

CITY OF CENTRAL
MEETING OF THE PLANNING & ZONING COMMISSIONS
Thursday, August 28, 2025, 6:00 PM
Central Community School System School Board
11576 Sullivan Road, Central, LA 70818
central-la.gov

THE FOLLOWING PROCEDURES AND RULES APPLY TO PUBLIC COMMENT:

All items on these agendas are open for public comment.

1. The Chair will introduce the request, ask for Staff's recommendation, and open the public hearing.
2. The applicant will speak first for a period not to exceed fifteen (15) minutes.
3. The public will speak second, with each individual allowed up to three (3) minutes. There will be no limit to the number of persons who may speak, but speakers are encouraged to avoid duplication in their presentations. Before speaking, each speaker shall give their name and address and state who they are representing. Anyone speaking on behalf of an organization shall state that their views are those of the organization.
4. The Chair will close the public hearing when no members of the public wish to speak.
5. The applicant will be allowed up to five (5) minutes to offer a rebuttal.
6. Members of the Commissions may ask 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.
7. Items on the Consent Agenda will not have time allocated for speaking unless a member of the public at the meeting or a Commission Member states that they wish to speak on the item. In such cases, the proposal will follow the standard.
8. Planning Commission items are decided by the Planning Commission without further action by the City Council, with limited exceptions. Zoning Commission items are recommendations by the Zoning Commission to the City Council.

Items heard tonight that require City Council action, unless specifically stated otherwise, will be heard by the City Council on **Tuesday, September 23, 2025** unless the case is deferred. Denial of a zoning action not requiring City Council action is final unless the item is requested by the Council to be heard within sixty (60) days of the Zoning Commission's decision.

AGENDA
CITY OF CENTRAL PLANNING COMMISSION
August 28, 2025, 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. Approval of Minutes (July 24, 2025) Planning Commission**

CONSENT AGENDA:

- 5. E25-08: Exchange of Property between Lots A-1-A & 4 of the Berlin–Mack Property.** These 10.6-acre properties are located at 17877 and 17855 Greenwell Springs Road, in the R/A (Rural/Agricultural) zoning district. (Applicant: Colin Gravois)
- 6. E25-09: Exchange of Property between Lots A-3-D-1-A & A-3-D-1-B of the Anna Dyer Reed Property.** These 22.96-acre properties are located at 25191 & 25193 Greenwell Springs Road, in the R/A (Rural/Agricultural) zoning district. (Applicant: Josh Cade Starns)

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. PV25-01 Paving Waiver for a Residential Driveway:** This 0.92-acre property is located at 16424 Hubbs Road, Lot 1-A-2 of the George Ronaldson Property. The applicant requests a limestone driveway for the entire length in the R-1 (Single-Family Residential) zoning district. (Applicant: Darlis Tipler)
- 8. S25-16-F: Subdivision of Lot 8 of the Fiesta Homes Subdivision.** This 2.42-acre property is located at 9626 Arleen Ave. The applicant is requesting a final plat to subdivide one tract into three in the R-1 (Single-Family Residential) zoning district and waive public sewer requirements. (Applicant: Louisiana Land Surveying for David & Lisa Metcalfe).
- 9. S25-20-F: Subdivision of Lot A of the F.E. Morgan & Jessie Inman Property.** This 161.42-acre property is located at Lot No. 171004907 on Greenwell Springs Road, south of the Magnolia Bridge Road intersection. The applicant is requesting a final plat to subdivide one tract into three in the R-1 (Single-Family Residence) zoning district. (Applicant: MR Engineering & Surveying for Rebecca L. Speakman Drouant)

10. Adjourn

AGENDA
CITY OF CENTRAL ZONING COMMISSION
August 28, 2025, 6:00 PM
Central Community School System School Board Office
11576 Sullivan Road, Central, LA 70818

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes (July 24, 2025) Zoning Commission**

PUBLIC HEARING CASES (OLD BUSINESS):

- 3. [T25-01](#): Amend Title 7 Unified Development Code and Appendix 1 Comprehensive Zoning Code to update requirements for site clearing, tree preservation, plantings and buffers, sight triangles, fences, and screens, and provide for related matters. (Applicant requests to defer indefinitely)**

PUBLIC HEARING CASES (NEW BUSINESS):

- 4. **Z25-04: Rezoning of Tract B of the Jesse Inman Property.** This 5.09-acre property is located at 18231 Greenwell Springs Road. The applicant requests to rezone from R-1 (Single-Family Residence) to B-3 (General Commercial/Business District) zoning district. (Applicant: MR Engineering & Surveying for Rebecca L. Speakman Drouant)**
- 5. **PD25-03-D Planned Unit Development Preliminary Plan for The Oas at Draughn Creek:** This 111.77-acre property is located at 18667 Greenwell Springs Road, on Lot A-1 of Jessie Inman Property & the F.E. Morgan Property. The applicant requests approval of a Planned Unit Development Preliminary Plan for Oaks at Draughan Creek to include 68 lots for single-family dwellings, with private streets and public sewer treatment, in the R-1 (Single-Family Residence) zoning district. (Applicant: MR Engineering & Surveying for Rebecca L. Speakman Drouant)**

OTHER BUSINESS:

- 6. Central 2045 Workshop**
- 7. Announcements**
- 8. Adjourn**

The next meeting is scheduled for September 25, 2025.