

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, June 27, 2019, 6:00 P.M.**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road**  
**Central, LA 70739**  
[www.central-la.gov](http://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 recommendation, 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, July 23, 2019**, 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, June 27, 2019, 6:00pm**  
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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 (May 23, 2019 Planning Commission Meeting)

**PUBLIC HEARING CASES (OLD BUSINESS): (None)**

**PUBLIC HEARING CASES (NEW BUSINESS):**

6. **EOP-5-19 Exchange of Property between Tract 1-A-4 and Tract 1-A-1 of the J.H. Bennett Property into Tracts 1-A-4-1- and 1-A-1-A.** This property is located on the east side of Joor Road between McCullough Road to the north and Denham Road to the east in Section 19, T5S, R2E, GLD, EBR, LA. The applicant is requesting an exchange of property between two properties zoned **(R/A) Rural/Agricultural District**. (Applicant: Laney Bennett)
7. **EOP-6-19 Exchange of Property between Tract D of the J.B. Johnson Property and an unnamed tract of the R.S. Smith Property into Tracts D-1 and D-2.** This property is located on the west side of Greenwell Springs Road between Rolling Oaks Avenue to the north and Wax Road to the south in Sections 62 and 63, T6S, R2E, GLD, EBR, LA. The applicant is requesting an exchange of property between two properties zoned **(R-1) Single Family Residential One** and **(R/A) Rural/Agricultural District**. (Applicant: Jonathan Sumich)
8. **EOP-7-19 Exchange of Property between Tract B-2 and Tract C-1 of the Haney Guy Mondrate Estate into Tracts B-2-A- and C-1-A.** This property is located on the west side of Greenwell Springs Road between Magnolia Bridge Road to the north and Magnolia Bend Road to the south in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting an exchange of property between two properties zoned **(R/A) Rural/Agricultural District**. (Applicant: Huey & Sonya Clement)
9. **SS-7-19 Subdivision of Tracts A-1-A-2-A and A-1-A-2-B-2 of the George H. and Zelica B. Chanove Property into Tracts A-1-A-2-A-1, A-1-A-2-B-2-B & A-1-A-2-B-2-A.** This property is located on the south side of Chanove Avenue of between Bayonne Drive to the east and Frenchtown Road to the west in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two lots zoned **(R/A) Rural/Agricultural District** into three lots for residential land use. (Applicant: Michael Pizzolato)

**10. SS-9-19 Subdivision of Lot 2-B of the Carl Richard Property into Lots 2-B-1 & 2-B-2.**

This property is located on the west side of Devall Road between Denham Road to the north and Wood Creek Drive to the South in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R-1) Single Family One Zoning District** into two lots for residential land use and dedicate a private servitude of access. The applicant is seeking a waiver of **Section 7:13.6.9.c** of the **Development Code** which requires a 22 foot wide concrete roadway within a 30 foot wide private servitude of access in order to utilize an existing 12 foot wide limestone driveway (Applicant: Carl Richard)

**11. SS-10-19 Subdivision of Tract 2-B-1 of the originally the Emile LaSage, Jr. Tract into Tracts 2-B-1-A & 2-B-1-B.**

This property is located on the north side of Frenchtown Road between Central Thruway to the east and Richardson Drive to the west in Section 43, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural District** into two lots for residential land use with a waiver request of **Section 7:13.6.9.d** of the **Development Code** which requires a 20 foot wide roadway within a 30 foot wide private servitude of access. The applicant is proposing a 12 foot wide roadway. (Applicant: Cynthia P. Adams)

**12. Waiver Request of Section 7:14.3 of the Development Code.** This property is located at 15909 Joor Road which is north of Solitude Lane and south of Greenwell Springs-Port Hudson Road. The applicant is seeking a waiver of Section 7:14.3 of the Development Code which requires a connection to public sanitary sewer for properties located within 500 feet of a public sanitary sewer trunk line. (Applicant: Andrew and Molly DeJean).

**OTHER BUSINESS:**

**13. Announcements**

**14. 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, July 23, 2019** unless the item(s) is deferred.

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5. Approval of Minutes (May 23, 2019 Zoning Commission Meeting)

**PUBLIC HEARING CASES (OLD BUSINESS): (None)**

**PUBLIC HEARING CASES (NEW BUSINESS):**

6. **PUD-2-19 Planned Unit Development Preliminary Plan: Newcastle Estates.** 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 and a portion of Lot 13-E-1 of the Richard Odom Property in Section 48, T6S, R2E, GLD, EBR, LA. This applicant is requesting conditional use and preliminary plan approval for a proposed residential subdivision consisting of 55 lots. The applicant is also seeking a waiver of **Section 3.3.A.(1) – Bulk Regulations** of the **Comprehensive Zoning Code** which requires a minimum of 125 ft. of frontage for lots in the requested **(R-1) Single Family Residential One Zoning District**. (Applicant: Carl Newlin)
7. **RZ-4-19 Rezoning from (R/A) Rural/Agricultural District to (B-2) Neighborhood Business District and Conditional Use Approval of gasoline pumps on Lot 42-A of the Pinewood Acres Subdivision.** This property is located at 14447 Denham Road between E. Beaver Drive to the east and Pinewood Drive to the west. The applicant is requesting a rezoning and conditional use approval for the installation of gasoline pumps for an existing convenience store. (Applicant: Joseph C. Romero.)

**OTHER BUSINESS: (None)**

8. Announcements
9. Adjourn