

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Wednesday, December 10, 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, January 13, 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**  
**Wednesday, December 10, 2008 6:00pm**  
**Kristenwood Building 14025 Greenwell Springs Road**  
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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 (November 20, 2008 Planning Meeting)
6. Amendments and Consent Agenda

**PUBLIC HEARING CASES**

7. **SS-21-08**                      **Minor Subdivision on Private Servitude of Passage** Subdivision of Tract X, formerly of the Celia Nita & Lindon Denham Property. This property is located on the west side of Hubbs Road south of Greenwell Springs Port Hudson Road. Section 17, T-5-S, R-2-E, GLD. The applicant is proposing to create five (5) single family residential lots on a private servitude of access on 20.5 acres of land (Rural Zoning) (Applicant: Scott Lobell)
8. **SS-22-08**                      **Minor Subdivision on Private Servitude of Passage** Subdivision of Tract Z of Lighthouse Lakes. This property is located on the west end of Lighthouse Avenue. Section 62, T-6-S, R-2-E G.L.D The applicant is proposing to create five (5) residential lots on a private servitude of access on a private servitude of access on 105.19 acres of land (Rural Zoning) (Applicant: Rick Guttery)
9. **PUD-01-08**                      **Planned Unit Development Final Development 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) in Section 4 & 9, T6S, R2E, GLD, EBRP, LA. (City of Central) (Applicant: Blake Seguin Engineer: Sigma Consulting Group, Inc.)
10. **2009 Calendar**                      **Approval of 2009 Planning Commission Calendar of Meetings.**
11. **Announcements**
12. **Adjourn. Zoning Commission meeting to immediately follow.**

**CITY OF CENTRAL -- MEETING OF THE ZONING COMMISSION**  
**Wednesday, December 10, 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 January 13, 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 (November 20, 2008 Zoning Meeting)**
- 5. Amendments and Consent Agenda**

**PUBLIC HEARING CASES:**

- 6. Case RZ-14-08**      This property is located on the north side of Hooper Road between Glen Watts Road and Joor Road, at 11525 Hooper Road, to amend the "2010 Land Use Plan" from Heavy Commercial to Light Commercial and to rezone from R (Rural) to LC1 (Light Commercial One), in Section 69, T6S, R1E, GLD, EBRP, LA. (City of Central) (Applicant: Chad Kaiser (Engineer: None))
- 7. Announcements**
- 8. Adjourn**