

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**

**DATE: AUGUST 1, 2025**

A Regular Meeting of the Board of Adjustment will be held on **Monday, August 11, 2025 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of July 14, 2025 minutes

**VARIANCES:**

**V 111-25: Agnew Signs & Awning – 5000 Forsythe Bypass, Monroe, LA 71203**

The applicant is requesting a height variance to be fifteen (15') taller than the required 35' to 50' tall, in order to construct a new on-premises free standing sign. The property is located along 5000 Forsythe Bypass. The property is located within the B-3 (General Business/Commercial) District.

**V 112-25: M R & Eng Surveying/Southern Classic Chicken – 1317 Winnsboro Road, Monroe, LA 71202**

The applicant is requesting approval to increase the parking space allowance from 6 to 13 spaces, for a new restaurant building, at 1317 Winnsboro Road. The property is located within the B-3 (General Business/Commercial) District.

**V 113-25: Springfield Signs/Southern Classic Chicken – 1317 Winnsboro Road, Monroe, LA 71202**

The applicant is requesting approval to install (2) attached wall signs, along the west and north sides for a new restaurant building, at 1317 Winnsboro Road. The property is located within the B-3 (General Business/Commercial) District.

**OTHER BUSINESS:**

None

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 111-25  
**NAME OF APPLICANT:** AGNEW SIGNS  
**SITE ADDRESS:** 5000 Forsythe Bypass  
**COUNCIL DISTRICT:** 2

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**REQUEST:** The applicant is requesting a 15' height variance, to construct a 50' tall on-premises free-standing sign, instead of 35' which is required by Ordinance, to advertise and attract business.

**SIZE OF PROPERTY:** 2.108 acres (more or less)

**PRESENT ZONING:** B-3, General Business/Commercial District

**PRESENT USE:** Commercial Shopping Center

**MOST NEARLY BOUNDED BY (STREETS):** North of Northgate Drive, south of Forsythe Bypass, east of Forsythe Bypass and west of Highway 165 North

**SURROUNDING LAND USES:** Surrounding land use consists of commercial businesses to the north, south and east, with vacant land to the west.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** Taller signage to advertise and attract business and potential customers.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to increase the height of a proposed on-premises sign to be 15' taller than the required 35' prescribed by Ordinance. A 50' tall sign will allow the applicant to have better business visibility, since the site is blocked by other buildings. This sign will advertise 3 new businesses, including Denny's and Dunkin' Donuts. This sign will meet all other zoning requirements as per the Comprehensive Zoning Ordinance.

A site plan has been submitted for review.

As with all variance requests, the applicant needs to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the variance applied for and the relief requested. In addition, it must be noted that the variance requested is the minimum necessary to accomplish a reasonable use of the property.

**OPTIONS:**

Approve the applicant's request, as presented.

Approve the applicant's request with conditions.

Deny the applicant's request, as presented.

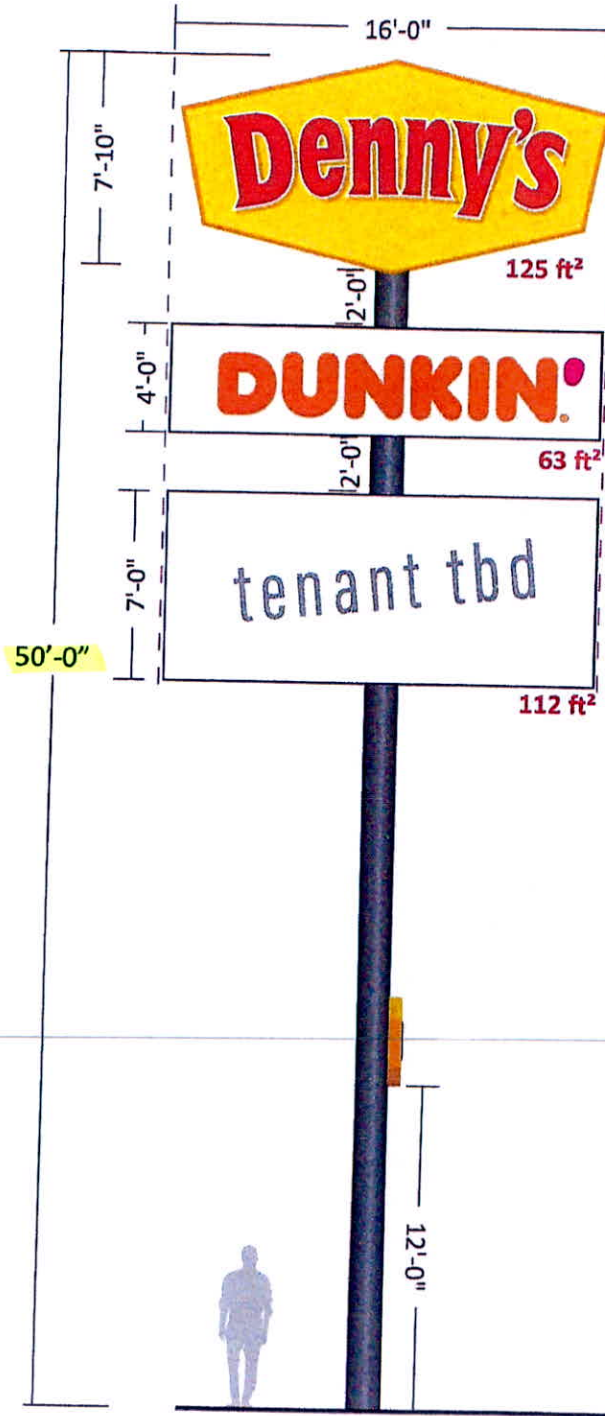
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

***The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:***

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.





**FDP** (1) D/F Pylon Sign  
Scale: 3/16" = 1'-0"

**QTY 1** **FDP** (1) D/F Internally Illuminated Cabinet  
Scale: 3/16" = 1'-0"



**Denny's LED Illuminated D/F Pole Sign Specs** 7'-10" X 16'

- Extruded aluminum cabinet.
- Panaflex III faces with 1st surface graphics.
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.

COLOR LEGEND						
LOGO TYPE	CAST SHADOW	DROP SHADOW	BIG YELLOW	BORDER ORANGE	LETTER OUTLINE	CABIN
PMSE: 485 Lucryl: L8-9145 Sign Tech: 322	PMSE: 197C Lucryl: L8-9708 Sign Tech: 1478 Vinyl: 3M 3030-73	PMSE: 131C Lucryl: L8-9709 Sign Tech: C03-121 Vinyl: Oracal 855-207	PMSE: 109C Lucryl: L8-9705 Sign Tech: 2037 Vinyl: 3M 3030-16	PMSE: 130C Lucryl: L8-9706 Sign Tech: C03-126 Vinyl: 3M 3030-74	PMSE: White	PMSE: 1 SWE: 5 Lighting: O Demi-go

**QTY 1** (1) DUNKIN' D/F Internally Illuminated Cabinet  
Scale: 3/16" = 1'-0"



**DUNKIN' LED Illuminated D/F Pole Sign Specs** 4'-0" X 16'-0"

- Extruded aluminum cabinet, painted retainer & returns, satin
- Panaflex III faces with 1st surface graphics.
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.

COLOR LEGEND		
PANTONE® 3564 C	PANTONE® 7635 C	PANTONE® 7540 C

**QTY 1** (1) NEW TENTANT D/F Internally Illuminated Cabin  
Scale: 3/8" = 1'-0"



**NEW TENANT LED Illuminated D/F Pole Sign Specs** 7'-0" X

- Extruded aluminum cabinet, painted retainer & returns, satin
- Panaflex III faces with 1st surface graphics (graphics TBD).
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.



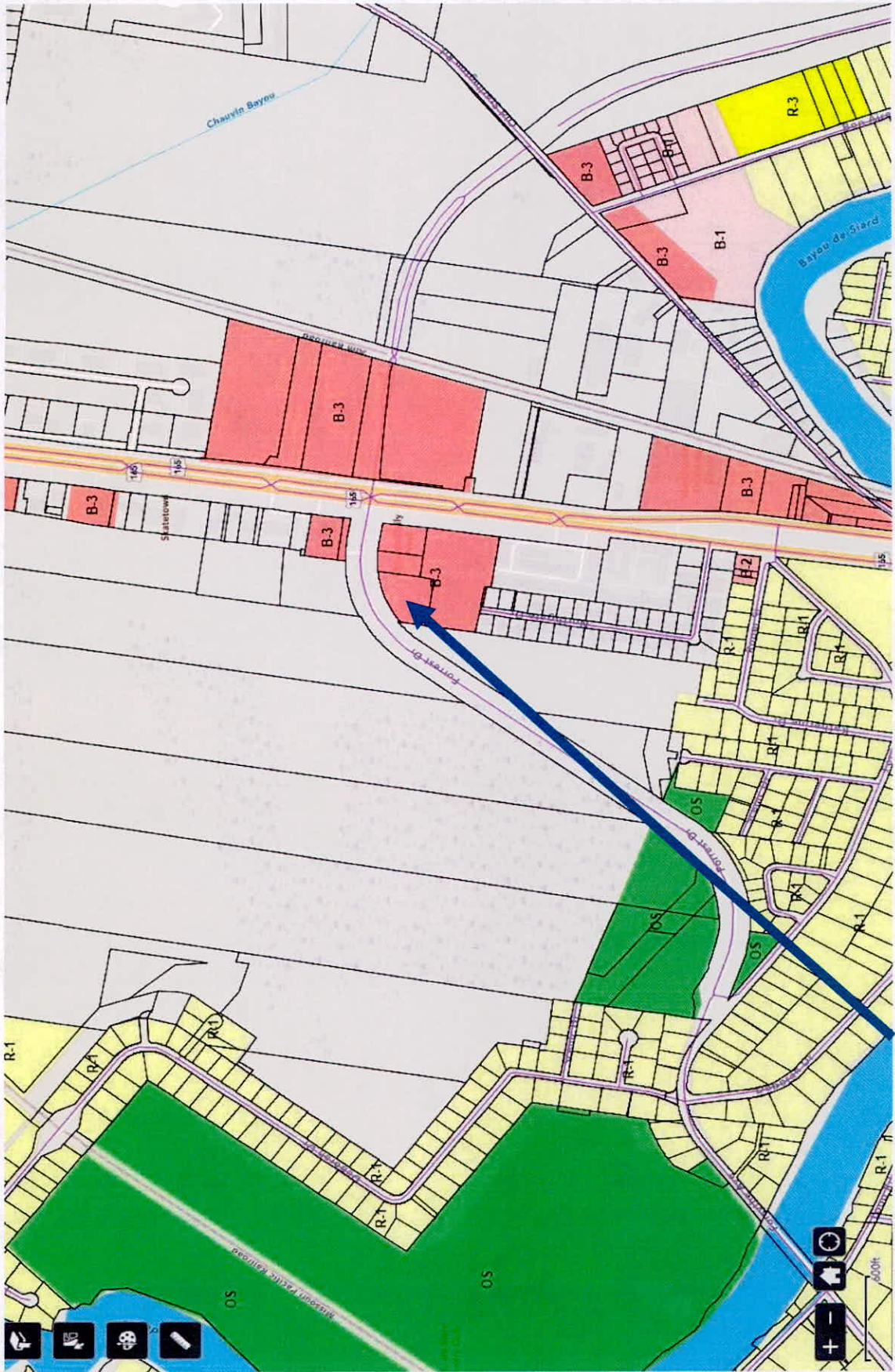
Share X

5066 Louisiana 840-6  
Mentee, Louisiana  
Google Street View  
Nov 2024 See more data



Google

Image capture Nov 2024 © 2025 Google United States Terms Privacy Report a problem



5000 Forsythe Avenue

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 112-25  
**NAME OF APPLICANT:** M R ENG. & SURVEYING/SOUTHERN CLASSIC  
**SITE ADDRESS:** 1317 WINNSBORO ROAD  
**COUNCIL DISTRICT:** 5

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**REQUEST:** The applicant is requesting to construct 7 parking spaces above the required number allowed by Ordinance. The maximum allowed is 6 parking spaces. The additional spaces requested will bring the total to 13 parking spaces for this location. The additional spaces are for a new drive-thru restaurant, at 1317 Winnsboro Road.

**SIZE OF PROPERTY:** 0.504-acres (more or less)

**PRESENT ZONING:** B-3 (General Business/Commercial) District

**PRESENT USE:** Vacant Land

**MOST NEARLY BOUNDED BY (STREETS):** Property is located north of Winnsboro Road, south of Temple Drive, east of South 9<sup>th</sup> Street and west of Parkview Drive.

**SURROUNDING LAND USES:** Surrounding land use consists of commercial businesses in all directions.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** Additional parking spaces will accommodate employees and guest parking for the establishment.

**COMMENTS/ RECOMMENDATIONS:** The existing Southern Classic Chicken building and parking lot have been demolished, to rebuild a modern 1,760 square foot building, with an improved parking lot and drive-thru. The previous site had 11 parking spaces. The new restaurant will employ between 10-12 employees per shift. The applicant is attempting to provide 7 additional parking spaces over the maximum of 6 parking spaces, which is required by Ordinance, for a total of 13 parking spaces.

Site plan and elevations are included for review.

As with all variance requests, the applicant needs to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the variance applied for and the relief requested. In addition, it must be noted that the variance requested is the minimum necessary to accomplish a reasonable use of the property.

**OPTIONS:**

Approve the applicant's request, as presented.

Approve the applicant's request with conditions.

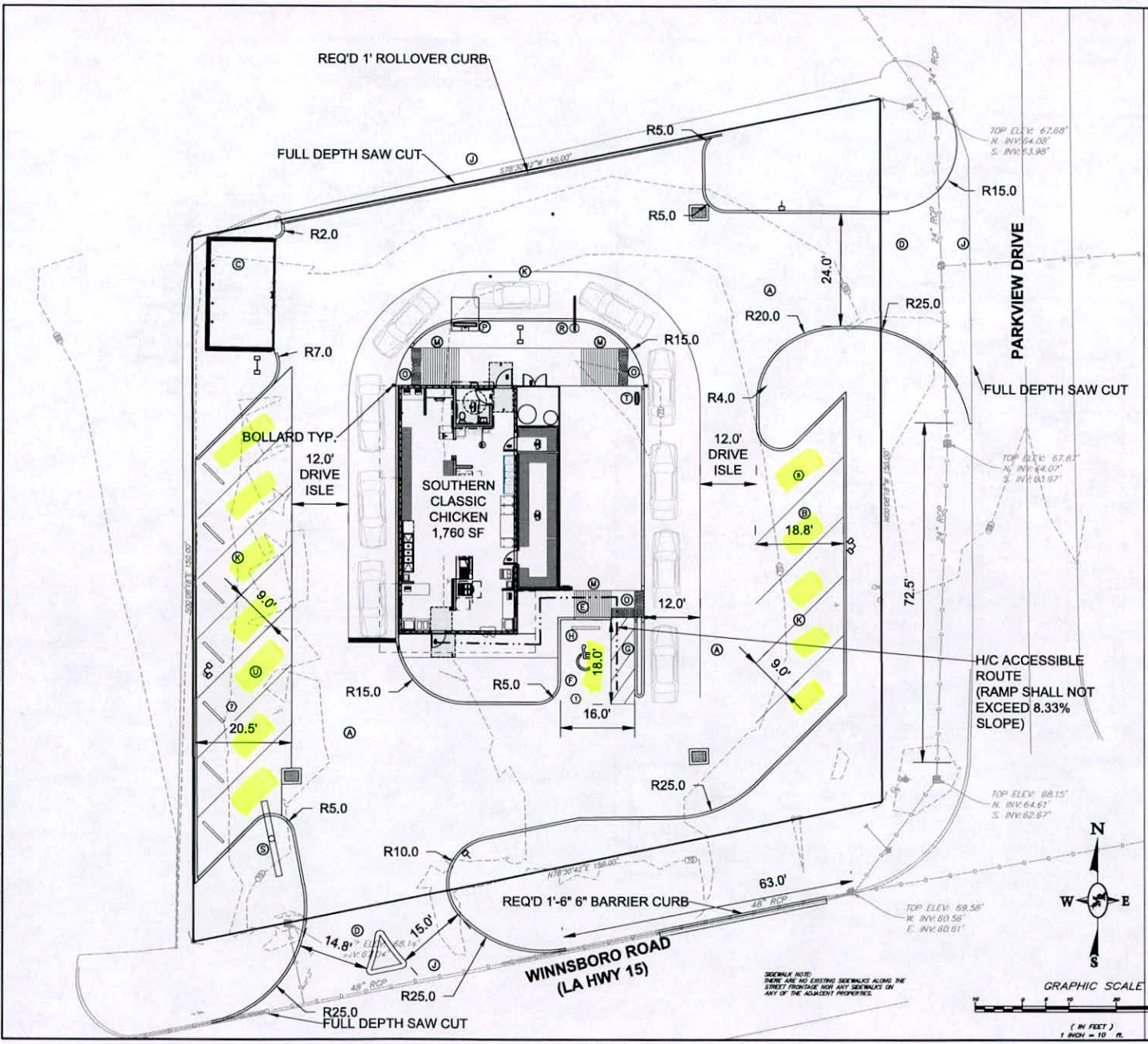
Deny the applicant's request, as presented.

\*\*\*\*\*

**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

***The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:***

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.



**PARKING REQUIREMENTS:**

USE TYPE	REQ'D SPACES/SF	# OF UNITS	REQ'D SPACES
RESTAURANT	1/300	1,760	5
TOTAL HC SPACES REQ'D			1
TOTAL SPACES PROVIDED			13
TOTAL HC SPACES PROVIDED			1

**WARNING NOTE:** EACH SHEET WILL EMPLOY 10-12 WORKERS. THE PROPOSED PARKING LOT ARRANGEMENT HAS LESS IMPERVIOUS AREA THAN THE EXISTING SITE. 7 OF THE PARKING SPACES ARE TO BE A PERVIOUS PAVEMENT SYSTEM UNLESS GRANTED A WAIVER AT THE BOARD OF APPEALS MEETING ON 8/12/2025.

- NOTES:**
- CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO BUILDING, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
  - LIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL SITE PLAN SHEETS E-100 & E-101 FOR ADDITIONAL INFORMATION.

**LEGEND:**

⊙ PARKING COUNT

**KEY NOTES:**

- Ⓐ HEAVY DUTY CONCRETE PAVING  
SEE DETAIL 3, SHT B
- Ⓑ STANDARD DUTY CONCRETE PAVING  
SEE DETAIL 4, SHT B
- Ⓒ DUMPSTER PAD  
SEE DETAIL 6, SHT B
- Ⓓ CONCRETE DRIVE APRON  
TO BE INSTALLED PER EBR DETAIL 502-01,  
AND 907-03. ALSO REFER TO DETAIL 6, 8,  
AND 10 ON SHT B
- Ⓔ HANDICAP PARKING SIGN  
SEE DETAIL 11, SHT B
- Ⓕ HANDICAP PARKING SYMBOL  
SEE DETAIL 12, SHT B
- Ⓖ HANDICAP ACCESS UNLOADING ZONE  
SLOPE 2% MAX. EACH WAY (ADA  
COMPLIANT) AND STRIPE AS SHOWN
- Ⓗ CONCRETE BUMPER BLOCK  
SEE DETAIL 14, SHT B
- Ⓘ PARKING LOT LIGHTING  
REFER TO SITE UTILITIES PLAN FOR  
LOCATION AND TYPE
- Ⓙ LIMITS OF NEW PAVING  
MATCH EXISTING PER CITY AND OR STATE  
STANDARDS. SEE DETAILS 6, 8 & 10, SHT B
- Ⓚ STRIPING  
PROVIDE 4" WIDE PARKING LOT STRIPING  
AS SHOWN. USE HIGHWAY MARKING PAINT  
- YELLOW (2 COATS)
- Ⓛ MOVEMENT SIGN LOCATION  
SIGN FURNISHED AND INSTALLED BY  
OWNER
- Ⓜ ADA H/C RAMP  
REFER TO DETAIL 9 AND 13 ON SHT B
- Ⓝ PERVIOUS PAVEMENT  
TRUEGRID PROPLUS PERMEABLE PAVING  
SYSTEM
- Ⓞ BEVD DETECTIBLE WARNING  
SIDEWALK SHALL HAVE LESS THAN 5%  
LONGITUDINAL SLOPE
- Ⓟ BEVD MENU BOARD SIGN & AWNING  
REFER TO SUPPLIER DETAILS TO BE  
PROVIDED BY OWNER
- Ⓠ BEVD WALK-UP MENU BOARD  
REFER TO SUPPLIER DETAILS TO BE  
PROVIDED BY OWNER
- Ⓡ BEVD CLEARANCE BARS  
REFER TO SUPPLIER DETAILS TO BE  
PROVIDED BY OWNER
- Ⓢ FREESTANDING SIGNAGE  
SHOWN FOR REFERENCE ONLY. SIGNS TO  
COMPLY WITH REQUIREMENTS OF THE CITY  
OF MONROE SIGN ORDINANCE.
- Ⓣ BEVD PREVIEW MENU BOARD  
REFER TO SUPPLIER DETAILS TO BE  
PROVIDED BY OWNER
- Ⓤ BEVD PERVIOUS PAVEMENT SYSTEM\*  
TRUEGRID PROPLUS PAVEMENT SYSTEM OR  
LIKE/EQUAL PRODUCT

MR ENGINEERING & SURVEYING, LLC  
15415 Thibodeaux Avenue, Baton Rouge, LA 70806 225.487.8922

MR

STATE OF LOUISIANA  
PROFESSIONAL SURVEYOR  
REG. NO. 48815  
EXPIRES 12/31/2025  
C. M. CROCKETT  
P.E.

REV'D 7/17/24

Louisiana 811

SOUTHERN CLASSIC CHICKEN  
WINNBORO ROAD  
MONROE, LOUISIANA  
OUACHITA PARISH

DATE	BY	DESCRIPTION

DATE: 10/20/24

SHEET NUMBER: C3



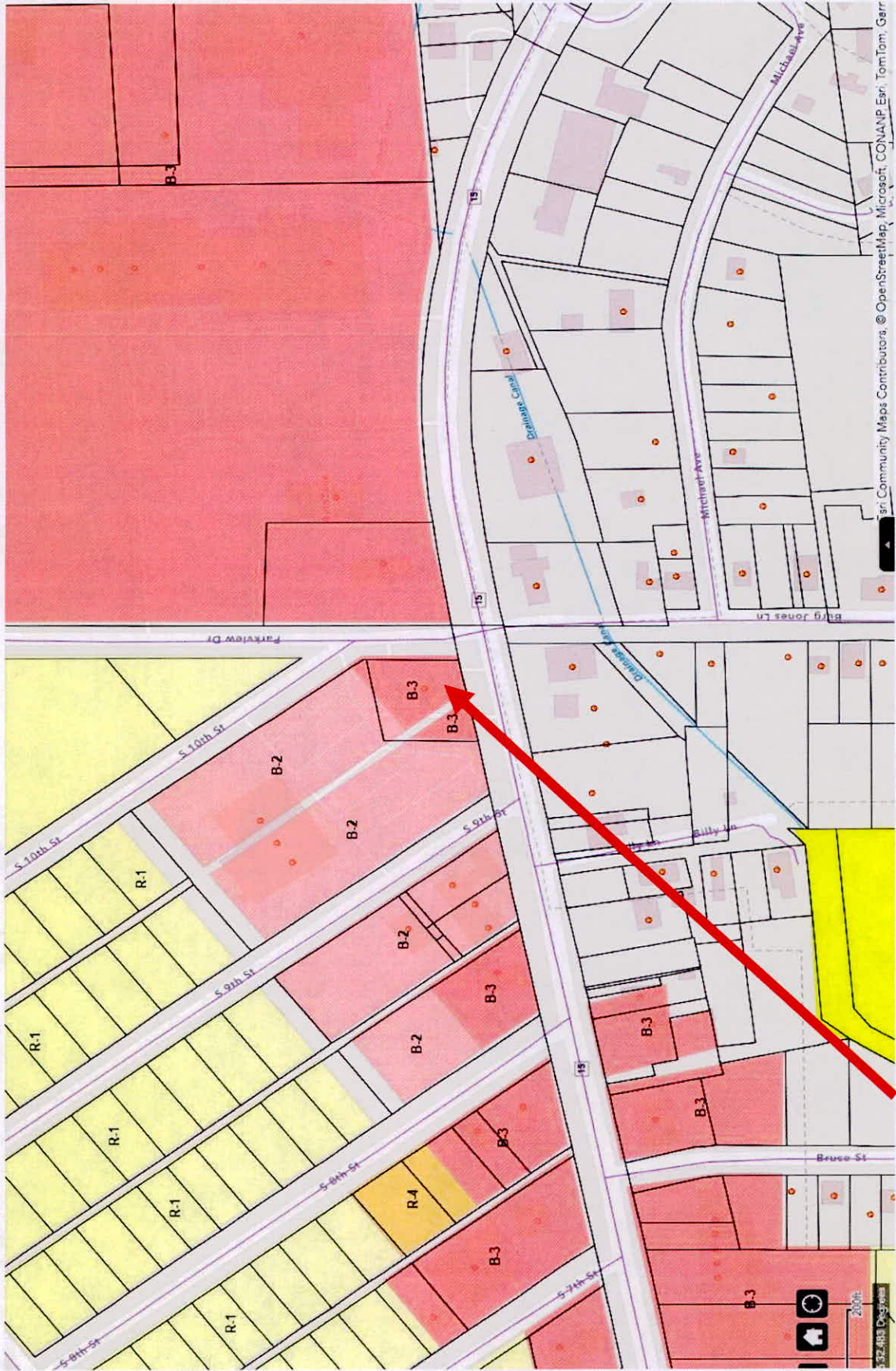
← SH

← 1317 Winniboro Road Q X

1318 LA-15  
 Monroe, Louisiana  
 Google Street View  
 Dec 2023 See more dates



Google



1317 Winnsboro Road

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 113-25  
**NAME OF APPLICANT:** **SPRINGFIELD SIGNS/SOUTHERN CLASSIC CHICKEN**  
**SITE ADDRESS:** 1317 WINNSBORO ROAD  
**COUNCIL DISTRICT:** 5

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**REQUEST:** The applicant is requesting a variance to place two (2) two wall signs on the north and west sides of a new restaurant building, which does not front on a dedicated street right-of-way frontage as required by Ordinance.

**SIZE OF PROPERTY:** 0.504 acres (more or less)

**PRESENT ZONING:** B-3 (General Business/Commercial District)

**PRESENT USE:** Vacant lot

**MOST NEARLY BOUNDED BY (STREETS):** North of Winnsboro Road, south of Temple Drive, east of South 9<sup>th</sup> Street and west of Parkview Drive

**SURROUNDING LAND USES:** Surrounding land use consists of commercial in all directions.

**ADVERSE INFLUENCES:** Additional signage that is in a location not allowed by Ordinance.

**POSITIVE INFLUENCES:** Additional signage to advertise the business to potential customers.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to attach two (2) additional wall signs on the north and west sides of a new restaurant building at the abovementioned address. The signs being requested for the building do not front on a dedicated street right-of-way frontage, as required by Ordinance. The applicant would like to add signage on both sides of the building for enhanced visibility to patrons approaching eastbound and southbound.

There is signage on the southern and eastern elevations of the building for visibility to oncoming traffic. However, there are no northern and westward facing signs for patrons. This location will also have a 25' tall free-standing sign. Therefore, attached signs will be the advanced advertisement for the business's location from afar.

As with all variance requests, the applicant needs to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the variance applied for and the relief requested. In addition, it must be noted that the variance requested is the minimum necessary to accomplish a reasonable use of the property.

**OPTIONS:**

Approve the applicant's request, as presented.

Approve the applicant's request with conditions.

Deny the applicant's request, as presented.

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WEST ELEVATION  
WALL SIGN



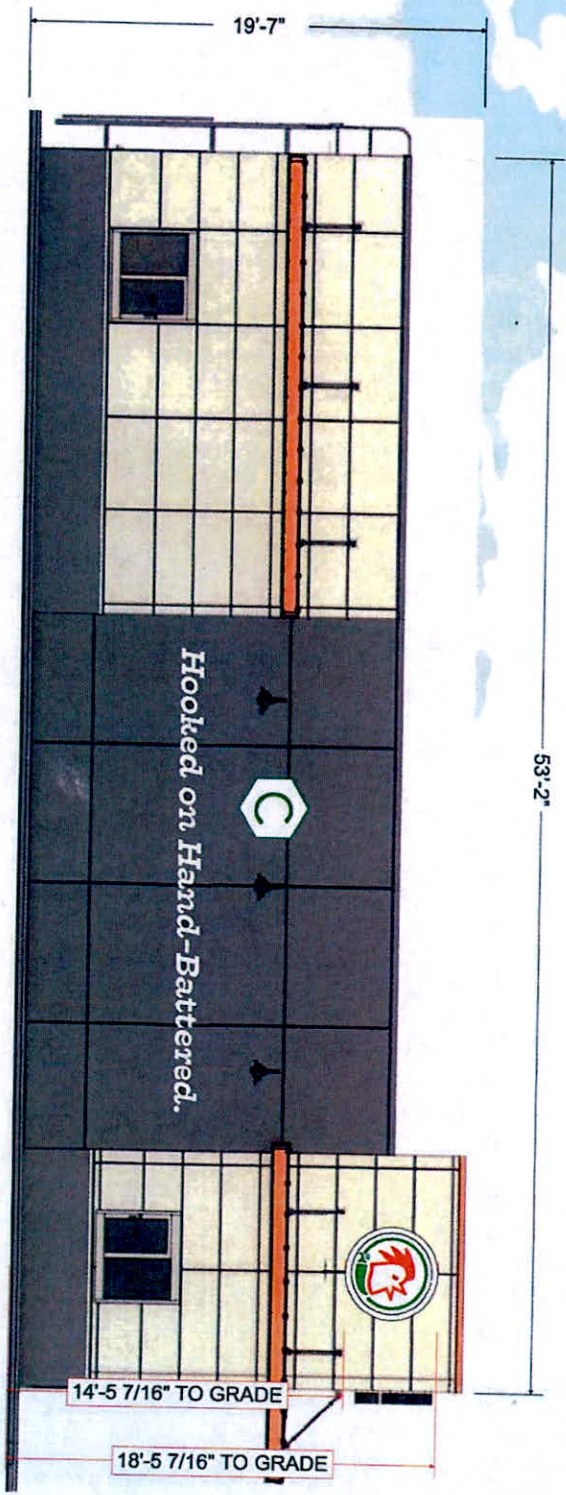
SALES: Shaun Crawford  
ARTIST: Joshua Kroeger

CLIENT: Southern Classic Chicken  
LOCATION: 1317 Winnboro Rd Monroe LA 71202

DRAWING #: a061645-2  
REV DATE: 7/7/25 | REV 4

03

1 SIGN PLACEMENT  
SCALE: 3/16" = 1'



WEST



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This drawing is copyrighted material. It remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, for use & reproduction, copied or used in the production of a sign without the written permission from Springfield Sign, Inc. This is an artistic rendering and may differ from the physical sign.

AUTHORIZED SIGNATURE:

DATE:



SALES: Shaun Crawford

CLIENT: Southern Classic Chicken

DRAWING #: ao61645-5

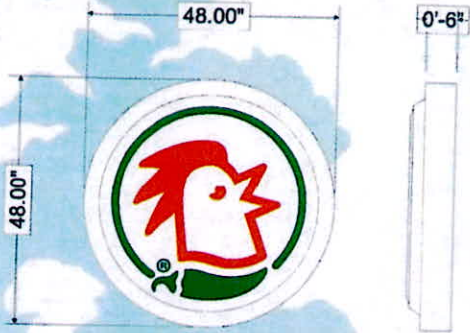
ARTIST: Joshua Kroeger

LOCATION: 1317 Winnsboro Rd Monroe LA 71202

REV DATE: 6/6/25 | REV\_2

1 SIGN-DETAILS

SCALE: 1/2"=1"  
Quantity: 2



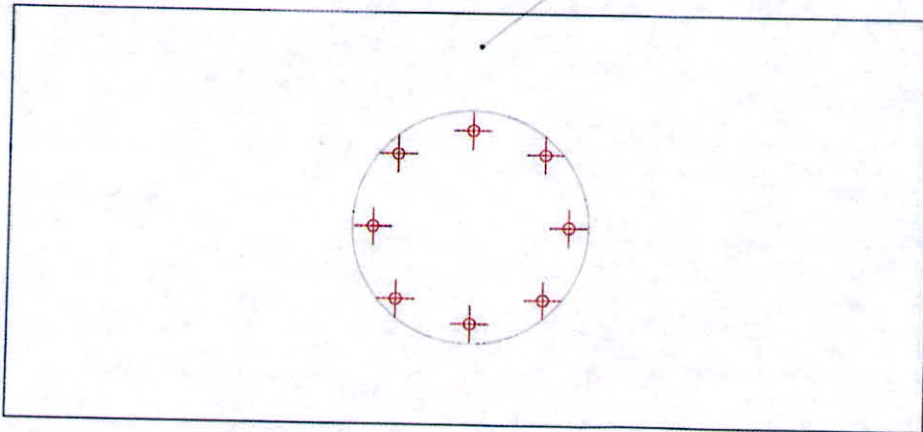
FLUSH MOUNT CABINET

- PAN FACES
- WHITE EMBOSSED ACRYLIC
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- WHITE TRIM AND RETURNS
- > TRIM TO BE 2"

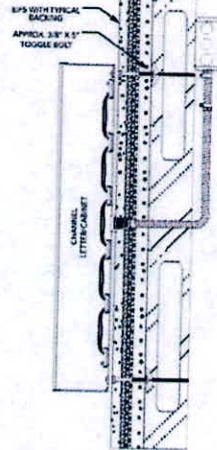
Total Sq. Ft. 11



8 ATTACHMENT POINTS



DIRECT



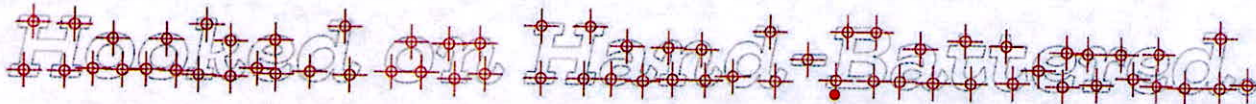
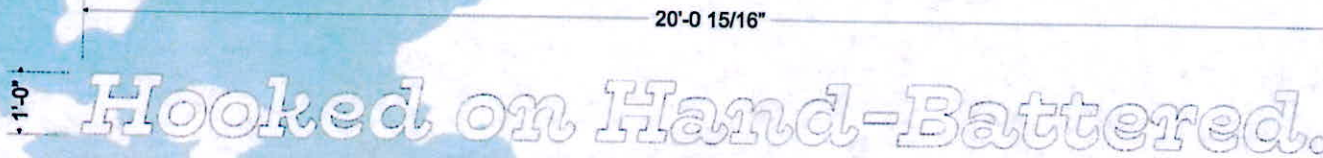
NIGHTVIEW



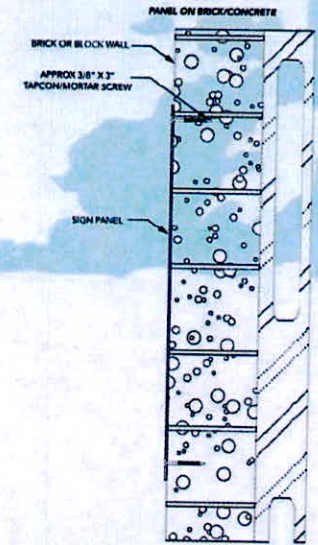
DAYVIEW



1 SIGN-DETAILS  
SCALE: 1/2"=1'



66 ATTACHMENT POINTS



DETAILS: INFO

- (A) - 1/8" WHITE ALUMINUM FCO
- > ALTERNATIVE ACM OPTION
- FLUSH MOUNTED



**SOUTHELEVATION WALLSIGN  
NORTHELEVATION NOSIGN**



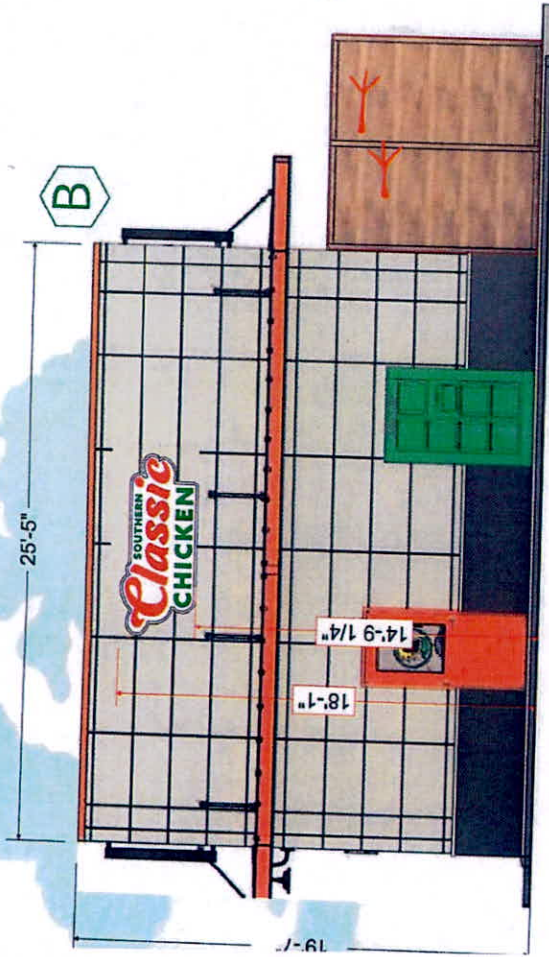
SALES: Shaun Crawford  
ARTIST: Joshua Kroeger

CLIENT: Southern Classic Chicken  
LOCATION: 1317 Winnsboro Rd Monroe LA 71202

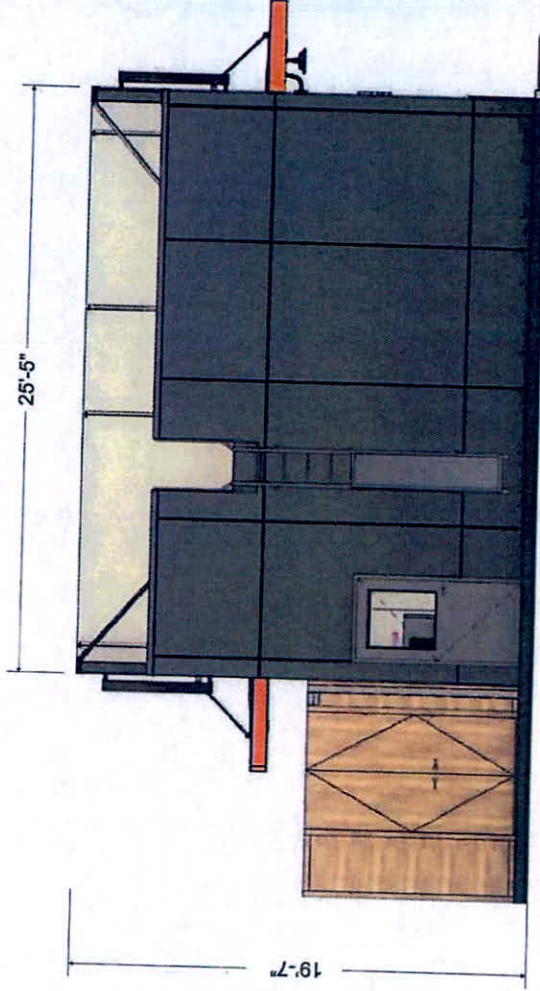
DRAWING #: a061645-4  
REV DATE: 4/30/25 | REV\_1

05

① SIGN-PLACEMENT  
SCALE: 3/16"=1'



① SIGN-PLACEMENT  
SCALE: 3/16"=1'



*NO SIGN*

AUTHORIZED SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



SALES: Shaun Crawford

CLIENT: Southern Classic Chicken

DRAWING #: ao61645-6

ARTIST: Joshua Kroeger

LOCATION: 1317 Winnsboro Rd Monroe LA 71202

REV DATE: 00/00/00 | REV\_0

1 SIGN-DETAILS  
SCALE: 1/2"=1"  
Quantity: 1

B

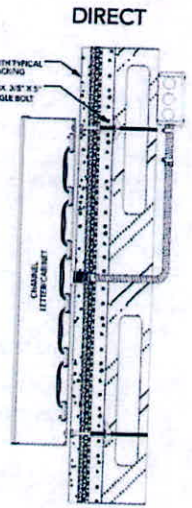
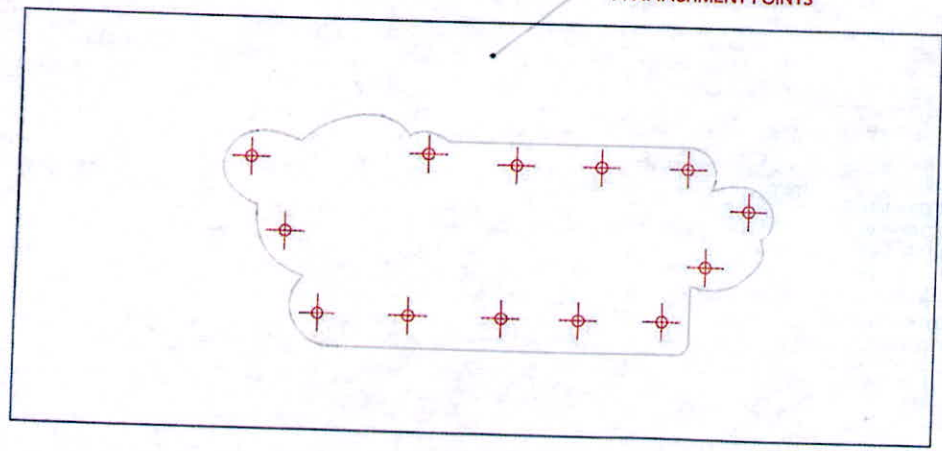


- FLUSH MOUNT CABINET**
- PAN FACES
  - WHITE EMBOSSED ACRYLIC
  - INTERNAL LED ILLUMINATION
  - FLUSH MOUNTED TO FASCIA
  - CUT VINYL APPLIED FIRST SURFACE
  - WHITE TRIM AND RETURNS

Total Sq. Ft. 25.84



14 ATTACHMENT POINTS



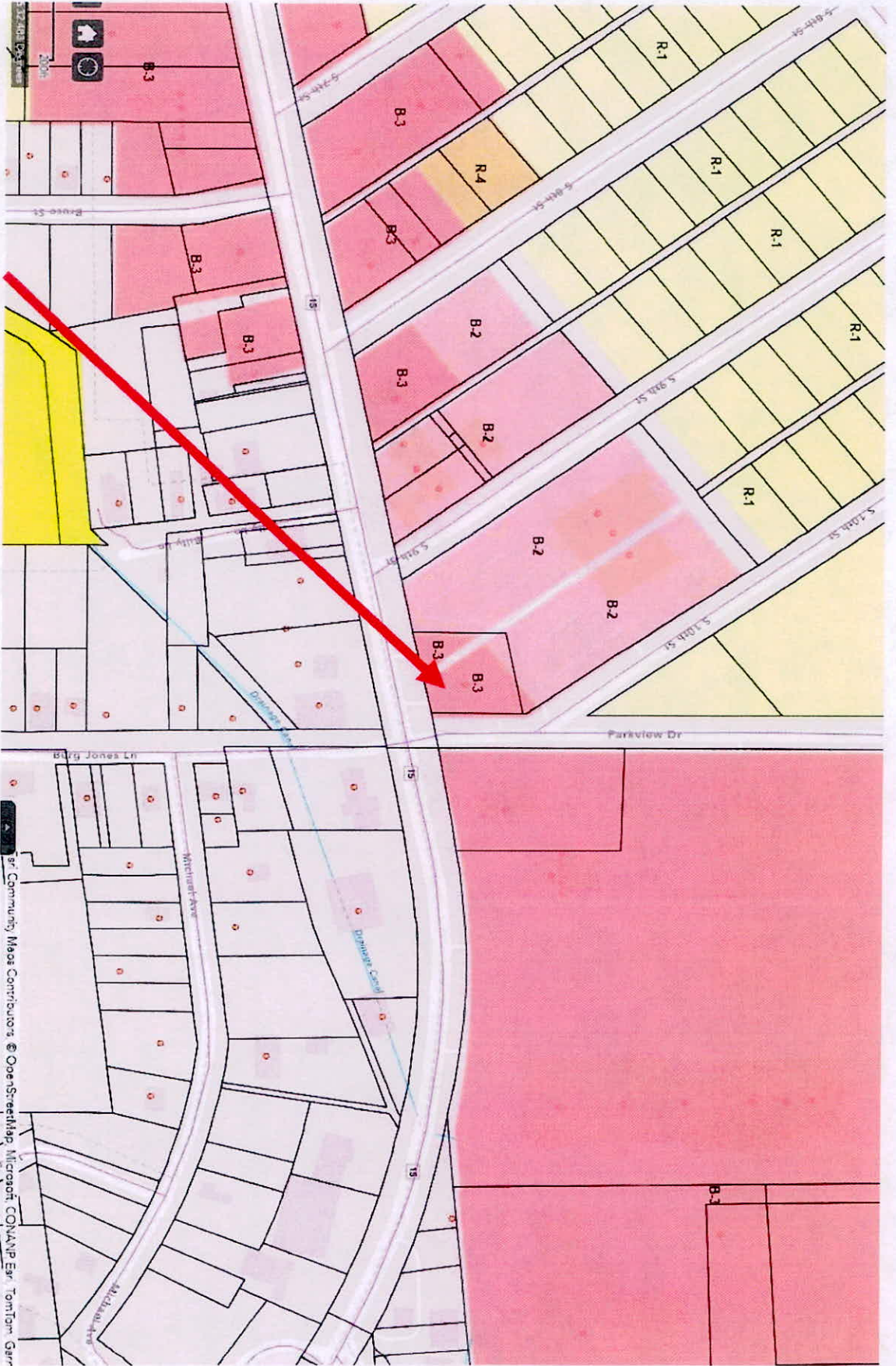
NIGHTVIEW



DAYVIEW

1318 LA-15  
 Monroe, Louisiana  
 Google Street View  
 Dec 2023 See more dates





1317 Winnsboro Road

for Community Mass Contributors @ OpenStreetMap, Microsoft, CONANVP, Ear, TomTom, Garmin