

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, September 22, 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, October 25, 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 (August 25, 2022) Planning Commission**

PUBLIC HEARING CASES (OLD BUSINESS):

6. **SS-10-22 Subdivision of Lot A-3 of the Now or Former Gilbert Griffith Property (*This case has been withdrawn by the applicant*)** This property is [located](#) on the west side of Greenwell Springs Road on Rolling Oaks Avenue south of the Lighthouse Avenue intersection in Section 62 T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two with a waiver from improving a private servitude of access as required in [Section 7:4.4 \(a\) \(5\) c.](#) of the Development Code for an existing private servitude of access with an existing residential structure and a waiver from connecting to public sewer for subdivisions of more than 5 lots as stated in [Section 7:14.3 \(2\)](#) of the Development Code in the R/A (Rural/Agricultural) Zoning District. (Applicant: Colby Mire, PLS)

PUBLIC HEARING CASES (NEW BUSINESS):

7. **EOP-5-22 Exchange of Property between Tract 3-A-1-B-1-B & Tract 3-A-1-A-1-A of the Mary Jane Chaney Swearingen Property** This property is [located](#) at 14603 Hubbs Road on the west side of Hubbs Road near the Denham Road intersection in Section 47, T5S, R2E, GLD, EBR, LA. The applicant is altering the property lines between two adjoining tracts. (Applicant: Jason E. Blackwell)
8. **SS-14-22 Subdivision of the Remainder of Lot B of the L.W. Eaton Property** This property is [located](#) at the northwest corner of the Hooper and Sullivan Road intersection in Section 5, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two with existing commercial structures in the B5 (Large Scale Commercial/Business District Five) Zoning District. (Applicant: Jim Tatum)
9. **TA-4-22** An Ordinance Amending [Section 7:4.102](#) of the City of Central Development Code regarding subdivision reapplication delay. (Sponsor: Councilman Tim Lazaroe)
10. **RV-1-22 Revocation of a Drainage Servitude** This property is [located](#) at 12986 Devall Road which is on the east side of Devall Road on Tract B in Section 32, T5S, R2E, GLD, EBR, LA. The applicant is requesting to revoke a five foot wide by eighty feet deep portion of a seventy foot wide public drainage servitude for a proposed manufactured home. (Applicant: Troy Simoneaux)

11. **SS-15-22 Dedication of a Private Servitude of Access** This property is [located](#) on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection on Tract A-1-A-1-A of the Messer Tract in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting to dedicate and construct a private servitude of access in conjunction with an office park development. ***This is a companion case to SP-2-22.*** (Applicant: Christopher Choate)

12. **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 25, 2022**, unless the item(s) is deferred.

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2. Roll Call
3. Recitation of Rules
4. Approval of Minutes (August 25, 2022 Zoning Commission)

PUBLIC HEARING CASES (OLD BUSINESS):

5. **RZ-10-2019/SP-2-22 Site Plan Approval for the Oak Grove Plaza** This property is [located](#) on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection on Tract A-1-A-1-A of the Messer Tract in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting to develop 7,166 square feet of office space on 1.6 acres in the B2 (Neighborhood Business Two) Zoning District. (Applicant: Christopher Choate)
6. **CUP-2-22 Conditional Use Approval to Reopen A Gas Station (This case has been requested to be deferred until the October 27th meeting by the applicant)** 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. (Applicant: Gurdip Singh)

PUBLIC HEARING (NEW BUSINESS):

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None

OTHER BUSINESS:

7. Announcements
8. Adjourn