

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, January 28, 2021 6:00 P.M.**

The Planning Commission of the City of Central held a Public Meeting on Thursday, January 28, 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, Johnson,  
Sharafkhani, and Sheridan*

*Members Absent: None*

*Also Present: Mr. Woodrow Muhammad AICP & Debbie  
Mouton, City of Central Staff*

**4. Recitation of Rules**

**5. Approval of Minutes (December 17, 2020 Planning Commission Meeting)**

**Commission Action:** *A motion to approve the December 17, 2020 Planning Commission Minutes was made by Mr. Sharafkhani, seconded by Mr. Sheridan. There were no objections and the minutes were approved.*

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

**6. None**

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

*Mr. Johnson amended agenda to hear item number 7 after item 8 on the agenda. There were no objections. Agenda amended.*

8. **EOP-13-20 Exchange of Property between Lots A, A-1 and an Undesignated Remainder of the Former Carl L. Lipscomb Property** This property is [located](#) on the west side of Greenwell Springs Road north of the Wax Road intersection in Section 63, 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: Jeffrey Diamond, PLS)

**Commission Action:** Mr. Sharafkhani moved to recommend approval of this item. The motion was seconded by Mr. Sheridan. Public comment: None. Vote: 6 yeas (Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 1 abstain (Mr. Firmin), 0 absent. Motion passed.

7. **EOP-12-20 Exchange of Property between Lot 3-F of the Former Poleat T. Carpenter Property and Tract 6-B of the Former Powers Estate Property** This property is [located](#) on the west side of Blackwater Road north of the Carey Road intersection in Section 26, T5S, R1E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Court Bradford)

**Commission Action:** Mr. Firmin moved to recommend approval of this item with staff's comments. The motion was seconded by Mr. Mannino. Public comment: Steven Carpenter. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

9. **EOP-14-20 Exchange of Property between Tracts 3-A-1 and 3-A-2 of the Former W.T Core Property** This property is [located](#) on the south side of Wax Road between the Greenwell Springs Road and McCaa Landing intersections in Section 66, 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: Jeffrey Diamond, PLS)

**Commission Action:** Mr. Sheridan moved to recommend approval of this item with staff's stipulations. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.

10. **EOP-15-20 Exchange of Property between Tracts A-1-A-1, B-1-A-1 and A-2-A-1-B-1-A of the John E. and Charles P. Morrison Properties** This property is [located](#) on the north side of Hooper Road between the Lazy Lake and Shoe Creek Drive intersections in Sections 6 & 69 T6S, R2E, GLD, LA. The applicant is proposing to alter the property lines between two adjoining properties in the **B5 (Large Scale Commercial/Business Five) Zoning District**. (Applicant: Tom Coplin)

**Commission Action:** Mr. Sheridan moved to recommend approval of this item. 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.

11. **SS-24-20 Subdivision of Lot B-2-1-A-1 of a Portion of the Former Henry H. Bozeman Property** This property is [located](#) on the east side of Devall Road between the Hooper Road and Wood Creek intersections in Section 32 T5S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family

residential land use on an existing private servitude of access in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Raymond W. Thrash)

**Commission Action:** *Mr. Firmin moved to recommend approval of this item with staff's comments. The motion was seconded by Mr. Pino. Public comment: None. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Shrafxhahi, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.*

**12. Adjourn at 6:19**

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

## **MINUTES**

CITY OF CENTRAL ZONING COMMISSION

**January 28, 2021, 6:00pm**

**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'.**

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

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

*Members Absent:* None

*Also Present:* Mr. Woodrow Muhammad AICP & Debbie Mouton,  
City of Central Staff

- 4. Recitation of Rules**
- 5. Approval of Minutes (December 17, 2020 Zoning Commission Meeting)**

**Commission Action:** A motion to approve the December 17, 2020 Zoning Commission Minutes was made by Mr. Pino, seconded by Mr. Sheridan. There were no objections and the minutes were approved.

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

**NONE**

### **OTHER BUSINESS:**

**NONE**

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

- 6. CUP-4-20 Conditional Use Permit to Build a Gymnasium for an Existing School** This property is [located](#) at 10200 E. Brookside Drive which is on the south side of Wax Road before the Magnolia Blossom Avenue intersection going east on Tract A in Section 9 & 67, T6S R2E GLD, EBR, LA. The applicant requests conditional use permit

approval for a gym addition and auxiliary spaces in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Adam Fishbein)

**Commission Action:** *Mr. Sheridan moved to recommend approval of this item with staff's comments. The motion was seconded by Mr. Firmin. Public comment: Jennifer Swain. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.*

**7. RZ-4-20 Rezoning from R1 (Single Family Residential One) to RA (Rural Agricultural)**

This property is [located](#) at 15932 Greensboro Avenue on Tract X-1-B which is at the eastern end of Greensboro Avenue of the Greenwell Acres East Subdivision in Section 38 & 44 T6S, R2E, GLD, EBR, LA. The applicant is requesting to down zone from R1 to RA conditioned upon a preliminary site plan. (Applicant: Gary Rabik)

**Commission Action:** *Mr. Firmin moved to recommend approval of this item with staff's comments. The motion was seconded by Mr. Sheridan. Public comment: Brian Benson. Vote: 7 yeas (Messrs: Firmin, Harper, Mannino, Pino, Sharafkhani, Sheridan, and Johnson), 0 nays, 0 absent. Motion passed.*

**OTHER BUSINESS:**

**8. Nomination of Chairman and Vice-Chairman**

- a) *Mr. Sharafkhani nominated Mr. T. J. Johnson for Chairman. There were no objections.*
- b) *Mr. Firmin nominated Mr. Bijan Sharafkhani for Vice-Chairman. There were no objections.*

**9. Announcements**

*None*

**10. Adjourn**

*The Zoning Commission meeting was adjourned at 6:45 p.m.*