

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, March 26, 2015 at 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Rd
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, April 28, 2015**, 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, March 26, 2015, 6:00 P.M.
Kristenwood Meeting Facility
14025 Greenwell Springs Rd
Central, LA 70739

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (February 26, 2015 Planning Commission Meeting)
6. Amendments and Consent Agenda

a. EOP-1-15 Exchange of Property between Lot A-1-A-4 and A-1-A-5 of the former Evans White Estate This property is located on the east side of Blackwater Road between the Carey and Dyer Road intersections in Sections 24 and 25, T5S, R1E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Ronald Devall)

b. EOP-2-15 Exchange of Property between FA-1 and FA-2 of the now or former Carl Clayton Property This property is located on the east side of Oak Cluster Drive north of the Missy Court intersection in Section 44 T6S, R2E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Friends of America, Diane Jenkins)

PUBLIC HEARING CASE (NEW BUSINESS):

7. **SS-1-15 Subdivision of Lot 5-A of the former Julius Denham Tract** This property is located on the north side of Greenwell Springs-Port Hudson Road east of the Hubbs Road intersection in Section 17, T5S, R2E, GLD, EBR, LA. The applicant is requesting to create one additional tract for single family residential land use on a private servitude of access. (Applicant: Jonathan Adams)

PUBLIC HEARING CASES (OLD BUSINESS)

8. NONE
9. Adjourn

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **April 28, 2015**, unless the item(s) is deferred by the Commission or specifically stated otherwise.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, March 26, 2015, 6:00 P.M.
Kristenwood Meeting Facility
14025 Greenwell Springs Rd
Central, LA 70739

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (February 26, 2015 Zoning Commission Meeting)**
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 deferred by Staff from the March 26, 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)

PUBLIC HEARING (NEW BUSINESS):

7. **PUD-1-15 Neighborhood Walmart** This property is located on the north side of Hooper Road near the northwest corner of the Hooper and Joor Road intersection in Section 6 and 70, T6S, R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for a 43,855 square foot grocery store with a gas station and alcoholic sales. (Applicant: Barri Tulgetske, Wal-Mart Real Estate Business Trust)
8. **TND-1-15 The Settlement on Shoe Creek Preliminary 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 preliminary 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)

9. Announcements

10. Adjourn