

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

Thursday, January 28, 2021 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, February 23, 2021** 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
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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 (December 17, 2020 Planning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

6. None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **EOP-12-20 Exchange of Property between Lot 3-F of the Former Poleat T. Carpenter Property and Tract 6-B of the Former Powers Estate Property** This property is [located](#) on the west side of Blackwater Road north of the Carey Road intersection in Section 26, T5S, R1E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Court Bradford)
8. **EOP-13-20 Exchange of Property between Lots A, A-1 and an Undesignated Remainder of the Former Carl L. Lipscomb Property** This property is [located](#) on the west side of Greenwell Springs Road north of the Wax Road intersection in Section 63, T6S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Jeffrey Diamond, PLS)
9. **EOP-14-20 Exchange of Property between Tracts 3-A-1 and 3-A-2 of the Former W.T Core Property** This property is [located](#) on the south side of Wax Road between the Greenwell Springs Road and McCaa Landing intersections in Section 66, T6S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District** with a waiver of [Section 7:13.6\(9\)\(D\)](#) of the Development Code regarding the width of the driving surface from 20 feet to a request of 14 feet. (Applicant: Jeffrey Diamond, PLS)

10. **EOP-15-20 Exchange of Property between Tracts A-1-A-1, B-1-A-1 and A-2-A-1-B-1-A of the John E. and Charles P. Morrison Properties** This property is [located](#) on the north side of Hooper Road between the Lazy Lake and Shoe Creek Drive intersections in Sections 6 & 69 T6S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **B5 (Large Scale Commercial/Business Five) Zoning District**. (Applicant: Tom Coplin)
11. **SS-24-20 Subdivision of Lot B-2-1-A-1 of a Portion of the Former Henry H. Bozeman Property** This property is [located](#) on the east side of Devall Road between the Hooper Road and Wood Creek intersections in Section 32 T5S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use on an existing private servitude of access in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Raymond W. Thrash)
12. **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, February 23, 2021** unless the item(s) is deferred.

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PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **CUP-4-20 Conditional Use Permit to Build a Gymnasium for an Existing School** This property is [located](#) at 10200 E. Brookside Drive which is on the south side of Wax Road before the Magnolia Blossom Avenue intersection going east on Tract A in Section 9 & 67, T6S R2E GLD, EBR, LA. The applicant requests conditional use permit approval for a gym addition and auxiliary spaces in the **R2 (Single Family Residential Two) Zoning District** with a parking waiver. (Applicant: Adam Fishbein)
7. **RZ-4-20 Rezoning from R1 (Single Family Residential One) to RA (Rural Agricultural)** This property is [located](#) at 15932 Greensboro Avenue on Tract X-1-B which is at the eastern end of Greensboro Avenue of the Greenwell Acres East Subdivision in Section 38 & 44 T6S, R2E, GLD, EBR, LA. The applicant is requesting to down zone from R1 to RA conditioned upon a preliminary site plan. (Applicant: Gary Rabik)

OTHER BUSINESS:

8. Nomination of Chairman and Vice-Chairman

Announcements

9. Adjourn