

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, June 25, 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. Capacity is limited inside Kristenwood to 75 persons'

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 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, July 28, 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, June 25, 2020, 6:00pm
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. Capacity is limited inside Kristenwood to 75 persons'

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (May 28, 2020 Planning Commission Meeting)
6. Amendments and Consent Agenda

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **EOP-5-20 Exchange of Property between Tracts A-1-A-2-B-2-B and A-1-A-2-B-2-A of the Former George H. & Zelica B. Chanove Property** This property is located at the southwest end of Chanove Avenue near Frenchtown Road in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between two adjoining tracts that are zoned **(R/A) Rural/Agricultural Zoning District** with an existing structure. (Applicant: Dane Pizzolato)
8. **SS-23-19 Subdivision of Tract B-1-A of Percy C. Keowen Tract.** This property is located on the west side of Blackwater Road between Gurney Road to the north and Talmadge Crumholt Road to the south in Section 60, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into two lots for residential land use. (Applicant: Cindy Kendrick).
9. **SS-5-20 Subdivision of Tract 2 of the Paul F. Trahan Property** This property is located on the east side of Frenchtown Road between the Planchet Road intersection to the north and Frenchtown Acres Drive intersection to the south in Section 27, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into three lots with an existing residential land use with a variance request submitted to the Board of Adjustments for **Section 12.3 A (2) of the Comprehensive Zoning Code** regarding the minimum lot width. (Applicant: Stephen Lacour)

10. **SS-6-20 Subdivision of Tract A-2 of the Henry H. Bozeman Property** This property is located at the north end of Rounsaville Road near Devall Road in Section 32, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into two lots for residential land use and extend the dedication of a private servitude of access. (Applicant: Henry Dwayne Bozeman)
11. **SS-7-20 Subdivision of a Tract B-1-A-2 of a Portion of the William H. Martin Tract Property Formerly of the Eliza Carl White Tract (This is a Companion Case to RZ-2-20)** This property is located on the north side of Hooper Road between the Lynnwood Avenue intersection to the west and Greenwood Springs Highway intersection to the east in Section 32, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(ORD) Office Research and Development Zoning District** into three lots for residential land use with a request to rezone to **(R/A Rural/Agricultural)**. (Michael L. Hawkins)
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, July 28, 2020** unless the item(s) is deferred.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
June 25, 2020, 6:00pm
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. Capacity is limited inside Kristenwood to 75 persons'

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Roll Call**
- 4. Recitation of Rules**
- 5. Approval of Minutes (May 28, 2020 Zoning Commission Meeting)**

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

- 6. RZ-2-20 Rezoning from (ORD) Office Research and Development Zoning District to (R/A) Rural/Agricultural Zoning District for proposed Tracts B-1-A-2-C, B-1-A-2-B and B-1-A-2-A (Existing Tract B-1-A-2) of a Portion of the William H. Martin Tract Property Formerly of the Eliza Carl White Tract (This is a Companion Case to SS-7-20)** This property is located at 17123 Hooper Road which is on the north side of Hooper Road between the Lynnwood Avenue intersection to the west and Greenwood Springs Road intersection to the east in Section 32, T5S, R2E, GLD, EBR, LA. The applicant is requesting to down zone for a manufactured home for residential purposes with a variance of the minimum lot size required in **Section 12.3 A (1)** of the **Comprehensive Zoning Code** (Applicant: Michael L. Hawkins)

OTHER BUSINESS:

- 7. Announcements**
- 8. Adjourn**