

The minutes below are taken from the meeting to represent items addressed and actions by this 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 PLANNING COMMISSION
Thursday, February 28, 2019

The Planning Commission of the City of Central held a Public Meeting on Thursday, February 28, 2019 at 6:00 pm 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. Graydon Walker led the Invocation and the Pledge of Allegiance

3. Roll Call

Members Present: Messrs: Neal Chollette, Steven Lumpkin, Harry Rauls, Bijan Sharafkhani, Ryan Sheridan, Graydon Walker and T.J. Johnson
Members Absent: None
Also Present: Messrs: Matt Zyjewski and Adam Williams, City of Central Staff

4. Recitation of Rules (rules apply as stated on cover sheet)

5. Approval of Minutes (January 24, 2019 Planning Commission Meeting)

Commission Action: *A motion to approve the January 24, 2019 Planning Commission Minutes as amended by Staff was made by Mr. Bijan Sharafkhani, seconded by Mr. Steven Lumpkin. There were no objections and the minutes were approved.*

PUBLIC HEARING CASES (OLD BUSINESS):

6. SS-25-18 Subdivision of Tract B-1 of the J. H. Bennett Tract into Tracts B-1-A and B-1-B.

This property is located on the south side of Lovett Road between Bronco Avenue to the east and Joor Road to the west in Sections 82 and 84, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into two tracts with a waiver to **Sec. 7:13.6(9)d of the Development Code** to permit the use of an existing, 14' wide roadbed instead of widening to the required 20' width, within a 30 ft. wide private servitude of access for residential land use. (Applicant: James E. Edwards)

Commission Action:

A motion to approve SS-24-18 with Staff recommendation that no further subdivision is allowed unless the servitude of access is brought up to standards was made by Mr. Ryan Sheridan and seconded by Mr. Steven Lumpkin.

Vote: 7 yeas (Messrs: Chollette, Lumpkin, Rauls, Sharafkhani, Sheridan, Walker, and Johnson), 0 nays, and 0 absent and the motion carried.

PUBLIC HEARING CASES (NEW BUSINESS):

7. EOP-14-18 Exchange of Property between Tracts 11-A1, 11-A2 and the west 5 acres of Tract 12-B of the Eliza Carl White Tract into Tracts 11-A1-A, 11-A2-A and 12-B-1. This property is located on the south side of Hooper Road between Ashford Lane to the east and Lynnwood Avenue to the west in Section 53, T5S, R2E, GLD, EBR, LA. The applicant is proposing an exchange of property. (Applicant: Brenda Landry)

Commission Action

A motion to approve EOP-14-18 was made by Mr. Ryan Sheridan and seconded by Mr. Graydon Walker. Vote: 7 yeas (Messrs: Chollette, Johnson, Lumpkin, Rauls, Sharafkhani, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

8. EOP-1-19 Exchange of Property between Tract B and Tract B-2 of the Jack D. Talley Property into Tracts B-2-A and B-2-B. This property is located on the north side of Frenchtown Road between Frenchtown Acres Drive to the north and the Amite River to the south in Section 50, T6S, R2E, GLD, EBR, LA. The applicant is proposing an exchange of property. (Applicant: Kyle Sharp)

Commission Action

A motion to approve EOP-1-19 with Staff stipulations to remove the existing trailer was made by Mr. Steven Lumpkin and seconded by Mr. Ryan Sheridan. Vote: yeas (Messrs: Chollette, Johnson, Johnson, Rauls, Sharafkhani, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

9. SS-26-18 Subdivision of Tract 2 of the W.E. Newson Tract into Tracts 2-A, 2-B and 2-C.

This property is located on the north side of Greenwell Springs – Port Hudson Road between Shoe Creek to the east and Joor Road to the west in Sections 82 and 84, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into three tracts for residential land use. (Applicant: James Ryan Myers)

Commission Action

A motion to approve SS-26-18 with the BOA recommendation of subdividing parcels equally into three .95 acre lots was made by Mr. Neal Chollette and seconded by Mr. Steven Lumpkin. Vote: 7 yeas (Messrs: Chollette, Johnson, Lumpkin, Rauls, Sharafkhani, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

10. SS-2-19 Subdivision of Lot E of the O. W. Watts and Kin of Holstein Property into Lots E-1 and E-2. This property is located on the west side of Blackwater Road between Dyer Road to the north and Carey Road to the south in Section 23, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into two tracts for residential land use. (Applicant: Velford Wayne Clayton)

Commission Action

A motion to approve SS-2-19 was made by Mr. Bijan Sharafkhani and seconded by Mr. Neal Chollette. Vote: 7 yeas (Messrs: Chollette, Johnson, Lumpkin, Rauls, Sharafkhani, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

11. Announcements

None.

12. Adjourn

6:25 p.m.

T.J. Johnson, Chairman

Minutes 2/28/19

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, February 28, 2019

The Zoning Commission of the City of Central held a Public Meeting on Thursday, February 28, 2019 at 6:41 pm at Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, Louisiana 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:25 pm by Mr. T.J. Johnson, Chairman.

2. Roll Call

Members Present: Messrs: Neal Chollette, Bijan Sharafkhani, Steven Lumpkin, Harry Rauls, Ryan Sheridan, T. J. Johnson, and Graydon Walker
Members Absent: None
Also Present: Messrs: Matt Zyjewski and Adam Williams, Central Staff

3. Recitation of Rules (rules apply as stated on cover sheet)

4. Approval of Minutes (January 24, 2019 Zoning Meeting)

Commission Action

A motion to approve the minutes was made by Mr. Bijan Sharafkhani and seconded by Mr. Graydon Walker. Vote: 7 yeas (Messrs: Chollette, Johnson, Lumpkin, Rauls, Sharafkhani, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

None

OTHER BUSINESS

5. Pre-Application Conference:

Developer: Martin and Miller, LLC

A preliminary presentation for discussion purposes was made by Todd Miller to the Planning and Zoning Commission for feedback.

"Light House Lakes Subdivision" Preliminary Proposal

- *Sixty-four residential lots.
- *All proposed lots in development to be one (1) acre or larger.
- * Greenspace with walking trails, leaving mature trees, lakes/ponds
Strategically placed throughout to create an environment of mature and rural feel.
- *Water, electric, cables, gas and telephone utilities are underground and already stubbed into property.
- *Sewage access from Norway Pine Drive is available for sewage connection enhanced with a pump/lift station.
- *The lot size considers "Estate" concept with a lot frontage of 150' wide or wider.
- *The interest for aesthetic look and upscale rural presentation considers open ditch application.
- *This is a subdivision development in the "country"

Planning Commission Comments

- *One acre or larger lots.
- *Provide Street connection to Northwoods.
- *Open ditch is acceptable.
- *Investigate public sewer capacity.
- *Prefer Bond in Lieu of Construction for sidewalks.
- *Address meandering street by reviewing Development Code.
- *Planning Commission may consider a reduction in required greenspace due to large lot size.

6. Announcements

None

7. Adjourn

The meeting was adjourned at 6:54 pm.

T.J. Johnson, Chairman

Minutes 2/28/19