

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, January 26, 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, February 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**

CONSENT AGENDA:

None

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

5. **SS-17-22 Subdivision of the Lot R-1 of the Original Randolph White Tract** This property is [located](#) at 15707 Brown Road which is on the west side of Brown Road between the Vail Avenue and Dyer Road intersections in Section 23, T5S, R1E GLD EBR LA. The applicant is requesting to subdivide one tract into two and dedicate a private servitude of access in the RA (Rural Agricultural Zoning District). (Applicant: Michael J. King) **This case has been withdrawn by the applicant.**
6. **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)

OTHER BUSINESS

7. **Motion to Designate the Planning Director as the Planning Commission's Secretary pursuant to Revised Statute 33:111 for the purpose of signing of subdivision plats.**
8. **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, February 28, 2023**, unless the item(s) is deferred.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
January 26, 2023, 6:00pm
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes November 17, 2022 Zoning Commission Meeting**

PUBLIC HEARING CASES (OLD BUSINESS):

5. **CUP-4-20 REV Conditional Use Permit to Build a Baseball Fieldhouse for an Existing School** This property is [located](#) at 10200 East Brookside Drive which is on the south side of Wax Road before the Magnolia Blossom Avenue intersection going east on Tract A in Section 9 & 67, T6S R2E GLD, EBR, LA. The applicant requests a revised site plan approval for a 7,200 square foot baseball fieldhouse in the R2 (Single Family Residential Two) Zoning District with a variance of the side yard setback of 52 feet as approved and required in [Section 4.3](#) of the Zone Code to a requested minimum of 20 feet. (Applicant: Travis Dickerson)
6. **TA-6-22 An Ordinance Amending Section 7:4.102 (8) of the City of Central's Development Code** This is an amendment to the Development Code which includes requirements for the construction of improvements, including roadways in subdivisions. **This case has been deferred by the sponsor.** (By Councilwoman Wells)
7. **TA-7-22 An Ordinance Amending Title 7, Chapter 13, Section 7.13.6 (1) of the City of Central Code of Ordinances** This is an amendment to the Development Code regarding regulations and standards for the improvement of streets. **This case has been deferred by the sponsor.** (By Councilwoman Wells)

PUBLIC HEARING (NEW BUSINESS):

None

PUBLIC MEETING (NEW BUSINESS):

[Pre-Application Conference](#) - This property is located on the west side of Joor Road near the south end of Ridge Road and south of the Lovett Road intersection. The potential applicant is requesting non-binding feedback for a mixed-use development in the ORD (Office Research Development) Zoning District (Requestor- Craig Corie P.E.)

OTHER BUSINESS:

8. [Adoption of 2023 P&Z Calendar](#)
9. **Nomination of Chairman and Vice Chairman**
10. **Announcements**
11. **Adjourn**