

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, November 17, 2016, 6:00 P.M.**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road**  
**Central, LA 70739**  
[www.centralgov.com](http://www.centralgov.com)

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 recommendation, 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 27, 2016**, 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 17, 2016, 6:00pm  
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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 27, 2016 Planning Commission Meetings)
6. Amendments and Consent Agenda

None

7. Adoption of [2017 Planning and Zoning Meeting Calendar](#)

PUBLIC MEETING CASE (OLD BUSINESS)

NONE

PUBLIC HEARING CASE (NEW BUSINESS)

8. **SS-14-16 Subdivision of Tract B-4 of the Indian Mound Plantation Subdivision** **(Deferred by the applicant until the December 15 Meeting)** This property is located at the north end of White Oak Run Drive near the end of Blackstone Drive of the Twin Lakes Subdivision in Section 41, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use with a waiver request of **Section 7:13.6(9)(d)** of the **Development Code**. The applicant request not to improve the existing ten foot drive to the required twenty feet in width. (Applicant: Darwin W. Ferguson)
9. **SS-17-16 Subdivision of the R.A. Millican Property** This property is located on Greenwell Springs Port Hudson Road west of the Blackwater Road intersection in Sections 1 and 2, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into three for single family residential land use. (Applicant: F. Dewitt Ladner)
10. Announcements
11. Adjourn

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **December 27, 2016** unless the item(s) is deferred by the Commission or specifically stated otherwise.

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1. Call to Order
2. Roll Call
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5. Amendments and Consent Agenda

None

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

6. **Proposed Ordinance to Amend Section 12.3 of the Comprehensive Zoning Code (Deferred from the October 27, 2016 Meeting)** The proposed ordinance reduces the minimum area for properties in the **Rural/ Agriculture Zoning District** designated Conservation, or Restricted, Incentive Greenspace on the Master Plan Phase Two Land Use Plan from 3 acres to 1 acre and the minimum lot width from 250 to 150 feet. (Sponsor: Councilman Evans)

**PUBLIC HEARING (NEW BUSINESS):**

7. **RZ-3-16 Rezoning from RA to R3 for Townhomes Subdivision (Deferred from the October 27, 2016 Meeting)** This property is located on the south side of Denham Road east of the Crystal Drive intersection on Lot 43 of Crystal Place Subdivision in Section 48, T5S, R2E, GLD, EBR, LA. The applicant is requesting to rezone one lot from the **RA (Rural/Agriculture) Zoning District** to the **R3 (Single Family Attached/Multi-Family Residence District Three)** in order to build townhomes. (Applicant: Dustin St. Pierre)
8. Announcements
9. Adjourn