

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

Thursday, April 22, 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, May 25, 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
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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 (March 25, 2021 Planning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. **COL-2-21 Combination of A-3-A, A-4, A-5 and B-1 of Central Garden Subdivision**
This property is [located](#) on the east side of Glenn Watts Road near the Captain Baugh Drive intersection in Sections 1, T6S, R1E, GLD, LA. The applicant is proposing to combine four adjoining properties into three in the **R/A (Rural/Agricultural) and R2 (Single Family Residential Two) Zoning Districts**. (Applicant: Jeffrey Diamond, PLS)
7. **SS-6-21 Subdivision of Tract B-2-B of the Wallace Heck Property** This property is [located](#) on the north side of Greenwell Springs Road near the Morgan Road intersection in Sections 15 & 44 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into five for single family residential land use in the **R/A (Rural/Agricultural) Zoning District** and dedicate a private servitude of access with a waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer. (Applicant: Jeffrey Diamond, PLS)
8. **SS-7-21 Subdivision of Tracts 2-A-1 and 2-A-2 of the W.T. Core Property** This property is [located](#) on the south side of Wax Road between the Greenwell Springs Road and Durmast Drive intersections in Section 66 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tract into five for single family residential land use in the **R/A (Rural/Agricultural) Zoning District** and dedicate a private servitude of access with a waiver of [Section 7:13.6\(9\)\(d\)](#) of the Development Code regarding the width of the driving surface from 20 feet to a request of 14 feet. (Applicant: Jeffrey Diamond, PLS)
9. **SS-8-21 Subdivision of Tract B-1-B of the Abe H. Starkey Property** This property is [located](#) on the east side of Joor Road south of the Morgan Meadow Avenue intersection in Sections 69 and 70, T6S- R1E and R2E respectively, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for an existing educational

land use in the **R/A (Rural/Agricultural) Zoning District** and with a waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer.

10. **SS-9-21 Subdivision of Tracts X-2-B-1-A and X-2-B-2-A of the Donald Tucker, Sr Property** This property is [located](#) on the north side of Greenwell Springs-Port Hudson Road east of the Tucker Road intersection in Section 2, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three for single family residential land use with an existing private servitude of access in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Janet Tucker)
This case is deferred by the Staff.
11. **PV-1-21 Paving Waiver** This property is [located](#) on the south side of Denham Road between the Hubbs Road and Devall Drive intersections 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 for a private servitude of access within subdivision of one tract into five for single family residential land use in the **R1 (Single Family Residential One) Zoning District**. (Applicant: Michael Martone)
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, May 25, 2021** unless the item(s) is deferred.

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PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **TND-C-1-06 Village of Magnolia Square Major Change** This property is [located](#) at 3377 and 13379 Eisworth Avenue on Lots 141 and 142 of Village of Magnolia Square Subdivision which is between the Chennault Way and North Eisworth Avenue intersections in Section 41, T6S, R2E, GLD, EBR, LA. The applicant is requesting to create four lots out of two for single family residential land use in a previously approved Traditional Neighborhood Development. (Applicant: Mickey Robertson).
This case is deferred by the Staff.
7. **[TND-1-15](#) The Settlement on Shoe Creek Final Development Plan Major Change** 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 to reduce the front yard setbacks in a previously approved Traditional Neighborhood Development. (Applicant: Chris Ventre)
8. **[TA-2-21](#)** A request to amend the City of Central Zoning Code Section 1.7 to add the definition of congregate care facility and to add congregate care, adult day care center, rehabilitative care center as a conditional use in Section 12.2 of the Zoning Code's **R/A (Rural/Agricultural) Zoning District**. (Applicant: Sally Siakel) **This is a Companion Case to CUP-2-21.**

9. **CUP-2-21 Conditional Use Permit for a Rehabilitative Care Center** This property is [located](#) at 11950 Greenwell Springs Port Hudson Road on Tract 5-A-2-B-1-A-1 which is on the south side of Greenwell Springs Port Hudson Road west of the Joor Road intersection in Section 7, T5S, R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for rehabilitative care center in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Sally Siakel) **This is a Companion Case to TA-2-21.**

OTHER BUSINESS:

10. Announcements

11. Adjourn