

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, August 25, 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, September 27, 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 (July 28, 2022) Planning Commission**

PUBLIC HEARING CASES (OLD BUSINESS):

6. **SS-7-22 Subdivision of Lot 13-E-1-A-1 of the Richard Odom Property** This property is located on the south side of Denham Road near the White Oak Run intersection in Section 43, T6S R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use in the R/A (Rural/Agricultural) Zoning District. (Applicant: Carl Newlin)

PUBLIC HEARING CASES (NEW BUSINESS):

7. **SS-10-22 Subdivision of Lot A-3 of the Now or Former Gilbert Griffith Property** 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)
8. **SS-12-22 Subdivision of Tracts A-1 and B-1 of the Former Fred A. Keller Tract** This property is located on the north side of Lovett Road west of the Sullivan Road intersection in Section 69, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide two tracts into three for single family residential land use in the R/A (Rural/Agricultural) Zoning District. This is a companion case to **BOA-23-22** wherein the applicant is requesting variances for the minimum lot width of 150 feet as stated in Section 12.3 A. 2 of the Zoning Code. (Applicant: Alvin Fairburn, Jr. PLS)
9. **SS-13-22 Dedication of Private Servitude of Access** This property is located at 15242 and 15252 Brown Road on Lots E2 and E3 of the former Emmett C. Dougherty Tract which is on the east side of Brown Road south of the Vail Avenue intersection in Section 26, T5S, R1E, GLD, EBR, LA. The applicant is proposing to dedicate a private

servitude of access with a waiver of [Section 7:13.6\(9\)\(d\)](#) of the Development Code regarding the width of the driving surface from 20 feet to a request of 12 feet within a previously approved subdivision.

- 10. SP-1-22 Site Plan Approval for the Lynn Levy Office Park** This property is located on the south side of Greenwell Spring Road east of the Central Thruway intersection on Lot B-1 of the Etta M. Gesell Tract in Section 38, T6S, R2E, GLD EBR, LA. The applicant is requesting to develop an estimate of 43, 240 square feet of office space on 3.66 acres in the ORD (Office, Research, and Development) Zoning District. (Applicant: AP Dodson, LLC)
- 11. 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)
- 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, September 27, 2022**, unless the item(s) is deferred.

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4. Approval of Minutes (July 28, 2022 Zoning Commission)

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING (NEW 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 of the Zoning Code to reopen a gas station. (Applicant: Gurdip Singh)

OTHER BUSINESS:

6. Announcements
7. Adjourn