

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, JULY 27, 2023 6:00 PM
Central Community School
System School Board
11576 Sullivan Road
Central, LA 70818
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, August 22, 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**
5. **Approval of Minutes (June 29, 2023) Planning Commission**

CONSENT AGENDA:

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **[EOP-3-23](#) Exchange of Property between Lots A, C, D-1-B-2-A, D-1-B-2-B-2-A, a 3.52 Acre Tract & a +/- 20 Acre Tract all of the James S. Byers Property** This property is located on the south side of Greenwell Springs-Port Hudson Road north of the Indian Mound Subdivision Third Filing in Sections 21, 40 & 41 T5S, R2E, EBR, GLD. The applicant is requesting an exchange of property between adjoining properties with existing residential structures and dedicating a private servitude of access. (Applicant: Dorothy Boeneke)
7. **[RV-1-23](#) Revocation of a Public Drainage Servitude** This property is at 8110 Rustic Rose on Lot 53 of Wisteria Lakes Subdivision which is located on the west side of Rustic Rose near the Grapevine Drive intersection in Section 72 T6S R2E GLD EBR. The applicant is requesting to revoke a portion of a public drainage servitude to construct a retaining wall. (Applicant: Jason Aubin)
8. **[SS-4-23](#) Subdivision of Tract A-1-A-4-A-1 of the Former Evans White Estate Property** This property is located at 14140 Blackwater Road which is on the east side of Blackwater Road south of the Lena Avenue intersection in Section 25, T5S, R1E, EBR, GLD. The applicant is requesting to subdivide one tract into two in the R/A (Rural/Agricultural Zoning District) for single family residential land use with a waiver of [Section 7:14.3\(2\)](#) of the Development Code regarding connection to public sewer. This is a companion case to **BOA-8-23** wherein there is a variance request for the minimum lot width from 150 feet to 132 feet. (Applicant: Adam Rabalais)

9. **SS-5-23 Subdivision of Lot E-1 of the O.W. Watts & King G. Holstein Property** This property is located on the west side of Blackwater Road south of the Dyer Road intersection in Section 23, T5S, R1E, EBR, GLD. The applicant is requesting to subdivide one tract into four and dedicate a private servitude of access. (Applicant: Ryan Larussa)

10. **SS-5-22 Subdivision of Lots 49A and 51-A of the Comite Hills Subdivision** This property is located on the south side of Triple B Road between the Chaparral Place and Frontier Drive intersections in the Comite Hills Subdivision in Section 41, T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into four for single family residential land use in the R1 (Single Family Residential One) Zoning District. (Applicant: Ronald Harris)

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, August 22, 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 (June 29, 2023) Zoning Commission Meeting**

PUBLIC HEARING (OLD BUSINESS):

5. **[TA-3-23](#) An Ordinance to add the Light Manufacturing and Commercial District One (LM-1) Zoning District to the City of Central's Zoning Code**

PUBLIC HEARING (NEW BUSINESS):

6. **CUP-2-23 Conditional Use Permit for a Dog Kennel** This property is located at 13810 Carey Road which is near the Brown Road intersection on Lot B-3-A-2 of the Carrol W. Prather Property in Section 51, T6S R1E GLD, EBR, LA. The applicant requests a conditional use permit for a dog boarding/kennel business in the RA (Rural Agricultural) Zoning District. (Applicant: Heather & Keith Prather) **This case needs to be deferred for procedural reasons; therefor no staff report provided.**
7. **[CUP-4-22-REV](#) Revision of Conditional Use Permit** This property is located at 13511-13585 Hooper Road on Lot B-2 of the E.G. Rogillio Tract in Section 5 T6S R2E, GLD, EBR, LA. The applicant is requesting to revise the Conditional Use Permit that City Council granted on December 13, 2022 via Ordinance No. 2022-43, specifically to revise the landscape plan to relocate required parking lot trees to other locations on the site in the B-5 (Large Scale Commercial Business) Zoning District and to show cross-access to an adjacent parcel. (Applicant: Snappy Jacobs CCIM)

OTHER BUSINESS:

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