

**CITY OF CENTRAL
MEETING OF THE CITY COUNCIL
Tuesday, July 24, 2007, 6:00 P.M.
Kristenwood Building
14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana**

MINUTES

I. Preliminary Business

- (1) Call to Order. *Mayor Mac Watts*
- (2) Invocation & Pledge of Allegiance. *Jim Ferguson*
- (3) Roll Call. *Present – DeJohn, Lansing, Moak, Ross, Washington*
- (4) Approval of the minutes from June 26, 2007 meeting and July 16, 2007 Emergency meeting. *Correction in wording on motions. Motion by Ross to accept as corrected. No objections.*

II. Old Business - None

III. New Business.

- (1) Mayor's report of ordinance waivers and all related matters. *None*
- (2) Report of the Central Transition District and all related matters. *Sheri Morris*
- (3) Discussion of DPW services and all related matters. *Billy Thompson*
- (4) Introduction of the following items (with public hearing to be held at August 28, 2007 council meeting).
 - (A) An ordinance creating the reserve division of Police and to provide for related matters. *(By council member Washington).*
 - (B) An ordinance to amend Ordinance Number 2005-5, Chapter 28 Section 11.415 relative to parking on sidewalks and to provide for related matters. *(By council member Ross).*

- (5) Discussion and action regarding the following instruments:
- (A) An ordinance requiring every transferor of land and/or buildings within the City of Central to furnish to the transferee a statement regarding flooding of the property; requiring every real estate agent or real estate broker who represents a transferor of land and/or buildings, and if there is none, then the notary performing the act of sale, to provide the transferor with a form for the required disclosure, and providing penalties for failure to comply therewith. *(By Council member Ross).*
Council Member Ross asked that this ordinance be deleted.
 - (B) An ordinance requiring Drainage Impact Studies for developments, setting requirements, and providing procedures for waivers. *(By council member Ross).*
Motion to adopt this ordinance – Ross – no objections.
 - (C) An ordinance prohibiting obstructions in canals and establishing penalties. *(By council member Ross).*
Speaking – Moak, Stroud
Motion to adopt this ordinance – Ross – no objections.
 - (D) An ordinance relative to floodways, floodplains, drainage, and erosion. *(By Council member Ross).*
Motion to adopt this ordinance – Ross – no objections.
 - (E) An ordinance to establish penalties for violations in the flood zone. *(By council member Ross)*
Motion to adopt this ordinance – Ross – no objections.
 - (F) An ordinance establishing a Flood Damage Prevention Ordinance for the City of Central. *(By council member Ross.)*
Motion to adopt this ordinance – Ross – no objections.
- Speaking in general on all of the above ordinances:
Mayor Mac Watts, Aaron Moak, David Barrow, Sheri Morris,
Billy Thompson*

IV. Zoning Cases

- (1) Introduction of the following item (with Public Hearing to be held at August 28, 2007 council meeting):
 - (A) **Case PUD C-1-07 Bayou Landing Estates Concept Plan.** This property is located on the north side of Wax Rd, west of Magnolia Blossom Ave. on Tract A-1-A-1 and a portion of Tract A-1-A-2 of

the Milton G. Harelson Property. Applicant requests rezoning from Rural/Residential Estate/Agriculture to Planned Unit Development (PUD) on 167 acres of land for a single family residential subdivision. (Applicant: Blake Seguin/Titan Development Group)

(2) Discussion and action regarding the following zoning cases:

- (A) **Case C-5-07** This property is located on the west side of Greenwell Springs Rd, south of Old Greenwell Springs Rd on Lot D-1 at 24749 Greenwell Springs Road. Applicant requests amending the Horizon Plan and rezoning from Rural to Light Commercial 3 (LC-3) on 2.89 acres of land for mini-storage buildings. (Applicant: Kenneth Miley) (*Deferred from May 22, 2007 and June 26, 2007*).

Zoning commission Action: Motion to DENY. Motion to deny passed. 6 Yeas, 0 Nays, 1 Absent (Milton).

Proponents – Kenneth Miley, Lloyd Hall, Stoud, George, Bozeman, Wayne Miley, Piers, Bunch, Crochet, Gurney (several who did not give name)

Rodney Bonvillain explained the Planning & Zoning reasons for denying.

Council – DeJohn spoke as opponent

Proponents – Washington, Ross, Lansing, Moak

DeJohn made a motion to deny the rezoning and accept the recommendation of the Planning & Zoning.

Voting – DeJohn – Yea, Lansing – Nay, Moak-Nay, Ross-Nay, Washington-Nay. 1 Yea, 4 Nays – Motion failed.

Motion to grant rezoning as requested – Moak.

Voting – DeJohn – Nay, Lansing-Yea, Moak-Yea, Ross-Yea, Washington-Yea. 4 Yeas, 1 Nay – Motion carried.

- (B) **Case PUD C-1-07 Lakeside Commons Concept Plan** This property is located on the southwest corner of the intersection of Sparkle Ln and Sullivan Rd. The applicant requests rezoning from rural to Planned Unit Development (PUD) on 33.3 acres of land for a mixed-use residential and commercial development.

Zoning Commission Action: Motion to Approve subject to all DPW and Central Fire Dept. comments being addressed. Motion Passed. 7 Yeas, 0 Nays.

Speaking – Jonathan Starns, Ross, Moak, DeJohn

*Motion to grant zoning change and accept recommendation of the
Planning & Zoning Commission – Ross. Voting 5 Yeas, 0 Nays.
Motion carried.*

V. Other Business

(1) Announcements

*Russell Starns – School Work days
Cliff Richardson – Prayer Banquet and Relay for Life*

(2) Adjournment.

Respectfully Submitted:

Charlotte Ferguson, Administrative Assistant