

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, September 23, 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, October 26, 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 (August 26, 2021) Planning Commission**

HEARING CASES (OLD BUSINESS):

6. **SS-11-21 Subdivision of Lot B-1 of the Former Clifton S. Lesage. This case is deferred indefinitely.** 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 waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer. (Applicant: Alyx Gafford)
7. **SS-12-21 Subdivision of Lot C-1 of an Unnamed 46.99 Acres of the Former Evans White Tract. This case is deferred indefinitely.** 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)
8. **[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)

PUBLIC HEARING CASES (NEW BUSINESS):

9. **[EOP-7-21](#) Exchange of Property between Tracts D-2B-2-A & D-2B-2-B of the J.A. Lesage Property** This property is [located](#) on the west side of Central Thruway north of the Frenchtown Road intersection in Section 43, T6S R2E. The applicant is requesting to alter the property lines between two adjoining properties in the **RA (Rural Agricultural)** and **B4 (General Commercial Business Four) Zoning Districts.** (Applicant: Mickey L. Robertson)

10. **SS-21-21 Subdivision of Tract B-2 of the Now & Former R. T. Devall Property** This property is located on the east side of Greenwell Springs Road south of the Rolling Oaks Avenue intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two in the **RA (Rural Agricultural) Zoning District** for a single-family residential land use. (Applicant: Raymond Mullins)
11. **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.)
12. **SS-23-21 Subdivision of Tract C of the Now & Former H.B. Kidd Property** This property is located on the west side of Greenwell Springs Road south of the Rolling Oaks Avenue intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five and dedicate a private servitude of access in the **RA (Rural Agricultural) and R1 (Single Family Residential One) Zoning District** for a single-family residential land use with a waiver of Section 7:14 of the Development Code regarding connection to public sewer. (Applicant: Steven Lacour)
13. 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, October 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 case is deferred until the next meeting by the Staff and the Applicant** This property is located on the west 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):

None

OTHER BUSINESS:

7. Announcements
8. Adjourn