

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, October 28, 2021
6:00PM
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739
www.central-la.gov

THE FOLLOWING PROCEDURES AND RULES APPLY TO PUBLIC COMMENT:

In accordance with rules of procedure, all items on these agendas are open for public comment.

1. A statement setting forth the applicant's proposal, together with the Planning Commission Staff certification, will be made by the Planning Director after which the applicant and the public will be heard. Before speaking on the proposal, each speaker shall give his or her name and address and state who he/she is representing. Anyone speaking as a civic association representative shall document that their presented views are those of the organization.
2. Applicant or applicant's representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes. Proponents for the proposal will speak second and a period of three (3) minutes will be allowed for each proponent. Opponents or other interested parties will speak next and a period of three (3) minutes will be allowed for each opponent. There will be no limit to the number of persons who may speak, but speakers are encouraged to avoid duplication in their presentations.
3. Applicant will be allowed a total period of five (5) minutes to offer rebuttal. Opponents will not be allowed to rebut.
4. The Commission Members may ask any questions and make comments but are urged to cooperate in an effort to spend no more than fifteen (15) minutes in discussion of a case after all speakers have been heard.
5. Items on the Consent Agenda will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item. In such cases, the proposal will follow the standard.
6. Planning Commission items are finally resolved by the Planning Commission without further action by the City Council. Zoning Commission matters heard tonight, unless specifically stated otherwise, will be heard by the Central City Council on **Tuesday, November 23, 2021** unless the case is deferred by the Commission. Denial of a zoning item by the Zoning Commission is final unless the item is requested by Council to be heard within sixty (60) days of the Zoning Commission decision.

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1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (September 23, 2021) Planning Commission**

PUBLIC HEARING CASES (OLD BUSINESS):

6. **SS-6-21 Revision to Subdivision of Tract B-2-B of the Wallace Heck Property** This property is [located](#) on the north side of Greenwell Springs Road near the Morgan Road intersection in Sections 15 & 44 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use in the **R/A (Rural/Agricultural) Zoning District** and dedicate a private servitude of access. (Applicant: Jeffrey Diamond, PLS)
7. **SS-11-21 Subdivision of Lot B-1 of the Former Clifton S. Lesage** This property is [located](#) at the northeast corner of the Sullivan and Summer Road intersection in Section 72, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use in the **R2 (Single Family Residential Two) Zoning District** with a waivers of [Sections 7:14.3\(2\)](#) and [7:4.103 \(a\) \(7\) a.2.](#) of the Development Code regarding connection to public sewer and subdividing on roads not improved to current standards, respectively. (Applicant: Alyx Gafford)
8. **SS-12-21 Subdivision of Lot C-1 of an Unnamed 46.99 Acres of the Former Evans White Tract** This property is [located](#) off an existing private servitude of access that is on the west side of Blackwater Road north of the Carey Road intersection in Section 26, T5S-R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Jeffrey M. Moody)
9. **SS-16-21 Subdivision of Tract A of the Lawrence E. Kennard Property** This property is [located](#) on the south side of Magnolia Bridge Road west of the Magnolia Crossing Drive intersection in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting reconsideration of a subdivision of one tract into two in the **R1 (Single Family Residential One)** and the **C1 (Light Commercial) Zoning Districts** for a commercial use. (Applicant: Stephen LaCour)

10. **SS-22-21 Subdivision of Tract H of the C.J. Brown Property** This property is [located](#) on Lovett Road near the Ridge Road intersection in Section 82, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two and dedicate a private servitude of access in the **RA (Rural Agricultural) Zoning District** for a single-family residential land use with existing structures. (Applicant: Alvin Fairburn, Jr.)

PUBLIC HEARING CASES (NEW BUSINESS):

11. **SS-24-21 Subdivision of a 34 and 15 Acre Tract Except One Acre of the Now & Former Reed Property** This property is [located](#) on the east side of Joor Road south of the Denham Road intersection in Section 30, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into four in the **R1 (Single Family Residential One) Zoning District** for a single-family residential land use with a waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer. (Applicant: Todd Harris)
12. **SS-25-21 Subdivision of Tracts VMS-1-A-3-A-1 and VMS-1-A-3-B of the Village at Magnolia Square** This property is [located](#) on the southwest side of the remaining undeveloped portions the Village Magnolia Square Subdivision in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three within a conditional use TND (Traditional Neighborhood Development) with an underlying zoning of **R2 (Single Family Residential Two)**. (Applicant: Mickey L. Robertson)
13. **SS-26-21 Subdivision of Tract A-2-A of the Messer Property** This property is [located](#) on the west side of Greenwell Springs Road south of the Magnolia Bridge Road intersection in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Todd Harris)
14. Adjourn

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **Tuesday, November 23, 2021** unless the item(s) is deferred.

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PUBLIC HEARING CASES (OLD BUSINESS):

6. **TND-C-1-06 Village of Magnolia Square Final Development Plan** This property is [located](#) on the southwest side of the remaining undeveloped portions the Village Magnolia Square Subdivision in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting Final Development Plan approval for the remaining portion of a Traditional Neighborhood Development in the **R2 (Single Family Residential Two) Zoning District** consisting of 172 single family residential lots. (Applicant: Nick Fakouri)

PUBLIC HEARING (NEW BUSINESS):

7. **CUP-7-21 Conditional Use Permit for an Addition to a Body Repair Shop** This property is [located](#) on the north side of Hooper Road at 9779 Hooper Road between the Shady Bluff Drive and Lansdowne Road intersections in Section 80, T6S, R1E, GLD, EBR, LA. The applicant is requesting to add on to an existing building for a body repair shop in the **B3 (Neighborhood Business Three) Zoning District** with a waiver from the Architectural Standards of the Corridor Overlay District within Appendix G of the Development Code. (Applicant: Richard Luke Wagley)

OTHER BUSINESS:

8. **Announcements**
9. **Adjourn**