

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, January 26, 2017, 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, February 28, 2017**, 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, January 26, 2017, 6:00pm**  
**Kristenwood Meeting Facility**  
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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 15, 2016 Planning Commission Meetings)
6. Amendments and Consent Agenda

None

**PUBLIC MEETING CASES (OLD BUSINESS)**

7. ~~**SS-14-16 Subdivision of Tract B-4 of the Indian Mound Plantation Subdivision**~~ 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 foot in width. (Applicant: Darwin W. Ferguson) **(This item has been removed by Staff)**

**PUBLIC HEARING CASES (NEW BUSINESS)**

8. **COL-5-16 Combination of Tracts A, B-1-B-2, B-1-B-3, B-1-B-3 and B-1-B-4 of the K.H. Keowen Property.** This property is located on the north side of Arleen Ave. west of the Blackwater Rd. intersection in Section 12, T5S, R1E, GLD, EBR, LA. The applicant is requesting to combine four tracts into two tracts for residential land use. (Applicant: Stephen LaCour)
9. **SS-19-16 Subdivision of Tracts B-2-A and B-2-B of the Watts Brothers Supply and Development Property.** This property is located on the west side of Joor Road between the Lovett Road and Hampton Village Avenue in Sections 98, 99, and 100, T6S, R1W, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into five tracts for office/technology park and restricted greenspace land use and dedicate a private servitude of access. (Applicant: Donald R. Watts, Sr.)
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 **February 28, 2017** unless the item(s) is deferred.

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CITY OF CENTRAL ZONING COMMISSION  
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**Central, LA 70739**

1. Call to Order
2. Roll Call
3. Recitation of Rules
4. Approval of Minutes (December 15, 2016 Zoning Commission Meeting)
5. Amendments and Consent Agenda

NONE

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

NONE

**PUBLIC HEARING (NEW BUSINESS):**

6. **RZ-5-16 Rezoning OF Tract D-2 from R2 to R1.** This property is located on the west side of Joor Rd. between Sullivan Rd. and Gurney Rd. in Section 31, Township T5S, Range R2E, GLD, EBR, LA. The applicant is requesting a rezoning from **R2 (Single Family Residential Two)** to **R1 (Single Family Residential One)** for the purpose of building an accessory dwelling unit (ADU) for residential land use. (Applicant: Mary L. Peterson)
7. ~~**PUD-1-16 Planned Unit Development Final Development Plan: The Lakes at Woodland Grove Phase One**~~ This property is located on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections on Tracts A-1-A-1 and a portion of Tract A-1-A-2 of the Milton G. Harolson Property in Sections 4 and 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone from ~~**R/A (Rural Agricultural) Zoning District**~~ to ~~**R1 (Single Family Residential District One)**~~ through a conditional use PUD Final Development Plan with deviations from the bulk regulations of the R1 Zoning District consisting of 102 single family residential lots with an office park. (Applicant: Blake Seguin) **(This item has been removed by Staff)**
8. Announcements
9. Adjourn