

MINUTES
CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION
Thursday, August 23, 2007 6:00pm
Kristenwood Building 14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana 70739
www.centralgov.com

----- Minutes -----

1. Call to Order

The meeting was called to order at 6pm by Mr. Bonvillain.

2. Invocation and Pledge of Allegiance

3. Roll Call

Members Present: Blough, Bonvillain, Burns, Giles, Milton, Reado, Walker

Members Absent: None

Also Present: David Barrow, Administrator; and Lynn Oliver, EBR Planning Commission

4. Recitation of Rules

5. Approval of Minutes (July 26, 2007 Planning Meeting)

Motion to approve the minutes by Mr. Giles, seconded by Mr. Burns. Motion Passed.

7 Yeas, 0 Nays

6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES:

- 7. Case SS-C-23-07 Subdivision of the E. R. Smith Property.** This property is located on the south side of Zachary-Deerford Rd (Hwy 64), west of Tucker Rd. The applicant is proposing to create five (5) single family residential lots on a private servitude of access on 14.9 acres of land. (Rural Zoning) (Applicant: Doris Leeds and Emmet Smith)

Carl Leader spoke in favor of the application. There was no opposition. Motion to approve (subject to all EBR DPW and Central Fire Dept comments being addressed before final plat approval) by Mr. Burns and seconded by Mr. Milton. Motion Passed. 7 Yea, 0 Nays.

8. Announcements

9. Adjourn. Zoning Commission meeting to immediately follow.

Meeting adjourned at 6:11pm upon a motion by Mr. Blough.

MINUTES
CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION
Thursday, August 23, 2007 6:00pm
Kristenwood Building 14025 Greenwell Springs Road
Greenwell Springs (Central), Louisiana 70739
www.centralgov.com

----- **Minutes** -----

ALL ITEMS ON THIS AGENDA ARE PUBLIC HEARINGS. ITEMS HEARD ON THIS AGENDA WILL BE HEARD BY THE CENTRAL CITY COUNCIL ON August 28, 2007 AT THIS SAME TIME AND LOCATION, UNLESS THE CASE IS DEFERRED BY THE COMMISSION.

1. Call to Order

The meeting was called to order at 6:12pm by Mr. Bonvillain.

2. Roll Call

Members Present: Blough, Bonvillain, Burns, Giles, Milton, Reado, Walker

Members Absent: None

Also Present: David Barrow, Administrator; Lynn Oliver, EBR Planning Commission

3. Recitation of Rules (rules apply as stated on cover sheet)

4. Approval of Minutes (July 26, 2007 Zoning Meeting)

*Motion to approve the minutes by Mr. Milton, seconded by Mr. Walker. Motion Passed.
7 Yeas, 0 Nays.*

5. Amendments and Consent Agenda

- (A) Amending Section 19.2 of the Unified Development Code relative to approving rezonings only if they are contingent upon a specific site plan.

Commission members discussed this item and recommended Items 1 and 2 be included in the ordinance, recommended Item 4 be deleted, and recommended Item 3 be modified to recommend a rendering of the building, but not requiring a rendering.

PUBLIC HEARING CASES:

6. Case C-11-07

This property is located on the west side of Greenwell Springs Rd, south of Magnolia Bridge Rd, at 18581 Greenwell Springs Rd. The applicant requests amending the Horizon Plan and rezoning from Rural to Light Commercial 1 (LC-1) on 1.25 acres of land for a commercial office building. (Applicant: Jason Defreitas)

Jason Defreitas spoke in favor. There was no opposition.

A motion to approve amending the Horizon Plan and rezoning to LC-1 was made by Mr. Blough and seconded by Mr. Burns.

Motion Passed. 7 Yeas, 0 Nays.

7. Announcements

8. Adjourn

The meeting was adjourned at 6:25pm upon a motion by Mr. Blough.

ORDINANCE NO. 2007-_____

An ordinance amending the Unified Development Code of the City of Central requiring that rezonings sought by a property owner be approved only if they are contingent on a specific site plan.

WHEREAS, the City of Central has adopted the City of Baton Rouge/East Baton Rouge Parish Unified Development Code (“UDC”) and zoning map as an interim ordinance to regulate development in the newly incorporated city; and

WHEREAS, pursuant to the UDC much of the land within the City is zoned in a rural or “R” district; and

WHEREAS, many land owners and developers have approached the City seeking a rezoning of property; and

WHEREAS, though the land owners and developers, in seeking the rezonings, have advised the City of their intended use of the property, once rezoned, the property can be developed and used for any permitted use in the zoning district; and

WHEREAS, sometimes the intended use in a zoning district is compatible with the uses and planning of surrounding property, but other uses permitted in a district may not be compatible; and

WHEREAS, the City, while recognizing that it cannot condition a rezoning to a particular use, wishes to protect the health, safety and welfare of the surrounding property owners and the City’s as a whole by conditioning all rezonings sought by property owners and developers on a specific site plan; and

WHEREAS, a public hearing was held on August 23, 2007 before the City’s Zoning Commission after proper notice to consider amendments to the UDC to address the concerns raised by property rezonings; and

WHEREAS, the Zoning Commission has provided the City Council with a final report recommending that the UDC be amended as set forth herein:

NOW THEREFORE, be it ordained by the Council of the City of Central, State of Louisiana as follows:

Section 1: Section 19.2 of the Unified Development Code is hereby amended adding the following new paragraph C:

The City Council has been presented with and has conditioned the rezoning on a specific site plan. Said site plan shall be the same site plan that was presented to the Zoning Commission for its comment and recommendation or shall have been revised to conform to the Zoning Commission's recommendation. Further, the site plan must include:

1. The location and dimensions of all building, parking, free standing signage and open spaces on the property.
2. The location of any and all drainage facilities, including all retention and/or detention areas.
3. A rendering of the outside of any building or other structure (including free standing signs) with notes setting forth the materials, lighting and colors of the building or structures.
4. A landscape plan showing the specific plant materials to be used on the property.

Section 2: Severability. If any provision of this Ordinance, or if the application of the provisions of this Ordinance to a particular property, building or other structure, is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.