

The minutes below are taken from the meeting to represent items addressed and actions by the board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at the meeting.

**MINUTES
CITY OF CENTRAL
MEETING OF THE PLANNING COMMISSION
Thursday, November 19, 2020 6:00 P.M.**

The Planning Commission of the City of Central held a Public Meeting on Thursday, November 19, 2020 at 6:00 p.m. at Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:00 p.m. by Mr. T. J. Johnson, Chairman

2. Invocation and Pledge of Allegiance

Mr. Pete Firmin led the Invocation and the Pledge of Allegiance

3. Roll Call

*Members Present: Messrs: Firmin, Harper, Pino, Johnson,
Sharafkhani, and Sheridan.*

Members Absent: Mr. Mannino

*Also Present: Mr. Woodrow Muhammad AICP & Debbie
Mouton, City of Central Staff*

4. Recitation of Rules

5. Approval of Minutes (October 22, 2020 Planning Commission Meeting)

Commission Action: *A motion to approve the October 22, 2020 Planning Commission Minutes was made by Mr. Sheridan, seconded by Mr. Sharafkhani. There were no objections and the minutes were approved.*

6. Approval of 2021 Planning & Zoning Schedule

Mr. Sheridan moved to approve the 2021 Planning & Zoning Schedule. The motion was seconded by Mr. Pino. Public comment: None. There were no objections, motion passed.

7. Amendments and Consent Agenda

- a. **EOP-9-20 Exchange of Property between Tracts C-1, C-2 & C-3 of the J.M. Edwards Property** This property is [located](#) on Core Lane near the Blackwater Road intersection in Sections 25 & 36, T5S, R1E, EBR, GLD, LA. The applicant is proposing to alter the property lines between three adjoining properties in the **RA (Rural Agricultural) Zoning District**. (Applicant: Clifford Harding)
- b. **EOP-10-20 Exchange of Property between Tracts B-1-A and Tract 4-A-1-D of the Now or Former Gillie G. Watson, Jr Property** This property is [located](#) on the west side of Blackwater Road south side of Arleen Avenue in Sections 11 & 12, T5S, R1E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **RA (Rural Agricultural) Zoning District**. (Applicant: Gillie G. Watson Jr.)
- c. **SS-18-20 Subdivision of a 10.5 Acre Tract of the Former H.H. Shaffer Estate** This property is [located](#) on the north side of Greenwell Springs Road near the Greenmeadow Drive and Shady Park Drive intersections in Section 37, 38 & 44 T6S, R2E of GLD EBR LA. The applicant is requesting to subdivide one tract into two for single family residential land use on a property that is zoned **R2 (Single Family Residential Two)**. (Applicant: Darryl Shaffer)
- d. **SS-20-20 Subdivision of Tract Z-1 of a Portion of the Odom Tract** This property is [located](#) on the west side of Devall Road south of the Denham Road intersection being a portion of the Odom Tract in Section 29, T5S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use on a property that is zoned **RA (Rural Agricultural)**. (Applicant: Michael Davis)

Commission Action: Mr. Sharafkhani moved to recommend approval of the Amendments and Consent Agenda. The motion was seconded by Mr. Firmin. Public comment: None. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 absent (Mannino). Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS):

8. None

PUBLIC HEARING CASES (NEW BUSINESS):

9. **SS-26-12 Revision of a Previously Approved Subdivision** This property is [located](#) on the east side of Old Settlement Road to the north of the McCullough Road intersection on Tracts 2-A and Tract 2-B of the Old Settlement Place Subdivision in Section 24, T5S, R1E, GLD, EBR, LA. This applicant is requesting a waiver of [Section 7:13.6 \(9\) d.](#) of the Development Code regarding the width of a private servitude to twelve feet versus twenty feet as required on a property that is zoned **RA (Rural Agricultural)**. (Applicant: James A. Dixon)

Commission Action: Mr. Firmin moved to recommend approval of this waiver. The motion was seconded by Mr. Sheridan. Public comment: James Dixon. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 absent (Mr. Mannino). Motion passed.

10. **SS-10-14 Revision of a Previously Approved Subdivision** This property is [located](#) on the west side of McCullough Road between Woodrow Kerr Lane to the south and Old Settlement Road to the north on Tracts 1-A and 1-B-2 of the former J.E. Robertson Property in Section 24, T5S, R1E, GLD, EBR, LA. This applicant is requesting a waiver of [Section 7:13.6 \(9\) d.](#) of the Development Code regarding the width of a private servitude to twelve feet versus twenty feet as required on a property that is zoned **RA (Rural Agricultural)**. (Applicant: Jeffrey Gaunt)

Commission Action: Mr. Sharafkhani moved to recommend approval of this waiver with staff's recommendations. The motion was seconded by Mr. Harper. Public comment: Jeffrey Gaunt. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 absent (Mr. Mannino). Motion passed.

11. **SS-19-20 Subdivision of Tract F-1-B of the Robert W. Dyer, ET AL Property** This property is [located](#) on the west side of Greenwell Springs Road north of the Denham Road intersection in Section 42, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use on a property that is zoned **RA (Rural Agricultural)** with a waiver from connecting to public sewer as required in **Ordinance 2009-08**. (Applicant: Daniel & Tara Sturgeon)

Commission Action: Mr. Firmin moved to recommend approval of this item. The motion was seconded by Mr. Sheridan. Public comment: None. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 absent (Mr. Mannino). Motion passed.

12. **SS-21-20 Subdivision of Lots 49A and 51-A of the Comite Hills Subdivision** This property is [located](#) on the south side of Triple B Road between the Chaparral Place and Frontier Drive intersections in the Comite Hills Subdivision in Section 41, T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into five for single family residential land use in the **R1 (Single Family Residential One) Zoning District**. (Applicant: John T. Watson)

Commission Action: Mr. Sharafkhani moved to recommend denial of this item. The motion was seconded by Mr. Firmin. Public comment: Paul Bartel, Allen Hill, Dan Weber, Jay Watson, R. J. Saucier, Ryan Hartzell, Angela Summerville, Wayne Price, Rachel Price, Chris Dupuy, and John Watson. Vote on motion to deny: 5 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, and Johnson), 1 nay (Mr. Sheridan), 1 absent (Mr. Mannino). Motion passed.

13. **SS-22-20 Subdivision of Lot A of the Ward Watts Property and Lot G of a Portion of Claude and Ginger Watts Property** This property is [located](#) on Joor Road across from the Solemn Oaks Avenue intersection in Section 31 T5S R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three lots for single family residential land use and dedicate a private servitude of access in the **R/A (Rural Agricultural)** and **R1 (Single Family Residential One) Zoning Districts** with a waivers

of [Section 7:13.6 \(9\) d.](#) of the Development Code regarding the paving and width of a private servitude to twelve feet versus twenty feet as required and connection to public sewer as required in **Ordinance 2009-08**. (Applicant: Wesley Watts)

Commission Action: *Mr. Firmin moved to recommend approval of this item. The motion was seconded by Mr. Harper. Public comment: None. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 absent (Mr. Mannino). Motion passed.*

14. **[RV-1-20](#) Revocation of a Public Drainage Servitude** This property is [located](#) on the east side of Sullivan Road south of the Brent Avenue intersection within Tract S being a portion of the former Ole McDonalds Farms, Inc. Property in Section 68, T6S, R2E, GLD, EBR, LA. The applicant is requesting to reduce a 35 foot drainage servitude to 25 feet in association with a retail development. (Applicant: Pete Firmin)

Commission Action: *Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Harper. Public comment: None. Vote: 5 yeas (Messrs: Harper, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 recuse (Mr. Firmin), 1 absent (Mr. Mannino). Motion passed.*

15. **Adjourn at 7:11**

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **Tuesday, December 22, 2020** unless the item(s) is deferred.

MINUTES

CITY OF CENTRAL ZONING COMMISSION

November 19, 2020, 6:00pm

Kristenwood Meeting Facility

14025 Greenwell Springs Road

Central, LA 70739

'Social Distancing will be in effect. It is recommended that everyone wear masks or similar face coverings inside of Kristenwood'.

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Roll Call

*Members Present: Messrs: Firmin, Harper, Pino, Johnson,
Sharafkhani, and Sheridan.*

Members Absent: Mr. Mannino

*Also Present: Mr. Woodrow Muhammad AICP & Debbie Mouton,
City of Central Staff*

4. Recitation of Rules

5. Approval of Minutes (October 22, 2020 Zoning Commission Meeting)

Commission Action: *A motion to approve the October 22, 2020 Zoning Commission Minutes was made by Mr. Sheridan, seconded by Mr. Sharafkhani. There were no objections and the minutes were approved.*

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

NONE

OTHER BUSINESS:

6. Announcements

7. Adjourn

The Zoning Commission meeting was adjourned at 7:13 p.m.