

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, September 28, 2023, 6:00 PM
Central Community School System School Board
11576 Sullivan Road
Central, LA 70818
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
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, October 24, 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.

AGENDA
CITY OF CENTRAL PLANNING COMMISSION
SEPTEMBER 28, 2023, 6:00 PM
Central Community School System School Board Office
11576 Sullivan Road
Central, LA 70818

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (August 24, 2023) Planning Commission**

CONSENT AGENDA:

6. **EOP-7-23 Exchange of Property between Tracts A-1 & A-2 of the Charles D. Bourke Tract** This 5.474-acre property is located at 14006 & 14016 Lovett Road, on the south side of Lovett Road west of Sullivan Road, in Secs. 38 & 42, T6S-R2E, GLD. Applicant requests an exchange of property between adjoining properties. (Applicant: Michael Davis)

PUBLIC HEARING CASES (OLD BUSINESS):

7. **SS-7-23 Subdivision of Tracts KC-1-A, KC-1-B, & KC-1-E** This 37.44-acre property is located at the end of Willow Creek Drive south of Magnolia Bridge Road, in Sec. 67, T6S-R2E, GLD. Applicants request to subdivide three tracts into five in the R-1 (Single-Family Residence) Zoning District for residential use, with a waiver to Sec. 7:13.6(9)c. for the existing roadbed and to Sec. 7:14.3(2) to allow private sewer for a subdivision of more than five lots. (Applicants: Gary R. and Joann Riles)

PUBLIC HEARING CASES (NEW BUSINESS):

8. **SS-8-23 Subdivision of Tract E of the E.C. Spurgeon Tract** This 89.22-acre property is located on the east side of Blackwater Road roughly 0.5 mile north of Mc Cullough Road, in Sec. 13, T5S-R1E, GLD. Applicant requests to subdivide one tract into five in the R/A (Rural/Agricultural) Zoning District for residential use. (Applicant: Alvin Fairburn, Jr.)
9. **SS-9-23 Subdivision of Lots B-1-A-1-A-1 & B-1-B-1-B-1 of the A.B. Rounsaville Property** This 8.63-acre property is located at 12581 & 12613 Rounsaville Road, on the west side of Rounsaville Road north of Hooper Road, in Sec. 32, T5S-R2E, GLD. Applicants request to subdivide two lots into three in the R/A (Rural/Agricultural) Zoning District for residential use and to dedicate a private servitude of access with a waiver to Sec. 7:13.6(9)c. (Applicants: George & Polly Merzbacher)
10. **SS-11-23 Subdivision of Lots 49-A and 51-A of Comite Hills Subdivision** This 22.382-acre property is located on the south side of Triple B Road between Chaparral Place and Frontier Drive, in Sec. 41, T6S-R2E, GLD. Applicant requests to subdivide two tracts into

four in the R-1 (Single-Family Residence) Zoning District for residential use. (Applicant: Ronald Harris)

11. Adjourn

Next meeting is scheduled for October 26, 2023.

Preliminary

The item(s) on this Agenda that the Commission recommends for approval will be heard by the Central City Council on **Tuesday, October 24, 2023**, unless the item(s) is deferred.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
SEPTEMBER 28, 2023 6:00 PM
Central Community School System School Board Office
11576 Sullivan Road
Central, LA 70818

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (August 24, 2023) Zoning Commission Meeting**

PUBLIC HEARING CASES (OLD BUSINESS):

5. **TA-3-23** An Ordinance to add the Light Manufacturing and Commercial District One (LM-1) Zoning District to the City of Central's Zoning Code
6. **CUP-2-23 Conditional Use Permit for a Dog Kennel** This property is located at 13810 Carey Road which is near the Brown Road intersection on Lot B-3-A-2 of the Carrol W. Prather Property in Section 51, T6S R1E GLD, EBR, LA. The applicant requests a conditional use permit for a dog boarding/kennel business in the RA (Rural Agricultural) Zoning District. (Applicant: Heather & Keith Prather)

PUBLIC HEARING CASES (NEW BUSINESS):

7. **RZ-3-23 Rezoning on Wax Road from R-2 to ORD** This 23.25-acre property is located at 16262 Wax Road on Tract B-1 of the Original George W. McDonald Property, on the south side of Wax Road abutting the rear of properties that front the east side of Banway Drive, in Sec. 67, T6S-R2E, GLD. Applicant requests to rezone the rear 5.33 acres of the tract from R-2 (Single-Family Residence) to ORD (Office, Research and Development) Zoning District. (Applicant: Tommy Klien)
8. **CUP-4-23 Conditional Use Permit for DEMCO Automobile and Truck Repair Shop** This 23.25-acre property is located at 16262 Wax Road on Tract B-1 of the Original George W. McDonald Property, on the south side of Wax Road abutting the rear of properties that front the east side of Banway Drive, in Sec. 67, T6S-R2E, GLD. Applicant requests a conditional use permit for an automobile and truck repair shop for the maintenance of DEMCO vehicles in the ORD (Office, Research and Development) Zoning District. (Applicant: Tommy Klien)
9. **CUP-5-23 Conditional Use Permit for CHS Softball Fieldhouse** This 29.5-acre property is located at 10200 E Brookside Drive on Tract A of Ole McDonald Farm Subdivision, on the south side of Wax Road, in Secs. 9 & 67, T6S-R2E, GLD. Applicant requests to revise the conditional use permit CUP-4-20 for a softball fieldhouse for Central High School in the R-2 (Single-Family Residence) Zoning District. (Applicant: Travis Dickerson)

10. **PUD-1-23 Planned Unit Development Preliminary Plan for Central Town Square** This 20.6-acre property is located on Tracts Z-2 & Z-3 of the Dessie M. Zachary & John H. Devall Property, on the west side of Joor Road approximately 800 feet south of Lovett Road, in Secs. 13, 98 & 100, T6S-R1E, GLD. Applicant requests a planned unit development preliminary plan for office, industrial, and warehouse uses in 23 new buildings with new streets in the ORD (Office, Research and Development) Zoning District. (Applicant: Dallas Martinez)
11. **TA-5-23 Central Thruway Corridor Overlay District** An ordinance to add a new Central Thruway Corridor overlay district to the City of Central Comprehensive Zoning Code, and provide for related matters.
12. **TA-6-23 Setbacks for Infill Development** An ordinance to add provisions to sections of the City of Central Comprehensive Zoning Code to allow reduced front and side yard setbacks in specific situations related to infill development, and provide for related matters.

OTHER BUSINESS:

13. **Announcements**
14. **Adjourn**

Next meeting is scheduled for October 26, 2023.