

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, January 24, 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, February 26, 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, January 24, 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 (December 20, 2018 Planning Commission Meetings)
6. Amendments and Consent Agenda
  - a. **EOP-16-18 Exchange of Property between Tracts 7-A-1-A, 9-B-1-A, 9-C-1-A and 10-A of the Thurston F. Watts Property into Tracts 7-A-1-A-1, 9-B-1-A-1, 9-C-1-A-1 and 10-A-1.** This property is located on the west side of Glenn Watts Road between Tallowood Avenue to the north and Hooper Road to the south in Section 1, T6S, R1E, GLD, EBR, LA. The applicant is proposing an exchange of property. (Applicant: Alan Watts)
  - b. **EOP-17-18 Exchange of Property between a 7.84 acres, more or less, designated as Tract "C" and Lots 13-A and 14 of the White Oak Run Subdivision into Tract C-1, Lot 13-A-1 and Lot 14-A.** This property is located on the north side of Denham Road between Blackstone Drive to the east and White Oak Run Drive to the west in Sections 21 and 47, T5S, R2E, GLD, EBR, LA. The applicant is proposing an exchange of property. (Applicant: Tracey Mouton LeClair)
  - c. **SS-26-18 Subdivision of Tract 2 of the W.E. Newson Tract into Tracts 2-A and 2-B.** This property is located on the north side of Greenwell Springs – Port Hudson Road between Shoe Creek to the east and Joor Road to the west in Sections 82 and 84, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into two tracts for residential land use. (Applicant: James Ryan Myers)

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

7. **SS-24-18 Subdivision of Tract A-1-A-1-A of the Jimmie Dale Swain Property and Tract 1-B of the J.H. Bennett Tract into Tracts 1-B-1, 1-B-2, 1-B-3, 1-B-4 and 1-B-5.** This property is located on the east side of Joor Road between McCullough Road to the north and Denham Road to the south in Section 20, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts zoned **(R/A) Rural/Agricultural Zoning District** into five tracts for residential land use with a waiver to **Sec. 7:14.3(1) of the Development Code** to permit the development of the property without connection to sanitary sewer. (Applicant: Ashley and Adam Hunt)

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

8. **SS-25-18 Subdivision of Tract B-1 of the J. H. Bennett Tract into Tracts B-1-A and B-1-B.** This property is located on the south side of Lovett Road between Bronco Avenue to the east and Joor Road to the west in Sections 82 and 84, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract zoned **(R/A) Rural/Agricultural Zoning District** into two tracts with a waiver to **Sec. 7:13.6(9)d of the Development Code** to permit the use of an existing, 14' wide roadbed instead of widening to the required 20' width, within a 30 ft. wide private servitude of access for residential land use. (Applicant: James E. Edwards)

## **OTHER BUSINESS**

9. **Announcements**
10. **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, February 26, 2019** unless the item(s) is deferred.

**AGENDA**  
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1. Call to Order
2. Roll Call
3. Recitation of Rules
4. Approval of Minutes (December 20, 2018 Zoning Commission Meeting)
5. Amendments and Consent Agenda (None)

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

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

**OTHER BUSINESS**

6. Announcements
7. Adjourn