

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, August 28, 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, September 9, 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, August 28, 2008 6:00pm
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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 (June 26, 2008 Planning Meeting)**
- 6. Amendments and Consent Agenda**

PUBLIC HEARING CASES

None

- 7. Announcements**
- 8 Adjourn. Zoning Commission meeting to immediately follow.**

CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION
Thursday, August 28, 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 September 9, 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 (June 26, 2008 Zoning Meeting)**
- 5. Amendments and Consent Agenda**

PUBLIC HEARING CASES:

- 6. Case RZ-05-08** This property is located on the north side of Greenwell Springs –Port Hudson Road between Tucker Road and Blackwater Road, on Lots 1-A-1 and 1-A-2. Applicant requests to amend the “2010 Land Use Plan” from Low Density Residential to Light Commercial and to rezone from R (Rural) to LC3 (Light Commercial Three) for a mini-storage facility, in Section 2, T5S, R1E, GLD, EBRP, LA. (City of Central) (Applicant: Randy Brekeen, Engineer: Sigma Consulting Group, Inc) (**Deferred From July 24, 2008**)
- 7. Case WT-01-08** **WT-01-08** Consideration of Approval of a Wireless Tower. This property is located on the north side of Core Lane, on Lot F-3, at 12275 Core Lane, in Section 30, T5S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Belinda Bodie; Engineer: Brian M. Quinn, AIA) (**Applicant Requests Deferral until September 25, 2008**)
- 8. Case RZ-06-08** This property is located on the southwest corner of the intersection of Frenchtown Road and Winterset Drive on Lot 1, at 14328 Frenchtown Road, to amend the “2010” Land Use Plan from Neighborhood Commercial to Light Commercial and to rezone from C1(Light Commercial) to LC1(Light Commercial One) and C-AB-1(Commercial Alcoholic Beverage One) for a reception hall on a Certain Parcel of Land Located in Section 51, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Travis Spinosa Surveyor: EJA Partners, LLC.)

- 9. Case RZ-07-08** This property is located on the northwest corner of the intersection of Frenchtown Road and Winterset Drive on Tract Y-2-A, at 14298 Frenchtown Road, to amend the “2010 Land Use Plan from Low Density Residential to Neighborhood Office and to rezone from R(Rural) to NO (Neighborhood Office) for a parking lot to accompany Case RZ-06-08 on a Certain Parcel of Land Located in Section 51, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Travis Spinosa, Surveyor: EJA Partners, LLC.)
- 10. Case RZ-08-08** This property is located on the east side of Sullivan Road, south of Sparkle Drive, on lots B-1 and A-1, 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) for a bakery, in Section 72, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Karl and Stephanie Will, Engineer: N/A)
- 11. Case SPUD-01-08** This property is located north of the intersection Empress Drive and Audusson Drive and bounded by Lake Vista Drive to the north and west, on Tract A, to amend the “2010” Land Use Plan from Low Density Residential to Planned Unit Development and to rezone from R(Rural) to SPUD (Small Planned Unit Development) for a 37-lot subdivision, in Section 73, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Larry K. Sullivan, Engineer: Evans-Graves Engineers, Inc.)

12. Announcements

13. Adjourn