

**CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS**

Thursday, October 22, 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'.

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, November 24, 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, October 22, 2020 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Road

'Social Distancing will be in effect. It is recommended that everyone wear masks or similar face coverings inside of Kristenwood'.

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (September 24, 2020 Planning Commission Meeting)
6. Amendments and Consent Agenda

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **SS-13-20 Subdivision of Lot LG-1 of the former B.C. Thompson Property (Deferred from the September Meeting)** This property is [located](#) on the west side of Joor Road between the Solitude Lane intersection to the south and Lenwood Lane intersection to the north in Section 18, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one (1) lot zoned **(R/A) Rural/Agricultural Zoning District** into three (3) lots for residential land use and dedicate a private servitude of access with a waiver of **Section 7:4.4(a)(4)a** of the **City of Central Development Code** regarding connection to public sewer. (Applicant: Kevin Williams)
8. **S-1-20 Newcastle Estates: Subdivision of a Portion of the Richard Odom Property.** This property is [located](#) on the south side of Denham Road between White Oak Run Drive to the east and Proche Lane to the west on Lot 12-B-2-A which is a portion of the Richard Odom Property in Section 48, T6S, R2E, GLD, EBR, LA. This applicant is requesting to subdivide into 14 residential lots with a common area on a property that is zoned **RA (Rural Agricultural)**. (Applicant: Mickey Robertson)
9. **EOP-8-20 Exchange of Property between Lot 3-B and 3-C of the Former O.T. Forbes Tract** This property is [located](#) on the north side of Gurney Road west of the Joor Road intersection and east of the Centerra Court intersection in Section 31, T5S, R2E of GLD EBR LA. The applicant is requesting to alter the property lines between two adjoining properties for residential land use. (Applicant: Patrick C. Staiano)
10. **SS-15-20 Subdivision of Lot 2 of The Settlement on Shoe Creek Phase 1** This property is [located](#) on the west side of Sullivan Road south of the Wax Road intersection near the Brent Avenue intersection on Lot 2 in Section 69, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide a commercial tract into four (4) which is associated with traditional neighborhood development with a waiver request of minimum lot size of 4

acres within the **(B4) General Commercial/Business Zoning District**. This is a companion case to TND-1-15 Major Change 2. (Applicant: Rodney Savoy)

11. **SS-17-20 Subdivision of Tract C-2-B of the Myrtle Allen Property** This property is [located](#) near Blackwater Road off an access servitude near Talmadge Crumholt Road in Section 30, T6S R1E, GLD, EBR, LA. The applicant is requesting to subdivide one (1) tract into two (2) for single family residential land use and dedicate a private servitude of access in the **R/A Rural Agricultural Zoning District**. (Applicant: Paul Vidacovich)

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, November 24, 2020** unless the item(s) is deferred.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
October 22, 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'.

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (September 24, 2020 Zoning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **TND-1-15** **The Settlement on Shoe Creek Final Development Plan Major Change 2** 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 comprehensive signage approval, site and use change within an approved Traditional Neighborhood Development with a waiver of the minimum lot size in the **(B4) General Commercial/Business District**. This is a companion case to SS-15-20. (Applicants: Nikolas Melancon, D&H Investments Properties & Chris Ventre)
7. **CUP-3-20** **Expansion of an Aftercare School Facility** This property is [located](#) at 10510 Joor Road near Zuber Lane on Lot B-1-B of the former Mattie Zuber Morgan Property in Section 70, T6S R1E, GLD, EBR, LA. The applicant is requesting conditional use permit approval for an aftercare school facility expansion in the **(RA) Rural Agricultural Zoning District**. (Applicant: Jessica Snowbarger)
8. **RZ-3-20** **Rezoning from (RA) Rural Agricultural Zoning District to (B2) Neighborhood Business Two Zoning District for a Retail Center with a Drive Through** This property is [located](#) at 8533 Sullivan Road which is at the northwest intersection of Sparkle Drive and Sullivan Road in Section 69, T6S R1E, GLD, EBR, LA. The applicant is requesting a rezoning with a conditional use permit for two drive throughs. (Applicant: John P. Stagg)

9. An Ordinance Amending Title 7 And Appendix 1 of the City of Central Code of Ordinances Adding Requirements for the Performance of an Offsite Drainage Assessment for Certain Developments

OTHER BUSINESS:

10. Announcements

11. Adjourn