

The minutes below are taken from the meeting to represent items addressed and actions by this board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at the meeting.

MINUTES
CITY OF CENTRAL PLANNING COMMISSION
Thursday, June 25, 2015

The Planning Commission of the City of Central held a Public Meeting on Thursday, June 25, 2015 at 6:00 pm at Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:00 p.m. by Mr. Paul Burns, Chairman.

2. Invocation and Pledge of Allegiance

Mr. Graydon Walker presented the Invocation and led the Pledge of Allegiance.

3. Roll Call

Members Present: Messrs: Morris Anderson, Paul Burns, TJ Johnson, David Matlock, Harry Rauls, Bijan Sharafkhani, Graydon Walker

Members Absent: None

Also Present: Messrs: David Barrow, Woodrow Muhammad, Matt Zyjewski, City of Central Staff

4. Recitation of Rules (rules apply as stated on cover sheet)

The Chairman read the rules.

5. Approval of Minutes (May 28, 2015 Planning Commission Meeting)

Commission Action:

A motion to approve the May 28, 2015 Planning Commission Minutes was made by Mr. Bijan Sharafkhani, seconded by Mr. Harry Rauls. There were no objections and the motion carried.

6. Amendments and Consent Agenda

None

PUBLIC MEETING CASES (NEW BUSINESS):

- 7. Pre-Application Conference: Revised PUD Preliminary Plan Cypress Lake Estates** This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B-1, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA. The applicant is requesting informal feedback on a revision of a

previously approved single family residential PUD preliminary plan. (Applicant: Jonathan Starns)

Commission Action:

The Planning Commission provided informal feedback to the applicant.

PUBLIC HEARING CASES (NEW BUSINESS):

- 8. COL-2-15 Combination of Tracts 4-C and 4-D of the Now or Former Daniel Dearing Property and Lot 1 of the Now or Former W.C. Tate Property** This property is located on the north side of Hooper Road between the Amber Lakes and Bridlewood Drive intersections in Section 54, T5S, R2E, GLD, EBR, LA. The applicant is requesting to combine 3 tracts into 2 with existing residential structures. (Applicant: Charles Leblanc)

Commission Action:

A motion to approve COL-2-15 was made by Mr. Graydon Walker, seconded by Mr. Harry Rauls. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

- 9. SS-4-15 Subdivision of Tracts A-1-A-1, AL-1 and SA of the former E.V. Robinson Tract** This property is located on the west side of Greenwell Springs Road south of the Hooper Road intersection in Section 54, T5S, R2E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between adjoining tracts and create three additional tracts for single family residential land use on a private servitude of access. (Applicant: Gerald Phares)

Commission Action:

A motion to approve SS-4-15 was made by Mr. Bijan Sharafkhani, seconded by Mr. Graydon Walker. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

- 10. SS-7-15 Subdivision of the Now or Former Henry L. Washington Property** This property is located near the end of Washington Lane south of the Banway Drive intersection in Section 67 T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use and dedicate a private servitude of access. (Applicant: Mary Burton)

Commission Action:

A motion to approve SS-7-15 was made by Mr. T.J. Johnson, seconded by Mr. David Matlock. Vote: 7 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

- 11. SS-8-15 Subdivision of Tract X-2-A-1-A-2-A of the Former D. Smith Property** This property is located on the south side of McCullough Road between the Woodrow Kerr Lane and Beau Bois Drive intersections in Section 24, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use and dedicate a private servitude of access. (Applicants: Stephen and Tara Smith)

This item was deferred by the applicant prior to the meeting.

12. Adjourn

The meeting was adjourned at 6:30pm.

Minutes 6/25/15

Paul Burns, Chairman

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MINUTES
CITY OF CENTRAL ZONING COMMISSION
Thursday, June 25, 2015

The Zoning Commission of the City of Central held a Public Meeting on Thursday, June 25, 2015 at 6:30pm at the Kristenwood Meeting Facility, 14025 Greenwell Springs Rd, Central, Louisiana 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:30pm by Mr. Paul Burns, Chairman.

2. Roll Call

Members Present: Messrs: Morris Anderson, Paul Burns, T.J. Johnson, David Matlock, Harry Rauls, Bijan Sharafkhani, Graydon Walker

Members Absent: None

Also Present: Messrs: David Barrow, Woodrow Muhammad, Matt Zyjewski
City of Central Staff

3. Recitation of Rules (rules apply as stated on cover sheet)

The Chairman read the rules.

4. Approval of Minutes (May 28, 2015 Zoning Meeting)

A motion to approve the May 28, 2015 Zoning Commission Minutes was made by Mr. Bijan Sharafkhani, seconded by Mr. T.J. Johnson. There were no objections and the motion carried.

5. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. CUP-1-15 Conditional Use Permit for a Strip Mall (This item has been withdrawn by the owner from the June 25, 2015 Agenda)** This property is located near the southeast corner of the Joor Road and Hooper Road intersection on Tract X-2 of the former Edith Morgan Property in Section 6, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit for a strip mall for commercial or office use. (Applicant: Elmer Jones)

The item was withdrawn by the applicant prior to the meeting.

PUBLIC HEARING (NEW BUSINESS):

- 7. RZ-2-15 Rezoning from RA to ORD for an Existing Steel Fabrication Business** This property is located at 11415 Blackwater Road on Lot A-2-B of the former Myrtle Allen Property which is on the west side of Blackwater Road south of the Gurney Road intersection in Section 60, T6S, R1E, GLD, EBR, LA. The applicant is requesting rezoning from the RA (Rural Agricultural) Zoning District to ORD (Office, Research, Development) Zoning District for an existing steel fabrication business. (Applicant: Clifford C. George, Jr.)

The item was deferred by the applicant prior to the meeting.

- 8. TND-1-15 The Settlement on Shoe Creek Final Development Plan** This property is located on the west side of Sullivan Road south of the Wax Road intersection near the Brent Avenue intersection with additional access from Sagebrush Avenue of the Morgan Place Subdivision, a portion of which is the former Ruby Lee R. Davis Property in Section 69, T6S, R2E, GLD, EBR, LA. The applicant is requesting final development plan approval for a mixed use traditional neighborhood development consisting of 447 single family detached and attached units, 250 multi-family units with 100,000 square feet of commercial space. (Applicant: Shoe Creek, LLC, Robert Daigle)

Commission Action:

A motion to approve TND-1-15 was made by Mr. Graydon Walker, seconded by Mr. Harry Rauls with the following conditions:

- a. No occupancy shall be granted for a Phase 1 building lot until a secondary access is secured as proposed in the Final Development Plan.*
- b. All buildable lots shall further conform to the TND Ordinance at permitting.*
- c. Signage and lighting plans shall be submitted with the constructions plans for further review.*
- d. Sewer servitudes shall be dedicated between designated lots or along boundary lines to adjoining properties to allow for future connections to public sewer.*
- e. All future final plats shall comply with applicable DRC comments. **(See Attachment B)***
- f. Any major changes as defined by Code, Council and/or the Zoning Commission shall be subject to Planning Commission approval especially with respect to Phase 3 (West of Shoe Creek) connectivity to Sagebrush Avenue and/or the extension to Wax Road.*

Vote: 5 yeas (Messrs: Burns, Matlock, Rauls, Sharafkhani, Walker), 2 nays (Messrs: Anderson, Johnson) and the motion carried.

9. Announcements

None

10. Adjourn

The meeting was adjourned at 7:26 pm.

Paul Burns, Chairman

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