

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, October 22, 2020 6:00 P.M.**

The Planning Commission of the City of Central held a Public Meeting on Thursday, October 22, 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, Mannino, Pino, Johnson,  
Sharafkhani, and Sheridan.*

*Members Absent: None*

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

**4. Recitation of Rules**

**5. Approval of Minutes (September 24, 2020 Planning Commission Meeting)**

**Commission Action:** *A motion to approve the September 24, 2020 Planning Commission Minutes was made by Mr. Sheridan, seconded by Mr. Pino. There were no objections and the minutes were approved.*

**6. Amendments and Consent Agenda**

**PUBLIC HEARING CASES (OLD BUSINESS):**

**None**

**PUBLIC HEARING CASES (NEW BUSINESS):**

7. **SS-13-20 Subdivision of Lot LG-1 of the former B.C. Thompson Property (Deferred from the September Meeting)** This property is located on the west side of Joor Road between the Solitude Lane intersection to the south and Lenwood Lane intersection to the north in Section 18, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one (1) lot zoned **(R/A) Rural/Agricultural Zoning District** into three (3) lots for residential land use and dedicate a private servitude of access with a waiver of **Section 7:4.4(a)(4)a)** of the **City of Central Development Code** regarding connection to public sewer. (Applicant: Kevin Williams)

**Commission Action (October 22, 2020):** Mr. Sharafkhani moved to recommend approval of the item. The motion was seconded by Mr. Sheridan. Public comment: Brad Lambert. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

Mr. Sharafkhani moved to recommend approval of the sewer waiver portion of the item. The motion was seconded by Mr. Sheridan. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

8. **S-1-20 Newcastle Estates: Subdivision of a Portion of the Richard Odom Property.** This property is located on the south side of Denham Road between White Oak Run Drive to the east and Proche Lane to the west on Lot 12-B-2-A which is a portion of the Richard Odom Property in Section 48, T6S, R2E, GLD, EBR, LA. This applicant is requesting to subdivide into 14 residential lots with a common area on a property that is zoned **RA (Rural Agricultural)**. (Applicant: Mickey Robertson)

**Commission Action (October 22, 2020):** Mr. Sheridan moved to recommend approval of the item with Staff's recommendations. The motion was seconded by Mr. Firmin. Public comment: Donnie LeSage and Jim Clark. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 1 nay (Mr. Mannino), 0 absent. Motion passed.

9. **EOP-8-20 Exchange of Property between Lot 3-B and 3-C of the Former O.T. Forbes Tract** This property is located on the north side of Gurney Road west of the Joor Road intersection and east of the Centerra Court intersection in Section 31, T5S, R2E of GLD EBR LA. The applicant is requesting to alter the property lines between two adjoining properties for residential land use. (Applicant: Patrick C. Staiano)

**Commission Action (October 22, 2020):** Mr. Sharafkhani moved to approve the item. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

10. **SS-15-20 Subdivision of Lot 2 of The Settlement on Shoe Creek Phase 1** This property is located on the west side of Sullivan Road south of the Wax Road intersection near the Brent Avenue intersection on Lot 2 in Section 69, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide a commercial tract into four (4) which is associated with traditional neighborhood development with a waiver request of

minimum lot size of 4 acres within the **(B4) General Commercial/Business Zoning District**. This is a companion case to TND-1-15 Major Change 2. (Applicant: Rodney Savoy)

**Commission Action (October 22, 2020):** Mr. Sheridan moved to approve the subdivision portion of the item with Staff's recommendations. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

11. **SS-17-20 Subdivision of Tract C-2-B of the Myrtle Allen Property** This property is located near Blackwater Road off an access servitude near Talmadge Crumholt Road in Section 30, T6S R1E, GLD, EBR, LA. The applicant is requesting to subdivide one (1) tract into two (2) for single family residential land use and dedicate a private servitude of access in the **R/A Rural Agricultural Zoning District**. (Applicant: Paul Vidacovich)

**Commission Action (October 22, 2020):** Mr. Firmin moved to recommend approval of the item with the stipulation that it is not a building site until specifications are met. The motion was seconded by Mr. Sheridan. Public comment: Theresa Hawkins and Dwayne Crumholt. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

12. **Adjourn at 6:53**

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 24, 2020** unless the item(s) is deferred.

## **MINUTES**

CITY OF CENTRAL ZONING COMMISSION

**October 22, 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, Mannino, Pino, Johnson,  
Sharafkhani, and Sheridan.

*Members Absent:* None

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

**4. Recitation of Rules**

**5. Approval of Minutes (September 24, 2020 Zoning Commission Meeting)**

**Commission Action:** A motion to approve the September 24, 2020 Zoning Commission Minutes was made by Mr. Firmin, seconded by Mr. Pino. There were no objections and the minutes were approved.

**PUBLIC HEARING CASES (OLD BUSINESS):**

NONE

**PUBLIC HEARING CASES (NEW BUSINESS):**

**6. TND-1-15 The Settlement on Shoe Creek Final Development Plan Major Change 2**

This property is located on the west side of Sullivan Road south of the Wax Road intersection near the Brent Avenue intersection with additional access from Sagebrush Avenue of the Morgan Place Subdivision, a portion of which is the former Ruby Lee R. Davis Property in Section 69, T6S, R2E, GLD, EBR, LA. The applicant is requesting comprehensive signage approval, site and use change within an approved Traditional Neighborhood Development with a waiver of the minimum lot size in the **(B4) General Commercial/Business District**. This is a

companion case to SS-15-20. (Applicants: Nikolas Melancon, D&H Investments Properties & Chris Ventre)

**Commission Action (October 22, 2020):**

**Variance on minimum lot size:** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Sheridan. Public comment: Ron Erickson. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

**Approval of Final Development Plan on the Northern Commercial Lots:** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Firmin. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

**Approval of Signage Plan:** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

**Approval of Southern Final Development Plan (Aldis Grocery Store):** Mr. Mannino moved to recommend approval of this item. The motion was seconded by Mr. Sheridan. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

**Architectural Standards Variance Sections 205 (5) & (6) :** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

7. **CUP-3-20 Expansion of an Aftercare School Facility:** This property is located at 10510 Joor Road near Zuber Lane on Lot B-1-B of the former Mattie Zuber Morgan Property in Section 70, T6S R1E, GLD, EBR, LA. The applicant is requesting conditional use permit approval for an aftercare school facility expansion in the **(RA) Rural Agricultural Zoning District.** (Applicant: Jessica Snowbarger)

**Commission Action (October 22, 2020):** Mr. Firmin moved to recommend approval of this item. The motion was seconded by Mr. Harper. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

8. **RZ-3-20 Rezoning from (RA) Rural Agricultural Zoning District to (B2) Neighborhood Business Two Zoning District for a Retail Center with a Drive Throughs** This property is located at 8533 Sullivan Road which is at the northwest intersection of Sparkle Drive and Sullivan Road in Section 69, T6S R1E, GLD, EBR, LA. The applicant is requesting a rezoning with a conditional use permit for two drive throughs. (Applicant: John P. Stagg) **(This item was withdrawn by applicant)**

9. **An Ordinance Amending Title 7 And Appendix 1 of the City of Central Code of Ordinances Adding Requirements for the Performance of an Offsite Drainage Assessment for Certain Developments**

**Commission Action (October 22, 2020):** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Harper. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

**OTHER BUSINESS:**

**10. Announcements**

**11. Adjourn**

*The Planning Commission meeting was adjourned at 7:39 p.m.*