

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, February 25, 2021 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, March 23, 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.

AGENDA

CITY OF CENTRAL PLANNING COMMISSION

Thursday, February 25, 2021 6:00pm

Kristenwood Meeting Facility

14025 Greenwell Springs Road

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1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (January 28, 2021 Planning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

None

CONSENT AGENDA

6. **EOP-1-21 Exchange of Property between Tract 6A and 7A of the Now or Former C.C. Gulino or Mary Alice Thibodeaux Property** This property is [located](#) on the north side of Planchet Road east of the Alice Louise Drive intersection in Sections 27, 48 and 49, T6S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Kathlene Pizzalato)
7. **EOP-2-21 Exchange of Property between Tract B-2-E-3-A of the Former Clarence Stewart Property and Tract B-1-A of the Former Guy Nelson Property** This property is [located](#) on the east side of Old Greenwell Springs Road south of the Kipling Cove intersection in Section 37, T5S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Ryan Myers)
8. **SS-1-21 Subdivision of Tract E-1 of the Emmitt C. Dougherty Property** This property is [located](#) on the east side of Brown Road near the Vail Avenue intersection in Section 26 T5S R1E, 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: Rhonda Leger)
9. **SS-2-21 Subdivision of Tract 2-B-1 of the Now or Former Odom Property** This property is [located](#) on the west side of Devall Road between the Forest View Lane and Wood Creek Drive intersections in Sections 29 and 32 T5S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into three for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Matt Melder)

PUBLIC HEARING CASES (NEW BUSINESS):

10. **SS-3-21 Subdivision of Tract B-3 of the James L. Baker Property** This property is [located](#) on the west side of Greenwell Springs Road south of the Rolling Oaks Avenue intersection in Section 62 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use and designate a nonbuilding site for orchards, forestry or raising crops in accordance with Section 7:1.02 (2) c of the Development Code. (Applicant: Matt Estopinal)

11. **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, March 23, 2021** unless the item(s) is deferred.

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PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. [RZ-1-21/CUP-1-21](#) Rezoning from C1 to B4 and Conditional Use Permit for a **Restaurant Serving Alcohol and Sign Waivers** This property is [located](#) at 9850 Sullivan Road which is on the east side of Sullivan Road south of the Brent Avenue intersection on Tract S in Section 37, T6S R2E GLD, EBR, LA. The applicant requests conditional use permit approval for alcohol consumption and requests a rezoning to the **B4 (General Commercial Business Four) Zoning District** from **C1 (Light Commercial)** for a pizza business. In addition sign waivers from [Section 7:16.3 \(3\)b](#) of the **Development Code** regarding limitation on the number of signs from one sign per business to two for two proposed endcap businesses. (Applicant: Pete Firmin)

OTHER BUSINESS:

7. Announcements
8. Adjourn