

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, April 28, 2016, 6:00 P.M.
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739
www.centralgov.com

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 recommendation, 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, May 24, 2016**, 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.

AGENDA
CITY OF CENTRAL PLANNING COMMISSION
Thursday, April 28, 2016, 6:00pm
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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 (March 24, 2016 Planning Commission Meeting)
6. Amendments and Consent Agenda

None

7. [Resolution to Certify Attendance for Required Training](#)

PUBLIC MEETING CASE (NEW BUSINESS)

8. [Pre-Application Conference: Residential Subdivision](#) This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections on Tracts B-1-A through E and Tract C which is located in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is requesting informal feedback for a single family residential subdivision on a property that is currently zoned in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Casey Patterson)
9. [Pre-Application Conference: Residential Subdivision](#) This property is located on the south side of Denham Road west of the Hubbs Road intersection on Tract B-1-A of the now or former Stanley Cheatham Property which is located in Section 47, T5S, R2E, GLD, EBR, LA. The applicant is requesting informal feedback for a single family residential subdivision on a property that is currently zoned in the **R1 (Single Family Residential One) Zoning District**. (Applicant: Stanley Cheatum)
10. [Pre-Application Conference: Residential Subdivision](#) This property is located at the north end of Pinewood Drive being Tract X-1, X-2 and X-3 of the former P.J. Gurney Property which is located in Section 20, T5S, R2E, GLD, EBR, LA. The applicant is requesting informal feedback for a single family residential subdivision on a property that is currently zoned **RA (Rural Agricultural) Zoning District**. (Applicant: Stanley Cheatum)

PUBLIC HEARING CASE (OLD BUSINESS)

NONE

PUBLIC HEARING CASE (NEW BUSINESS):

11. SS-8-16 Subdivision of Tract A-1-A-4-A of the Former Evans White Estate Property This property is located on the east side of Blackwater Road between the Dyer Road and Carey Road intersections in Section 25, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into 3 lots for single family residential land use on an existing private servitude of access. (Applicant: Adam Rabalais)

12. SS-9-16 Subdivision of Tract 5-C-1-A and Tract 5-C-1-B of the Former J.J. Kent Property This property is located on the south side of Greenwell Springs-Port Hudson Road west of the Joor Road intersection in Section 7, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tract into 3 lots for single family residential land use and dedicate a private servitude of access with existing structures. (Applicant: Mark McDaniel)

13. Announcements

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 **May 24, 2016**, unless the item(s) is deferred by the Commission or specifically stated otherwise.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, April 28, 2016, 6:00pm
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1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (March 24, 2016 Zoning Commission Meeting)**
5. **Amendments and Consent Agenda**

None

PUBLIC HEARING CASES (OLD BUSINESS):

6. **PUD-1-16 Planned Unit Development Preliminary Plan: The Lakes at Woodland Grove (Deferred from the March 24, 2016 Zoning Commission Meeting by the Applicant)** This property is located on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections on Tracts A-1-A-1 and a portion of Tract A-1-A-2 of the Milton G. Harelson Property in Sections 4 and 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone portions of the aforementioned tracts from **R/A (Rural Agricultural) Zoning District** to **R1 (Single Family Residential District One)** and **R3 (Single Family Residential District Three)** through a conditional use PUD Preliminary Plan consisting of 175 single family residential lots with an office park. (Applicant: Blake Seguin, Central Development Group)

PUBLIC HEARING (NEW BUSINESS):

7. **CUP-1-16 Conditional Use Permit for a Daiquiri Shop** This property is located at 14790 Wax Road in Suite 106 of the Wax Pointe Shopping Center on a portion of Lot Y which is on the south side of Wax Road between the Sullivan Road and West Brookside Drive intersections in Sections 8 & 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for liquor sales for a daiquiri shop in the **B3 (General Commercial Business Three) Zoning District**. (Applicant: Brian Clovatre)
8. **PUD-4-15 Final Development Plan: The Settlement on Shoe Creek** This property is located on the west side of Sullivan Road near the Brent Avenue intersection on Tract A-4-A of the former Hutchinson and Williams Property and a portion of Tract 1 of the former Quentin Bourke Property located in Sections 68 and 69, T6S, R2E, GLD,

EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Final Development Plan consisting of 36 single family residential lots with a 92,000 square foot assisted care living facility and rezone 6.1 acres from the **R1 (Single Family Residential One) Zoning District** to the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Prescott Bailey, Southern Lifestyle Development)

9. **PUD-2-16 Planned Unit Development Final Development Plan: Arden Oaks** This property is located between the southern end of Brennen Drive of the Hampton Village Estates 4th Filing Subdivision and the northern end of Bretshire Drive of the Comite Hills 2nd Filing Subdivision on Tract Z-1-B-2 of the former George B. Cooke Property in Section 46, T6S, R1E, GLD, EBR, LA. The applicant is requesting to rezone from **R1 (Single Family Residential District One)** to **R2 (Single Family Residential District Two)** through a conditional use PUD Final Development Plan consisting of 71 single family residential lots. (Applicant: Mark Willie, Arden Oaks LLC)

10. Announcements

11. Adjourn