

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**

Thursday, November 18, 2010 6:00 P.M.

Kristenwood Building  
14025 Greenwell Springs Road  
Greenwell Springs (Central), Louisiana 70739  
[www.centralgov.com](http://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, December 14, 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, November 18, 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 (October 28, 2010 Planning Commission Meeting)**
6. **Amendments and Consent Agenda**

**PUBLIC HEARING CASES (NEW BUSINESS):**

7. **PK-01-10**      **Parking Waiver** This property is located on the northwest corner of the intersection of Hooper Road and Carmel Avenue on Tract B of the Carmel Acres Subdivision in Section 81, Township 6 South, Range 1 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is requesting a parking waiver in accordance with Section 17.15(D) of the Unified Development Code for a reduction in the number of required parking spaces. (Applicant: Jack Warden) **(This item has been withdrawn by the applicant.)**

**PUBLIC HEARING CASES (OLD BUSINESS):**

8. **SS-17-10**      **Subdivision with Waiver** This property is located on the east side of Devall Road on Tract A of the Henry H. Bozeman Tract in Section 32, Township 5 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is proposing to subdivide one (1) lot into two (2) on an existing private servitude of access with a waiver request of **Section 13.6 (I)(4) of the Unified Development Code**. (Applicant: Henry Bozeman) **\*\*Deferred from October 28, 2010 Planning Commission Meeting\*\* (This item has been deferred by the applicant until the December 16<sup>th</sup> meeting.)**

9. **Adoption of Planning and Zoning Commission 2011 Calendar**
10. **Announcements**
11. **Adjourn**

The item(s) on this Agenda will be heard by the Central City Council on December 14, 2010 at this same time and location, unless the item(s) is deferred by the Commission.

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**AGENDA**  
CITY OF CENTRAL ZONING COMMISSION  
Thursday, November 18, 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 (October 28, 2010 Zoning Meeting)**
5. **Amendments and Consent Agenda**

**PUBLIC HEARING CASES (NEW BUSINESS):**

6. **RZ-06-10**      **Rezoning** This property is located on the southwestern corner of the intersection of Hooper Road and Sullivan Road, at 11575 Sullivan Road on lot A-1-A located in Section 5, Township 5 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is proposing to rezone from R to LC-3 so that an automotive repair shop and gas station may continue to operate in a legally conforming zoning district. (Applicant: Randall A. Kikendall).

**PUBLIC HEARING CASES (OLD BUSINESS):**

7. **SPUD-01-09**      **Small Planned Unit Development Revision** This property is located on Lot 4-B-2-A, being on the west end of Wax Road Extension near the Sullivan Road intersection in Section 68, Township 6 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana. The applicant is proposing the second phase of a Small Planned Unit Development consisting of office, commercial retail uses, and townhomes. The applicant requests a waiver of Ordinance 2009-08 requiring public sewer connections for residential subdivisions. (Applicant: Jeff Couvillion)  
**(This item has been deferred by the applicant until the December 16<sup>th</sup> meeting.)**

8. **Amending Unified Development Code**

- a. An Ordinance To Amend and Re-Enact Chapter 4 (Permits and Final Plat Approval) of Title 7, the Unified Development Code and to Provide for Related Matters (Councilman LoBue)
- b. An Ordinance To Amend and Re-Enact Chapter 19 (Amendments) of Title 7, the Unified Development Code and to Provide for Related Matters. (Councilman LoBue)

9. **Announcements**

10. **Adjourn**