

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, November 18, 2021
6:00PM
Kristenwood Meeting Facility
14025 Greenwell Springs Road
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 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, December 28, 2021** 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.

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1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Adoption of the [2022 P&Z Calendar](#)
6. Approval of Minutes (October 28, 2021) Planning Commission

PUBLIC HEARING CASES (OLD BUSINESS):

7. **SS-11-21 Subdivision of Lot B-1 of the Former Clifton S. Lesage (*This case has been deferred until the January 2022 Meeting*)** This property is [located](#) at the northeast corner of the Sullivan and Summer Road intersection in Section 72, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use in the **R2 (Single Family Residential Two) Zoning District** with a waivers of [Sections 7:14.3\(2\)](#) and [7:4.103 \(a\) \(7\) a.2.](#) of the Development Code regarding connection to public sewer and subdividing on roads not improved to current standards, respectively.
(Applicant: Alyx Gafford)
8. **[SS-24-21](#) Subdivision of a 34 and 15 Acre Tract Except One Acre of the Now & Former Reed Property** This property is [located](#) on the east side of Joor Road south of the Denham Road intersection in Section 30, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into four in the **R1 (Single Family Residential One) Zoning District** for single family residential land use. (Applicant: Todd Harris)
9. **[SS-26-21](#) Subdivision of Tract A-2-A of the Messer Property (*This is a Companion Case to [BOA-24-21](#)*)** This property is [located](#) on the west side of Greenwell Springs Road south of the Magnolia Bridge Road intersection in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Todd Harris)

PUBLIC HEARING CASES (NEW BUSINESS):

10. **SS-27-21 Subdivision of Tract C-2-B-2-A of the G. & K. Mancuso Property** 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 subdivide one tract into three, alter the property lines between two tracts and dedicate a private servitude of access in the **RA (Rural Agricultural) Zoning District** for single family residential land use with waivers of Section 7:14.3(2) and Section 7:13.6 (9)(d) of the Development Code regarding the number of lots on private sewer systems and on a private servitude of access with gravel; respectively. (Applicant: Greg P. Mancuso)
11. **SS-28-21 Subdivision of Tract 1-A of the Georg M. Ronaldson Property** This property is located on the east side of Hubbs Road north of the Hubbs Acres Avenue intersection in Section 17, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two in the **RA (Rural Agricultural) Zoning District** for a single-family residential land use with existing structures. (Applicant: Darlis Tipler)
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, December 28, 2021** unless the item(s) is deferred.

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PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING (NEW BUSINESS):

6. [CUP-8-21](#) **Conditional Use Permit for Alcohol Consumption at Java Mama** This property is [located](#) at 14340 Wax Road which is on the south side of Wax Road west of the Quarter Drive intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting alcohol consumption in an existing eatery/coffee shop in the **B4 (Neighborhood Business Four) Zoning District** (Applicant: Hope Johnson & Sarah Couvillion)
7. [TA-6-21](#) **An Ordinance to Amend [Section 7:4.103 \(a\)\(7\)\(a\)](#) and Section [7:2.01](#) of the Development Code regarding subdivisions and improvements on public and private roads and the definition of public street; respectively. (Staff)**

OTHER BUSINESS:

8. Announcements
9. Adjourn