

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, May 22, 2008 6:00 P.M.**  
**Kristenwood Building**  
**14025 Greenwell Springs Road**  
**Greenwell Springs (Central), Louisiana 70739**  
**www.centralgov.com**

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. Those members of the public desiring to speak on a particular item should approach the podium and request to speak after the item is announced by the Chairman.

1. A statement setting forth the applicant's proposal, together with the Planning Commission Staff recommendation will be made by the Planning Director and Staff after which the applicant and the public will be heard. Each speaker, before speaking on the proposal, shall give his or her name and the address and state whom he/she is representing. Anyone speaking as a civic association representative shall document that their presented views are those of the organization.
2. Applicant and applicant 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 speaker. There will be no limit to the number of persons who may speak, but speakers are encouraged to avoid duplication in their presentations.
3. Applicants 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 placed on the Consent Agenda by the Planning Commission Staff 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 presentation or action by the City Council. Zoning Commission matters heard tonight by the Zoning Commission, unless specifically stated, will be heard by the City Council of the City of Central on **Tuesday, June 10, 2008** at this same time and location for final action, unless the case is deferred by the Commission. It is important that the applicant for each zoning case attend the Council Zoning meeting as well.

**CITY OF CENTRAL -- MEETING OF THE PLANNING COMMISSION**  
**Thursday, May 22, 2008 6:00pm**  
**Kristenwood Building 14025 Greenwell Springs Road**  
**Greenwell Springs (Central), Louisiana 70739**  
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----- AGENDA -----

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (April 24, 2008 Planning Meeting)
6. Amendments and Consent Agenda

**PUBLIC HEARING CASES**

7. **SP-01-08**                    **Southern Classic Millwork.** This property is located on the east side of Frenchtown Road, south of Greenwell Springs Road, on Tracts D-2B-1 and D-2B-2. The applicant is proposing an expansion to their existing facility. **(Deferred from April 24, 2008)**
  
8.     **SP-03-08**                    **Site Plan Approval. Wellness Center and Aquatic Therapy Facility**  
This property is located on the north side of Hooper Road, between Shoe Creek Drive and Lazy Lake Drive on Tracts A-2-A and B of the J.E. Morrison Property.
  
- RV-02-08**                    **Companion Case to SP-03-08 Revocation of General Purpose Servitudes.** This property is located on the north side of Hooper Road, between Shoe Creek Drive and Lazy Lake Drive on Tracts A-2-A and B of the J.E. Morrison Property, to revoke a 7.5' x 227.15' general purpose servitude on Tract A-2-A and to revoke a 7.5' x 175' general purpose servitude on Tract B. (C1(Light Commercial Zoning)) (Applicant: Douglas Villien)
  
9.     **RV-01-08**                    **Companion Case to RZ-03-08 Revocation of 10" private sewer servitude.** This property is located on the north side of Greenwell Springs-Port Hudson Road, between Joor Road and Blackwater Road, on Lots 6-D8-2B-4B-1C, 6-D8-2B-4B-2A and 6-D8-2B-4B-3, to revoke 10' private sewer servitude. (R (Rural)) (Applicant: Walker Hawkins)
  
10.    **MS-01-08**                    **Major Street Set Back Reduction.** This property is located on the west side of Morgan Rd, south of the intersection of Morgan Road and Greenwell Springs Road.
  
11.    **Announcements**
12.    **Adjourn. Zoning Commission meeting to immediately follow.**

**CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION**

**Thursday, May 22, 2008**

**6:00 P.M. (immediately following the Planning Commission meeting)**

**Kristenwood Building 14025 Greenwell Springs Road**

**www.centralgov.com**

----- **AGENDA** -----

**ALL ITEMS ON THIS AGENDA ARE PUBLIC HEARINGS. ITEMS HEARD ON THIS AGENDA WILL BE HEARD BY THE CENTRAL CITY COUNCIL ON June 10, 2008 AT THIS SAME TIME AND LOCATION, UNLESS THE CASE IS DEFERRED BY THE COMMISSION.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Recitation of Rules (rules apply as stated on cover sheet)**
- 4. Approval of Minutes (April 24, 2008 Zoning Meeting)**
- 5. Amendments and Consent Agenda**

**PUBLIC HEARING CASES:**

- 6. Case RZ-03-08**      **Day Care Center** This property is located on the north side of Greenwell Springs-Port Hudson Road, between Joor Road and Blackwater Road, on Lot 6-D8-2B-4B-1A, to amend the "2010 Land Use Plan" from Low Density Residential to Light Commercial and to rezone from R (Rural) to LC1(Light Commercial One) (Applicant: Walker Hawkins); (Engineer: Alvin Fairburn & Associates, LLC)
- 7. Case RZ-04-08**      **Car Sales** This property is located on the southwest corner of the intersection of Hooper Road and Sullivan Road, at 11575 Sullivan Road on Lot A1-A, to rezone from R (Rural) to LC3 (Light Commercial Three) (Applicant: Marvin J. Keller); (Engineer: Toxie Craft, Civil Engineers & Surveyors)
- 8. Case CUP-01-08**      **Consideration to approve Conditional Use Permit. Snowball Stand**  
This property is located on the west side of Joor Road, south of Tynewood Avenue, on lot B-3-C of the T.W Morgan Estate in Section 99, T6S, R1E, GLD, EBRP, LA (City of Central)
- 9. Announcements**
- 10. Adjourn**