

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, October 27, 2022
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, December 13, 2022** 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 (September 22, 2022) Planning Commission**

CONSENT AGENDA:

6. **EOP-6-22 Exchange of Property between Tracts A-2-A-1-B-1, B-1-A-1 & A-1-A being a Portion of the John E. Morrison Tract** This property is [located](#) at 13111 Hooper Road on the north side of Hooper Road between the Shoe Creek Drive and Lazy Lake Drive intersections in Sections 6 & 69, T6S, R2E, GLD, EBR, LA. The applicant is altering the property lines between two adjoining tracts. (Applicant: Michael Davis)
7. **EOP-7-22 Exchange of Property between Lot E & Lot A of the Former W. G. Watts Property** This property is [located](#) at 9432 Joor Road and 11467 Lovett Road which is near the northeast corner of the Joor and Lovett Road intersection in Section 70, T6S, R2E, GLD, EBR, LA. The applicant is altering the property lines between two adjoining tracts. (Applicant: Gil Matherne/Amber Martel)

PUBLIC HEARING CASES (OLD BUSINESS):

8. **SS-31-21 Revision of the Location of a Private Servitude Access within a Previously Approved Subdivision** This property is [located](#) on the north side of Hooper Road east of the Rounsaville Road intersection in Section 33 T5S R2E, GLD, EBR, LA. The applicant is requesting to change the location of a private servitude of access in a previously approved minor subdivision into three lots in the R/A (Rural/Agricultural) Zoning District with a waiver of [Section 7:13.6. \(9\) d.](#) of the Development Code regarding the required width of the driving surface from 20 feet to a requested 12 feet. (Applicant: Curtis Chaney, PLS)

PUBLIC HEARING CASES (NEW BUSINESS):

9. **SS-16-22 Subdivision of Tract C-2-A and C-2-B of the Mary Alice Thibodeaux Tract** This property is [located](#) at 5168 Thibodeaux Road which is on the east side of Thibodeaux Road near the Mary Lillian Lane intersection in Section 27, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into four with a few existing residential structures in the RA (Rural/Agricultural) Zoning District. **This is a companion case to BOA-32-22 wherein the applicant is requesting a side yard setback for an existing shed.** (Applicant: Stephen LaCour)

10. **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, December 13, 2022**, 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 (September 22 Zoning Commission)**

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 conditional use approval with variances from complying with the requirements of the City Center Overlay District as stated in [Section 12A.1.6](#) of the Zoning Code to reopen a gas station in the B5 (Large Scale Commercial Business Five) Zoning District (Applicant: Gurdip Singh)

PUBLIC HEARING (NEW BUSINESS):

6. **RZ-1-22 Rezoning from R2 (Single Family Residential Two) to B2 (Neighborhood Business Two) with a Conditional Use Permit for an Automobile Oil Changing Service and Medical Office Building** 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 .97 acres for a 1,421 square foot express oil change business and 3,600 square feet of medical office by rezoning to B2 (Neighborhood Business Two) Zoning District as a conditional use. In addition, the applicant is requesting side and rear yard variances. (Applicant: Pete J. Firmin)
7. **CUP-3-22 Conditional Use Approval for a Dog Training Business** This property is [located](#) at 17171 Joor Road which is on the west side of Joor Road on Tract H-5 of the former Womack Place Tract in Section 18 T5S R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for a dog training business in the RA (Rural/Agricultural) Zoning District. (Applicant: Garrett Dalfrey)

OTHER BUSINESS:

8. **Announcements**
9. **Adjourn**