

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS

Thursday, November 19, 2009 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, December 8, 2009** 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 ZONING COMMISSION

Thursday, November 19, 2009

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

Kristenwood Building 14025 Greenwell Springs Road

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

ALL ITEMS ON THIS AGENDA ARE PUBLIC HEARINGS. ITEMS HEARD ON THIS AGENDA WILL BE HEARD BY THE CENTRAL CITY COUNCIL ON December 8, 2009 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 (October 22, 2009 Zoning Meeting)**
- 5. Amendments and Consent Agenda**

PUBLIC HEARING CASES:

- 6. RZ-06-09** **Rezoning** This property is located at 11415 Blackwater Road on the north side of Blackwater Road just east of the intersection of Talmadge Crumholt Road, on Lots A-2-B, to rezone from Rural to M-1 (Light Industrial), in Section 60 T-6-S, R-1-E, GLD. EBR. LA. This is for the expansion of an existing metal fabrication shop. (Applicant: Clifford George) (**Deferred From October 22, 2009**)

The applicant is requesting a waiver of Section 8.211 of the UDC that requires all operations to be enclosed by a solid fence or wall not less than six feet in height, where adjacent to or across the street from a residential zoning district.
- 7. RZ-07-09** **Rezoning** This property is located at 9718 Sullivan Road on the east side of Sullivan Road south of the Brent Avenue intersection on Lot R-2 of Old McDonald Farm Subdivision. Applicant is requesting to rezone from Rural to LC-1 (Light Commercial One) for an existing child care center. (Applicant: William Chenevert)
- 8. RZ-08-09** **Rezoning** This property is located at 14455 Wax Road, Suite U of Central Plaza Retail Center in the northwest corner of Wax Road and Willowbrook Drive on Lot B-2-B-1-A of Central Woods Subdivision located in Section 8 & 68, Township 6 South, Range 2 East, GLD. EBR. LA (City of Central)
The applicant is requesting to rezone Suite U of subject property from C-2 (Heavy Commercial) to C-AB-2 (Commercial-Alcoholic Beverages Two) for a daiquiri shop. (Applicant: Jonathan Starns)

9. RZ-09-09

Rezoning This property is located on the southern portion of Lot 4A-1-A, as advertised, being on the north side of Wax Road east of the Willow Brook Drive intersection in Section 8, T-6-S, R-2-E, GLD, EBR, LA. Commencing at a point in East Baton Rouge Parish, 290 feet east of the Willow Brook Drive eastern right-of-way line, on the northern right-of-way line of Wax Road, said point being the Point of Beginning, thence proceed N 03°58' 10" E for a distance of 186.00 feet, thence proceed N 90°00'00" E for a distance of 165.68 feet, thence proceed S 00°04'50" E for a distance of 185.55 feet, thence proceed S 90°00'00" W for a distance of 178.82 feet back to the point of beginning, containing .73 acres. Applicant is proposing to rezone from Rural to HC-1 (Heavy Commercial One) for a proposed pre-owned car dealership. (Applicant: Michael Word)

10. SPUD-2-09

Small Planned Unit Development. The Gates at Burlington. This property is located on Lot A2 on the north side Wax Road east of the Durmast Drive intersection in Section 66, T -67-S, R-2-W, GLD, EBR, LA. Applicant is proposing a 53-lot private gated community and rezoning from Rural to SPUD (Small Planned Unit Development). The applicant is also requesting a waiver from Ordinance 2009-08 requiring all major residential subdivisions to connect to public sanitary sewer. (Applicant: Jeff Couvillion)

11. Announcements

12. Adjourn