

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, October 22, 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, November 24, 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, October 22, 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 (September 24, 2015 Planning Commission Meeting)
6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **PV-2-15 Paving Waiver for a Private Servitude of Access** These properties are located on the north side of Denham Road across from the Devall Road intersection in Section 47 T5S, R2E, GLD, EBR, LA. The applicant is requesting a waiver of **Section 7:13.6 (9)c** of the **Development Code** which requires private servitudes of access in the R1 Zoning District to be constructed with a minimum of six inch thick concrete its entire length and be at least 22 feet wide. The applicant proposes to install limestone after the first 30 feet. (Applicant: Hunter & Laura Gerald)
8. **SS-18-15 Subdivision of Tract A-1-A former Willie Whitney Property** This property is located south of the Sullivan and Joor Road intersection in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use with a waiver request of **Section 7:4.4.(a)(4)(a)** of the **Development Code** which requires connection to public sewer. (Applicant: Newell Whitney)
9. **Announcements**
10. **Adjourn**

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **November 24, 2015**, unless the item(s) is deferred by the Commission or specifically stated otherwise.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, October 22, 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 (September 24, 2015 Zoning Commission Meeting)**
5. **Amendments and Consent Agenda**

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING (NEW BUSINESS):

6. **RZ-4-15 Rezoning from B1 to B3 for the Expansion of an Existing Restaurant with a Conditional Use Permit for a Dance Hall** This property is located at 9550 Hooper Road which is located at the southeast corner of the Hooper Road and Shady Bluff Drive intersection on Lots 1 and 2 of the Winchester Subdivision in Section 11, 14 and 80, T6S, R1E, GLD, EBR, LA. The applicant is requesting to rezone from the **B1 (Neighborhood Business One) Zoning District** to **B3 (General Commercial Business Three) Zoning District** to expand an existing restaurant with a catering and dance hall. (Applicant: Charles Hebert)
7. **PUD-3-15 Planned Unit Development Preliminary Development Plan Grand Oaks** This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections on Tracts B-1-A through E and Tract C which is located in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Preliminary Development Plan consisting of 68 single family residential lots in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Kevin Nguyen)

8. Announcements

9. Adjourn