

**CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS**

Thursday, November 19, 2020 6:00 P.M.

**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'.

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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, December 22, 2020** 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, November 19, 2020 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Road

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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 (October 22, 2020 Planning Commission Meeting)
6. Approval of [2021 Planning & Zoning Schedule](#)
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)

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)
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)
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)
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)
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)
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)

15. 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, December 22, 2020** unless the item(s) is deferred.

AGENDA

CITY OF CENTRAL ZONING COMMISSION

November 19, 2020, 6:00pm

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1. Call to Order
2. Invocation and Pledge of Allegiance
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PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

NONE

OTHER BUSINESS:

6. Announcements
7. Adjourn