

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, October 24, 2019, 6:00 P.M.
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 recommendation, 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, November 26, 2019** 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.

REVISED AGENDA
CITY OF CENTRAL PLANNING COMMISSION
Thursday, October 24, 2019, 6:00pm
Kristenwood Meeting Facility
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 (September 26, 2019 Planning Commission Meeting)

PUBLIC HEARING CASES (OLD BUSINESS):

None.

PUBLIC HEARING CASES (NEW BUSINESS):

6. **SS-17-19 Subdivision of Tracts 4 and 5 of the Irwin Kohler Property into Tracts 4-A, 4-B, 5-A and 5-B.** This property is located on the north side of Triple B Road between Kohler Lane to the east and Chaparral Place to the west in Section 42, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two lots zoned **(R/A) Rural/Agricultural Zoning District** into four lots for residential land use with a waiver to **Section 7:14.3(1)** to permit the development of the property without connection to public sanitary sewer. (Applicant: Brandon Dodson)
7. **SS-18-19 Subdivision of Tract A-3-D-1 of the Anna Dyer Reed Property into Tracts A-3-D-1-A and A-3-D-1-B.** This property is located on the west side of Greenwell Springs Road in Section 41, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into two lots for residential land use and seek a waiver of **Section 7:13.6.9.d** of the **Development Code** which requires a 20 foot wide roadway within a 30 foot wide private servitude of access. The applicant is proposing a 12 foot wide roadway. (Applicant: Jeffrey Dean Diamond)
8. **SS-19-19 Subdivision of Tract B-2-A of the Wallace Heck Property into Tracts B-2-A-1, B-2-A-2, B-2-A-3 and B-2-A-4.** This property is located on the north side of Greenwell Springs Road between Morgan Road to the east and Droze Road to the west in Sections 15 and 44, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into four lots with a waiver to ~~Section 7:14.3(1)~~ to permit the development of the property without connection to public sanitary sewer. (Applicant: Jeffrey Dean Diamond)
Applicant withdrew waiver request 10/18/19

9. SS-20-19 Subdivision of Tract Y-2-C-1-A of the Milton G. Harelson Property into Tracts Y-2-C-1-A-1 and Y-2-C-1-A-2. This property is located on the north side of Wax Road between Woodland View Drive to the east and Magnolia Blossom Drive to the west in Sections 4 and 9, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one lot zoned **(R/A) Rural/Agricultural Zoning District** into two lots for a utility land use. (Applicant: Trey Savoie)

OTHER BUSINESS:

10. Announcements

11. 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, October 24, 2019** unless the item(s) is deferred.

REVISED AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, October 24, 2019, 6:00pm
Kristenwood Meeting Facility
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 (September 26, 2019 Zoning Commission Meeting)**

PUBLIC HEARING CASES (OLD BUSINESS):

None.

PUBLIC HEARING CASES (NEW BUSINESS):

6. **TA-2-19 Text Amendment (Landscape)** An ordinance amending Title 7, Chapter 18, Sections 7.18.5 and 7.18.7 of the City of Central Code of Ordinances (By Councilmember Evans).
7. **TA-3-19 Text Amendment (PUD Economic Impact Analysis)** An ordinance amending Section 14.5 B of the City of Central Comprehensive Zoning Code (By Councilmember Wells).
8. **TA-4-19 Text Amendment (Utilities as a Conditional Use in R/A)** An ordinance amending Section 12.2 of the City of Central Comprehensive Zoning Code (By Councilmember Wells)
9. **TA-5-19 Text Amendment (PUD Effect of Denial)** An ordinance amending Section 14 of the City of Central Comprehensive Zoning Code, adding a new Section 14.9 (By Councilmember Wells)
10. **RZ-6-19 Rezoning of proposed Lots 4-A, 4-B, 5-A and 5-B of the Irwin Kohler Property from (R/A) Rural/Agricultural District to (R-1) Single Family Residential One District.** This property is located on the north side of Triple B Road between Kohler Lane to the east and Chaparral Place to the west in Section 42, T6S, R2E, GLD, EBR, LA. The applicant is requesting a rezoning for single-family residential land use. (Applicant:

Brandon Dodson)

~~11. CUP-1-19 Conditional Use Permit for Lot 1 of the Central Park Subdivision.~~ This property is located on the west side of Joor Road between Morganfield Avenue to the north and Hooper Road to the south in Section 6, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit for a RV and Boat Storage facility with a waiver request of ~~Section 16.2.1.2~~ of the ~~City of Central Comprehensive Zoning Code~~ which requires hard surfaced, all-weather, dustless material for all off-street parking areas. The applicant is proposing an aggregate surface (Applicant: Chris Ferrara) **Withdrawn by Applicant 10/17/19**

12. CUP-2-19 Conditional Use Permit for Tract Y-2-C-1-A (Proposed Tract Y-2-C-1-A-2) of the Milton G. Harelson Property. This property is located on the north side of Wax Road between Woodland View Drive to the east and Magnolia Blossom Avenue to the west in Sections 4 and 9, T5S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit for a water tower and a waiver to **Section 12.3.C** of the **City of Central Comprehensive Zoning Code** for the maximum height of a structure. The applicant is proposing a 180 foot high tower. (Applicant: Trey Savoie)

OTHER BUSINESS: (None)

13. Pre-Application Meeting for Majestic Oaks (A Residential Development)

14. Pre-Application Meeting for Proposed 2-Lot Subdivision on Blackwater Rd.

15. Announcements

16. Adjourn