand with the application prior to the City Council.

A motion to approve and move to City Council was made by Michael Clanton and seconded by Amber Morrow. No one opposed. Motion carried.

9. With no further business, the meeting was adjourned by Chairman Michael Clanton at 4:26pm.

Chairman Michael Clanton
Commission Member

Margaret Lyons
Recording Secretary