

**CITY OF CENTRAL**  
**MEETING OF THE PLANNING AND ZONING COMMISSIONS**  
**Thursday, March 23, 2023**  
**6:00PM**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road**  
**Central, LA 70739**  
[www.central-la.gov](http://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, April 25, 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**  
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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 (February 23, 2023) Planning Commission

**CONSENT AGENDA:**

**NONE**

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

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) **This case was deferred from the January 26, 2023 meeting.**
7. **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. (By Councilwoman Wells) **This amendment has been deferred by the sponsor.**
8. **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. (By Councilwoman Wells)

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

**None**

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, April 25, 2023**, unless the item(s) is deferred.

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1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes February 23, 2023 Zoning Commission Meeting**

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

**None**

**PUBLIC HEARING (NEW BUSINESS):**

5. **RZ-1-23 Rezoning from B5 (Large Scale Commercial Business Five Zoning District) to R1 (Single Family Residential One Zoning District)** This property is [located](#) at 12411 Stoneway Place or Lot 109 of Morgan Place Subdivision 2<sup>nd</sup> Filing which is located on the northwest corner of Stoneway Place in Section 69 and 70, 6S R2E, EBR GLD LA. (Applicant: City of Central)
6. **RZ-2-23 Rezoning from RA (Rural Agricultural Zoning District) to R2 (Single Family Residential Two Zoning District)** These properties are [located](#) at 9715 Lawndale Drive on Tracts R-1-B-1 and R-1-B-2 of Ole McDonald Farms which is located at the south end of Lawndale Drive on the west side near the Ridgeside Avenue intersection in Sections 8 and 69 T6S R2E, GLD, EBR, LA. (Applicant: City of Central)

**OTHER BUSINESS:**

7. **Announcements**
8. **Adjourn**