

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, February 23, 2023
6:00PM
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739
www.central-la.gov

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.

1. A statement setting forth the applicant's proposal, together with the Planning Commission Staff certification, will be made by the Planning Director after which the applicant and the public will be heard. Before speaking on the proposal, each speaker shall give his or her name and address and state who he/she is representing. Anyone speaking as a civic association representative shall document that their presented views are those of the organization.
2. Applicant or applicant's 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 opponent. 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 on the Consent Agenda 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 action by the City Council. Zoning Commission matters heard tonight, unless specifically stated otherwise, will be heard by the Central City Council on **Tuesday, March 28, 2023** unless the case is deferred by the Commission. Denial of a zoning item by the Zoning Commission is final unless the item is requested by Council to be heard within sixty (60) days of the Zoning Commission decision

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1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (January 26, 2023) Planning Commission**

CONSENT AGENDA:

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **EOP-1-23 Exchange of Property between Tract FA-1-A of the Original Carl E. Clayton Tract and Lot 23-A of the Forest Glen Estates 1st Filing Subdivision** These properties are [located](#) at 6510 Oak Cluster Drive on the east side of Oak Cluster Drive and 6203 Donnybrook Avenue near the Stoneridge Drive intersection in Section 44, T6S R2E, GLD, EBR, LA. The applicant is requesting to alter the property lines between two adjoining tracts with existing single family residential land uses in the R1 (Single Family Residential One) Zoning District and dedicate a public drainage servitude. (Applicant: Matthew L. Everett)
7. **SS-1-23 Subdivision of Lot R-1-A-1-A and R-2 of the Ole McDonald Farms Property** This property is [located](#) at 9728 Sullivan Road which is on the east side of Sullivan Road south of the Brent Avenue intersection on Lot R-1-A-1 of the Ole McDonald Farms Property in Section 68 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two and dedicate a private servitude of access in the B2 (Neighborhood Business Two) Zoning District with an exchange of property between Tract R-2 of the Olde McDonald Farms Property. (Applicant: 9728 Sullivan, LLC & GDC Properties, LLC)

8. **SP-3-22 Site Plan Approval for Take 5 Oil Change** This property is [located](#) at 9728 Sullivan Road which is on the east side of Sullivan Road south of the Brent Avenue intersection on Lot R-1-A-1 of the Ole McDonald Farms Property in Section 68 T6S R2E, GLD, EBR, LA. The applicant is requesting to develop .61 acres for a 1,421 square foot express oil change business in the B2 (Neighborhood Business Two) Zoning District. (Applicant: Pete J. Firmin) ***This case has been deferred by the applicant.***

9. **Adjourn**

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **Tuesday, March 28, 2023**, unless the item(s) is deferred.

AGENDA
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1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes January 26, 2023 Zoning Commission Meeting**

PUBLIC HEARING CASES (OLD BUSINESS):

5. **CUP-2-22 Conditional Use Approval to Reopen a Gas Station** This property is [located](#) at 13435 Hooper Road on Lot Y of the E.G. Rogillio Tract in Section 5 T6S R2E, GLD, EBR, LA. The applicant is requesting a rehearing for a conditional use approval with variances from complying with the requirements of the City Center and/or the Corridor Overlay Districts as stated in Section 12A and Appendix G of the Zoning Code to reopen a gas station. (Applicant: Gurdip Singh)

PUBLIC HEARING (NEW BUSINESS):

None

OTHER BUSINESS:

6. **Announcements**
7. **Adjourn**