

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, October 23, 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, November 11, 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, October 23, 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 (September 25, 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, October 23, 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 November 11, 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 (September 25, 2008 Zoning Meeting)**
- 5. Amendments and Consent Agenda**

PUBLIC HEARING CASES:

- 6. PUD-01-08** **Planned Unit Development Concept Plan Approval.** This property is located on the north side of Wax Road, west of Magnolia Blossom Road, on Tract A-1-A-1 and Tract A-1-A-2 of the Milton G. Harelson property, to amend the "2010" Land Use Plan from Residential Estate/Agriculture to Planned Unit Development and to rezone from R (Rural) to PUD (Planned Unit Development) for a single family residential subdivision in Section 4 & 9, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Blake Seguin; Engineer: Sigma Consulting Group, Inc.)

- 7. Case RZ-09-08** This property is located on the northeast corner of the intersection of Willowbrook Drive and Wax Road, on the GE Vaughn property, at 14639 and 14769 Wax Road, 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 retail auto supply store, in Section 8, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Mike Kimble, Engineer: Sunset Solutions)

- 8. Case RZ-10-08** This property is located on the south side of Wax Road between Willowbrook Drive and W. Brookside Drive on Lot Y, to amend the "2010 Land Use Plan" from Low Density Residential to Light Commercial and to rezone from R (Rural) to LC2 (Light Commercial Two) for a retail shopping center, in Section 8 & 9, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Mike Kimble, Engineer: N/A)

- 9. Case RZ-11-08** This property is located on the west side of Joor Road, south of Greenwell Springs/Port Hudson Road on Tract H-8, to amend the “2010 Land Use Plan” from Low Density Residential to Industrial and to rezone from R (Rural) to M1 (Light Industrial) for Trade Construction Company in Section 18, T5S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Brennan Easley, Engineer: N/A)
- 10. Case RZ-12-08** This property is located on the northeast corner of the intersection of Willowbrook Drive and Wax Road, on the GE Vaughn property, at 14639 and 14769 Wax Road, to amend the “2010 Land Use Plan” from Low Density Residential to Light Commercial and to rezone from R (Rural) to HC1 (Heavy Commercial One) for a retail dry cleaners store, in Section 8, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: James & Colleen Owens, Architect: Kabel House Plans)
- 11. Announcements**
- 12. Adjourn**