

The minutes below are taken from the meeting to represent items addressed and actions by the board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at the meeting.

**MINUTES
CITY OF CENTRAL
MEETING OF THE PLANNING COMMISSION
Thursday, August 26, 2021 6:00 P.M.**

The planning Commission of the City of Central held a public meeting on Thursday, August 26, 2021 at 6:00 p.m. at Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739 in regular session convened:

1. Call to Order

The meeting was called to order at 6:00 p.m. by Mr. T. J. Johnson, Chairman

2. Invocation and Pledge of Allegiance

Mr. Pete Firmin led the Invocation and the Pledge of Allegiance

3. Roll Call

Members Present: Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan and Johnson

Members Absent: None

Also Present: Mr. Woodrow Muhammad and Ms. Debbie Mouton, City of Central Staff

4. Recitation of Rules

5. Approval of Minutes (July 22, 2021 Planning Commission Meeting)

Commission Action: *A motion to approve the July 22, 2021 Planning Commission minutes was made by Mr. Sharafkhani, seconded by Mr. Firmin. There were no objections and the minutes were approved.*

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. SS-11-21 Subdivision of Lot B-1 of the Former Clifton S. Lesage** **This case has been deferred.** 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 waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer. (Applicant: Alyx Gafford)

7. **SS-12-21 Subdivision of Lot C-1 of an Unnamed 46.99 Acres of the Former Evans White Tract** **This case has been deferred.** This property is [located](#) off an existing private servitude of access that is on the west side of Blackwater Road north of the Carey Road 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: Jeffrey M. Moody)
8. **COL-5-21 Combination of Tracts 1-A and 2-A of the J.W. Browning Property** **THIS CASE HAS BEEN WITHDRAWN.** This property is [located](#) south of the Central Thruway and Sullivan Road intersection in Section 38 T6S R2E GLD, EBR, LA. The applicant is combining two tracts in the **B4 (General Commercial Business Four) Zoning District** for the development of a proposed mini storage facility. (Applicant: Novus Reb) **This is a companion case to CUP-5-21.**

PUBLIC HEARING CASES (NEW BUSINESS):

9. **SS-19-21 Subdivision of Tract X-1-B of the Now & Former Denham & Lea Property** This property is [located](#) on the south end of Whispering Pines Drive located within the Indian Mound 3rd Filing Subdivision in Section 41, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two in the **R1 (Single Family Residential One) Zoning District** for a single-family residential land use. (Applicant: Cynthia Duck)

Commission Action (August 26, 2021): Mr. Firmin moved to recommend approval of this item. The motion was seconded by Mr. Sheridan. Public comment: Jennifer Keel. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nay, 0 absent. Motion passed.

10. **SS-20-21 Subdivision of Tracts A & B-1 of the John L. Murray Property** This property is [located](#) near the Sullivan Road and Joor Road intersection in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two and revoke an existing private servitude of access in conjunction with altering the property lines in the **R1 (Single Family Residential One) Zoning District** for a single-family residential land use. (Applicant: Alvin Fairburn, Jr.)

Commission Action (August 26, 2021): Mr. Sheridan moved to recommend approval of this item. The motion was seconded by Mr. Pino. Public comment: Rich Medine and Danny Taylor. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

11. **Adjourn: 6:14 p.m.**

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on September 26, 2021 unless the item(s) is deferred.

**MINUTES
CITY OF CENTRAL ZONING COMMISSION
August 26, 2021
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739**

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Roll Call**

Members Present: Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan and Johnson

Members Absent: None

Also Present: Mr. Woodrow Muhammad and Ms. Debbie Mouton, City of Central Staff

- 4. Recitation of Rules**
- 5. Approval of Minutes (July 22, 2021 Zoning Commission Meeting)**

Commission Action: Mr. Pino moved to approve the July 22, 2021 Zoning Commission minutes. The motion was seconded by Mr. Firmin. There were no objections and the minutes were approved.

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. CUP-5-21 Conditional Use Permit Approval for Mini-Storage Facilities THIS CASE HAS BEEN WITHDRAWN.** This property is [located](#) south of the Central Thruway and Sullivan Road intersection in Section 38 T6S R2E GLD, EBR, LA. The applicant is requesting conditional use approval for mini-storage facilities in the **B4 (General Commercial Business Four) Zoning District.** (Applicant: Novus Reb) **This is a companion case to COL-5-21.**

PUBLIC HEARING (NEW BUSINESS):

- 7. TND-C-1-06 Village of Magnolia Square Final Development Plan THIS CASE HAS BEEN DEFERRED BY THE APPLICANT** This property is [located](#) on the west side of the remaining undeveloped portions the Village Magnolia Square Subdivision in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting Final Development Plan approval for the remaining portion of a Traditional

Neighborhood Development in the **R2 (Single Family Residential Two) Zoning District** consisting of 172 single family residential lots. (Applicant: Nick Fakouri)

8. **CUP-6-21 Conditional Use Permit Approval for Mini-Storage Facility** This property is located on the west side of Sullivan Road north of the Wilcot Avenue intersection in Section 37 T6S R2E GLD, EBR, LA. The applicant is requesting conditional use approval for mini-storage facility in the **B4 (General Commercial Business Four) Zoning District** with a deviation of the maximum building area from 75,000 square feet. (Applicant: Chad Stevens)

Commission Action (August 26, 2021): Mr. Firmin moved to recommend approval of this item with Staff's comments. The motion was seconded by Mr. Sheridan. Public comment: None. Vote: 6 yeas (Messrs: Firmin, Harper, Pino, Sharafkhani, Sheridan, and Johnson), 1 nay (Mr. Mannino), 0 absent. Motion passed.

9. **IA-4-21 An Ordinance to Amend of Title 7, Chapter 2, Section 7:2.01 of the City of Central's Development Code, to add a Definition of "Unimproved Right-Of-Way" and to Provide for Related Matters (Sponsor: Councilmember Freneaux)**

Commission Action (August 26, 2021): Mr. Firmin moved to recommend approval of this item. The motion was seconded by Mr. Sharafkhani. Public comment: Donnie Fuslier. Vote: 3 yeas (Messrs: Firmin, Pino, and Sharafkhani), 4 nays (Messrs: Harper, Mannino, Sheridan, and Johnson), 0 absent. Motion failed.

10. **IA-5-21 An Ordinance to Amend Title 7, Chapter 6, Section 7:6.3 of the City of Central's Development Code to require as-built drawings prior to Certificate of Occupancy and to Provide for Related Matters (Sponsor: Councilmember McKinney)**

Commission Action (August 26, 2021): Mr. Sharafkhani moved to recommend approval of this item as amended. The motion was seconded by Mr. Firmin. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

OTHER BUSINESS:

11. Announcements

None

12. Adjourn

Mr. Johnson adjourned the meeting at 7:27 p.m.