

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, May 24, 2018, 6:00 P.M.
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739
www.central-la.gov

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, June 26, 2018**, 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.

REVISED AGENDA
CITY OF CENTRAL PLANNING COMMISSION
Thursday, May 24, 2018, 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (April 26, 2018 Planning Commission Meetings)
6. Amendments and Consent Agenda

NONE

PUBLIC HEARING CASES (OLD BUSINESS)

None

PUBLIC HEARING CASES (NEW BUSINESS)

7. **SS-8-18 Subdivision of Lot A of the Central Community School Board Property into Lots A-1, A-2 and A-3.** This property is located at the southeast corner of Hooper Road and Sullivan Road in Sections 5 and 68, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(B-5) Large Scale Commercial/Business District** into three tracts. (Applicant: Colin B. Gravois)
8. ~~**SS-9-18 Subdivision of Tract F-1-C-1-A-2 of the Tommy Strain Property into Tracts F-1-C-1-A-2-1, F-1-C-1-A-2-2, F-1-C-1-A-2-3, F-1-C-1-A-2-4 and F-1-C-1-A-2-5.**~~ This property is located on the west side of Central Thruway between Greenwell Springs Road to the north and Frenchtown Road to the south in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R-2) Single Family Residential Two Zoning District** into five tracts. (Applicant: Mickey L. Robertson)

The applicant requested that this item be introduced at the June 28, 2018 Planning Commission meeting.

9. **EOP-2-18 Exchange of Property between Lots 1, 2, 3-A and 4-A, of the C. C. Starks, Jr. Property into Lots 1-A, 3-A-1, 4-A-1 and 4-A-2.** This property is located at the southeast corner of Gurney Road and Blackwater Road in Section 60, T6S, R1E, GLD, EBR, LA. The applicant is proposing an exchange of property for residential land use. (Applicant: David Starks)

OTHER BUSINESS

10. Master Plan Update
11. Announcements
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 **June 26, 2018** unless the item(s) is deferred.

REVISED AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, May 24, 2018, 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739

1. Call to Order
2. Roll Call
3. Recitation of Rules
4. Approval of Minutes (April 26, 2018 Zoning Commission Meeting)
5. Amendments and Consent Agenda (None)

PUBLIC HEARING CASES (OLD BUSINESS):

6. **PUD-2-17 Planned Unit Development Final Development Plan: Cypress Pointe Residential Subdivision.** This property is located on the south side of Magnolia Bridge Road between Greenwell Springs Road to the east and Willow Creek Drive to the west on **Tract A of the L. E. Kennard Property** in Sections 66 and 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone the aforementioned tract from **(C-1) Light Commercial Zoning District** and **(R1) Single Family Residential One Zoning District** to **(R-2) Single Family Residential Two Zoning District** through a conditional use PUD Final Development Plan consisting of 37 single family residential lots. (Applicant: Corey Blanchard) **(Deferred from April 26, 2018)**

The applicant has requested a deferral of this item.

PUBLIC HEARING CASES (NEW BUSINESS):

7. ~~**RZ-2-18 Rezoning of a Portion of Tract F-1-C-1-A-2 of the Tommy J. Strain Property, from (R-2) Single Family Residential Two Zoning District to (B-2) Neighborhood Business District.**~~ This property is located on the west side of Central Thruway between Greenwell Springs Road to the north and Frenchtown Road to the south in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting a rezoning for retail, office, and restaurant uses with conditional use approval for drive-thru restaurants. (Applicant: Mickey Robertson)

The applicant requested that this item be introduced at the June 28, 2018 Planning Commission meeting.

8. **WT-1-18/CUP-4-18 Wireless Tower Site Plan Application as a Conditional Use on Lot 4A-1-A, of the G.E. Vaughan Tract.** This property is located on the northeast corner of

Wax Road and Willowbrook Drive in Section 8, T6S, R2E, GLD, EBR, LA. The applicant is requesting site plan approval with a waiver to **Sec. 7:14.4(c) - Wireless Tower Communications** (setbacks) for the purpose of constructing a wireless communications tower and facility in the **(B-3) General Business/Commercial District**. (Applicant: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility)

OTHER BUSINESS

9. Announcements

10. Adjourn