

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, August 24, 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
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, September 26, 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
CITY OF CENTRAL PLANNING COMMISSION
AUGUST 24, 2023, 6:00 PM
Central Community School System School Board Office
11576 Sullivan Road
Central, LA 70818

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (July 27, 2023) Planning Commission**

CONSENT AGENDA:

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. **EOP-4-23 Exchange of Property between Tracts Y-2-B-1-A-3 and Y-2-B-1-A-4 of the E.R. Smith Property** This 8.45-acre property is located on the south side of Zachary-Deerford Road between the Comite River and Tucker Road in Section 3, T5S-R1E, GLD. Applicant requests an exchange of property between adjoining properties. (Applicant: Alvin Fairburn, Jr.)
7. **EOP-5-23 Exchange of Property between Tracts C-1-B and C-2 of the C.C. Robinson Tract** This 30.89-acre property is located at the northwest corner of Blackwater Road and Carey Road in Sections 26, 35, & 36, T5S-R1-E, GLD. Applicants request an exchange of property between adjoining properties. (Applicants: Charles and Clay Robinson)
8. **EOP-6-23 Exchange of Property between Lots 2, 3-A, & 5-A of the G.F. Cooper Tract** This 186.11-acre property is located on the east side of Devall Road north of Hooper Road, immediately south of Crystal Place Subdivision and west of Bridlewood Subdivision, in Section 53, T5S-R2E, GLD. Applicants request an exchange of property between adjoining properties and dedicating a private servitude of access. (Applicants: Cheryleen B. Attuso, Clarence M. Browning, and Mary B. Wise)
9. **SS-6-23 Subdivision of Tracts 1-A-2 & 1-A-3 of the J.H. Bennett Property** This 22.65-acre property is located approximately 1,000 feet east of Joor Road south of McCullough Road in Section 19, T-5-S, R-2-E, GLD. Applicant requests to subdivide two tracts into three, dedicate private servitudes of access with a waiver for width, and revoke a private servitude of access in the R/A (Rural/Agricultural) Zoning District for single-family residential use. (Applicant: Chris Hector)

10. **SS-7-23 Subdivision of Tracts KC-1-A, KC-1-B, & KC-1-E** This 37.44-acre property is located at the end of Willow Creek Drive south of Magnolia Bridge Road in Section 67, T-6-S, R-2-E, GLD. Applicants request to subdivide three tracts into five in the R-1 (Single-Family Residence) Zoning District for residential use, with a waiver to Sec. 7:13.6(9)c. for the existing roadbed. (Applicants: Gary R. and Joann Riles)
11. **TA-4-23 Storm Drain Text Amendment** An ordinance to add requirements for the acceptance of new storm drain lines to Sec. 7:4.102 Subdivision Review and Procedures of the City of Central Development Code, and provide for related matters.
12. **Adjourn**

Preliminary

The item(s) on this Agenda that the Commission recommends for approval will be heard by the Central City Council on **Tuesday, September 26, 2023**, unless the item(s) is deferred.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
AUGUST 24, 2023 6:00 PM
Central Community School System School Board Office
11576 Sullivan Road
Central, LA 70818

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (July 27, 2023) Zoning Commission Meeting**

PUBLIC HEARING CASES (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
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)

PUBLIC HEARING CASES (NEW BUSINESS):

7. **CUP-3-23 Conditional Use Permit for Commercial Tenant Spaces for Salon Services** This property is located at 11535 & 11545 Sullivan Road, just south of Hooper Road on Tract A-1-B of the Mary J. Edwards Property in Section 5, T-6-S, R-2-E, GLD. Applicant requests a conditional use permit for commercial tenant spaces for salon services (excluding nail salon services) in the B-5 (Large Scale Commercial/Business) Zoning District. (Applicant: Matthew Banta)

OTHER BUSINESS:

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