

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

Thursday, May 27, 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'.

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 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, June 22, 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 (April 22, 2021 Planning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. **COL-3-21 Combination of Tracts A and B of the James R. Kelly Property and Tract 1 of the Fred Smith Property** These properties are [located](#) on the east side of Greenwell Springs Road between the Wax Road and Will Avenue intersections in Sections 37, T6S, R2E, GLD, LA. The applicant is proposing to combine three adjoining properties into two in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Jeffrey Diamond, PLS)
7. **EOP-3-21 Exchange of Property between Tract X-2-A and Tract X-1 of the Emile Lesage Jr. Properties** These properties are [located](#) on the south side of Frenchtown Road near the Richardson Drive intersection in Section 37, T6S R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between two adjoining tracts for single family residential land use in the **R/A (Rural/Agricultural Zoning District)**. (Applicant: Alvin Fairburn, PLS)
8. **EOP-4-21 Exchange of Property between Lots D-2-A-1, D-2-A-2 and D-2-B of the Arthur J. Leblanc Senior Property** These properties are [located](#) on the south side of A.J. Leblanc Road which is on the east side of Central Thruway in Section 37, T6S R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between three adjoining tracts for single family residential land use in the **R/A (Rural/Agricultural Zoning District)**. (Applicant: David Leblanc)
9. **EOP-5-21 Exchange of Property between Lot G-2-A-2, G-2-A-1 and B of the PJ Gurney Property** These properties are [located](#) on the east side of Hubbs Road north of the Denham Road intersection in Sections 37, T5S R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between three adjoining tracts for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Charlie St. Romain)

10. **SS-9-21 Subdivision of Tracts X-2-B-1-A and X-2-B-2-A of the Donald Tucker, Sr Property. This case was deferred from the April 22, 2021 Meeting.** This property is [located](#) on the north side of Greenwell Springs-Port Hudson Road east of the Tucker Road intersection in Section 2, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three for single family residential land use with an existing private servitude of access in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: Janet Tucker)
11. **SS-10-21 Subdivision of the Remainder of 115.62 Acre Tract from the Partition of a Portion of the Joseph F. Millican Estate** This property is [located](#) on the south side of Greenwell Springs Port Hudson Road west of the Blackwater Road intersection in Sections 2 and 11, 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: Dewitt Ladner)
12. **SS-11-21 Subdivision of Lot B-1 of the Former Clifton S. Lesage** 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)
13. 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, June 22, 2021** unless the item(s) is deferred.

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- 1. Call to Order**
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- 4. Recitation of Rules**
- 5. Approval of Minutes (April 22, 2021 Zoning Commission Meeting)**

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. CUP-2-16 Revision Conditional Use Permit for a Veterinary Clinic** This property is [located](#) at 18333 Magnolia Bridge Road which is on the north side of Magnolia Bridge Road west of the Greenwell Springs Road intersection on Lot B of the L.E. Kennard Property in Section 66, T6S R2E GLD, EBR, LA. The applicant requests a revision to a conditional use permit approval and a paving waiver for a veterinary clinic in the **B2 (Neighborhood Business Two) Zoning District**. (Applicant: Chris Hayes)

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. TND-C-1-06 Village of Magnolia Square Major Change** This property is [located](#) at 13377 and 13379 Eisworth Avenue on Lots 141 and 142 of Village of Magnolia Square Subdivision which is between the Chennault Way and North Eisworth Avenue intersections in Section 41, T6S, R2E, GLD, EBR, LA. The applicant is requesting to create four lots out of two for single family residential land use in a previously approved Traditional Neighborhood Development in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Mickey Robertson).
- 8. CUP-3-21 Conditional Use Permit for a Horse Boarding/ Training Facility** This property is [located](#) at 16353 Hubbs Road which is on the west side of Hubbs Road near the Hubbs Acres Avenue intersection on Tract A-1 of the former Richard Odom Property in Section 17, T5S, R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for a horse boarding/training facility in the **R/A (Rural/Agricultural) Zoning District**. (Applicant: William E. Perry)
- 9. CUP-4-21 Conditional Use Permit for a Classroom Building for the Existing Tanglewood Elementary** This property is [located](#) at 9352 Rustling Oaks Avenue in Tanglewood Subdivision in Section 37, T6S, R1E, GLD, EBR, LA. The applicant is requesting conditional use approval to replace temporary buildings with

permanent structures in the **R1 (Single Family Residential One) Zoning District** with variance of the corner side yard setback 120 feet to 5 feet (Applicant: David Hebert)

10. RZ-3-21 Rezoning from R1 (Single Family Residential One) to RA (Rural/Agricultural)

This property is [located](#) at 12845 Lovett Road which is on the north side of Lovett Road near the Prairie Drive Intersection in Section 37, T6S, R2E. The applicant is requesting to rezone to erect a pole barn to store farm equipment. (Applicant: Gilbert J. Matherne)

OTHER BUSINESS:

11. Announcements

12. Adjourn