

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

**Thursday, March 25, 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'.**

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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, April 27, 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 (February 25, 2021 Planning Commission Meeting)

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

None

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

6. **COL-1-21 Combination of Lot C-1-A and C-1-B of the Now or Former R.W. Dyer Et. Als Property** This property is located on the west side of Greenwell Springs Road near the Old Greenwell Springs Road and Liberty Road intersections in Sections 41 and 42, T5S, R2E, GLD, LA. The applicant is proposing to combine two adjoining properties in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Angela Marie Foti)
7. **SS-4-21 Subdivision of Tract 3-A-1-B-1 of the Mary Jane Chaney Swearingen Property** This property is located on the west side of Hubbs Road near the Denham Road intersection in Section 47 T5S R2E, 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** 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 12 feet. (Applicant: Sonya D'Antoni)
8. **SS-5-21 Subdivision of Tract 3 of the Moise R. Saizan Jr. Property** 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 to subdivide one tract into five for single family residential land use in the **R1 (Single Family Residential One) Zoning District** and dedicate a private servitude of access. (Applicant: F. Dewitt Ladner)
9. 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, April 27, 2021** unless the item(s) is deferred.

**AGENDA**  
CITY OF CENTRAL ZONING COMMISSION

**March 25, 2021, 6:00pm**  
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**PUBLIC HEARING CASES (OLD BUSINESS):**

**NONE**

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

6. **CUP-6-19 Conditional Use Permit Approval for a Commercial Shopping Center on Lot X-2 of the Edith Morgan Tract.** This property is located at 12142 Hooper which is on the south side of Hooper Road between Shoe Creek Drive to the east and Joor Road to the west in Section 6 and 7, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit approval to construct a new 6,550 square foot office/retail development on property zoned **(B-5) Large Scale Commercial/Business District**. (Applicant: Danny Harper).
7. **PUD 1-21 Central Guest House Skilled Nursing Facility** This property is located at 10748 Joor Road which is on the east side of the Joor Road south of the Hooper Road intersection in Section 7 and 70, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit approval through a Planned Unit Development application to a construct a 96,000 sq. ft. senior healthcare and rehabilitation facility with waivers from the Corridor Overlay District within [Section 205](#) of Appendix G of the Development Code. (Applicant: Scott Quirk)
8. **RZ-2-21 Rezoning from B1 to B2 for Commercial Office Retail** This property is located at 18448 Magnolia Bridge Road which is on the south side of Magnolia Bridge Road west of the Greenwell Springs Road intersection on Lot E of the L.E. Kennard Tract in Section 37 T6S R2E, GLD, EBR, LA. The applicant is requesting to rezone from **B1 (Neighborhood Business One) Zoning District** to **B2 (Neighborhood Business Two)** for a commercial office retail development. (Applicant: Jeff Couvillion)

9. Ordinance Amending [Section 7:14.3\(2\)](#) of the Development Code regarding requirements for connections to public sanitary sewer facilities for small (five lots or less) subdivisions near a force main. (Sponsor: Councilman Dave Freneaux)

**OTHER BUSINESS:**

**10. Announcements**

**11. Adjourn**