

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS

Thursday, April 22, 2010 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. Applicant 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, May 11, 2010** 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.

AGENDA
CITY OF CENTRAL PLANNING COMMISSION
Thursday, April 22, 2010 6:00pm
14025 Greenwell Springs Road
Central, LA 70739

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (March 25, 2010 Planning Meeting)**
6. **Amendments and Consent Agenda**

PUBLIC HEARING CASES (OLD BUSINESS):

7. **SS-02-10** **Minor Subdivision of Lot A-1 of the L.M. Shaffett Tract** This property is located on Sullivan Road east of the Joor Road intersection. The applicant is proposing to subdivide one tract of land into two lots. The applicant is requesting a **Waiver** from **Section 14.3(B)(1) of the Unified Development Code** which requires a minimum area of 22,500 square feet when no public sanitary sewer is available (Applicant: Dale Hodges) (**Deferred from March 25, 2010**). ****This waiver request will be heard at the April 27, 2010 Central City Council Meeting****

PUBLIC HEARING CASES (NEW BUSINESS):

8. **CUP-01-10** **Conditional Use Permit** This property is located on Sullivan Road northeast of the Gurney Road intersection on Tracts A-1, B-1, C-2, and C-1-A at 12636 Sullivan Road. The applicant is requesting a conditional use permit for the construction of the new middle and intermediate schools. (Applicant: Central Community School System).
9. **SS-05-10** **Concurrent Subdivision Case to SPUD-01-10** This property is located at Triple B Road west of the Kohler Lane intersection on Lots 4 through 8. The applicant is proposing to subdivide 5 lots into 38 lots for a townhouse development (Applicant: ABC Development).
10. **SS-C-47-07** **Extension of Preliminary Plat of Minor Subdivision** This property is located to the west of Greenwell Springs Road and south of Liberty Road. The applicant is requesting an extension of preliminary plat approval (Applicant: Ruth Parsons).

11. **Announcements**

12. **Adjourn**

All items on this Agenda are public hearings. Items heard on this Agenda will be heard by the Central City Council on May 11, 2010 at this same time and location, unless the case is deferred by the Commission.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, April 22, 2010 6:00pm
14025 Greenwell Springs Road
Central, LA 70739

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (March 25, 2010 Zoning Meeting)**
5. **Amendments and Consent Agenda**

PUBLIC HEARING CASES (NEW BUSINESS):

6. **RZ-01-10** **Rezoning** This property is located on the southeast corner of Wax Road and Quarter Drive (private access servitude). The applicant is proposing to rezone from SPUD to C-AB-2 (Commercial Alcoholic Beverage Two District) for a sports bar/lounge (Applicant: Carolyn Jones).
7. **SPUD-01-10** **Small Planned Unit Development** This property is located at Triple B Road west of the Kohler Lane intersection on Lots 4 through 8. The applicant is proposing to rezone from Rural to SPUD (Small Planned Unit Development) to create a 38 lot townhouse development (Applicant: ABC Development).

PUBLIC HEARING CASES (OLD BUSINESS):

None

8. **Announcements**
9. **Adjourn**

