

CITY OF CENTRAL, LOUISIANA
MEETINGS OF THE PLANNING & ZONING COMMISSIONS
Thursday, October 22, 2026, 6:00 PM
Central City Hall, 11530 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, November 24, 2026** 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, LOUISIANA
PLANNING COMMISSION
October 22, 2026, 6:00 PM
Central City Hall, 11530 Sullivan Road, Central, LA 70818

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Approval of [Minutes \(September 24, 2026\)](#)

CONSENT AGENDA:

5. [S-26-0018: Combination of Lots at 7836 and 7850 Droze Road](#). Request for a preliminary/final plat to combine two lots (4-A-1 and 4-B-1, Beatrice Wright Property) into one. Comprising 6.58 acres in the R-1 (Single-Family Residence) (proposed R/A (Rural/Agricultural); Case No. Z-26-0004) zoning district. (Applicant/Owner: Natasha Vargas)
6. [S-26-0020: Exchange of Property at 9145, 9217, and 9319 Sullivan Road](#). Request for a preliminary/final plat to exchange property between three lots (A-1 and F-1, Isham H. Gorenflo Property, and A-1-A, McLaughlin & Montgomery Property). Comprising 21.57 acres in the R-2 (Single-Family Residence) zoning district. (Applicant: Gina Romero, for Kenneth C. Montgomery Sr, Mary Elizabeth Coarsey Montgomery, and James T. Gorenflo)
7. [S-26-0022: Exchange of Property at 9217 and 9221 Smith Road](#). Request for a preliminary/final plat to exchange property between two lots (4-B-1-A and 4-B-1-B, W. Edgar Smith Estate). Comprising 8.235 acres in the R/A (Rural/Agricultural) zoning district. (Applicant: C. Mistic Surveyors, Inc., for John Hargroder and Casie Browning)

PUBLIC HEARING CASES (OLD BUSINESS):

8. [S-26-0009: Exchange of Property at 20450 Greenwell Springs Road](#). Request for a preliminary/final plat to exchange property between two tracts (A-1, James R. Kelly Property, and 1, Fred Smith Property). Comprising 28.87 acres in the R/A (Rural/Agricultural) zoning district. (Applicant: Professional Land Surveyors of Louisiana LLC, for Cynthia Mire and Firmin Properties LLC)
Deferred from 9/24/2026

PUBLIC HEARING CASES (NEW BUSINESS):

9. [S-26-0021: Subdivision at 9178 Hooper Road](#). Request for a preliminary/final plat to subdivide one lot (A, O.K. Sharp Tract) into two. Comprising 3.4889 acres in the B-2 (Neighborhood Business) zoning district. (Applicant: Richmond W. Krebs & Assoc. LLC-PLS, for Joe Silvio Enterprises, LLC)
10. Adjourn

AGENDA
CITY OF CENTRAL, LOUISIANA
ZONING COMMISSION
October 22, 2026, 6:00 PM
Central City Hall, 11530 Sullivan Road, Central, LA 70818

1. Call to Order and Roll Call
2. Approval of [Minutes \(September 24, 2026\)](#)

PUBLIC HEARING CASES (OLD BUSINESS):

3. [Z-26-0004: Rezoning at 7836 and 7850 Droze Road](#). Request to rezone Tracts 4-A-1 and 4-B-1, Beatrice Wright Property, from R-1 (Single-Family Residence) to R/A (Rural/Agricultural) zoning district. Comprising 6.58 acres. (Applicant/Owner: Natasha Vargas) *Deferred from 8/27/2026*

PUBLIC HEARING CASES (NEW BUSINESS):

4. [CU-26-0007: Conditional Use Permit at 15862 Frenchtown Road](#). Request for a conditional use permit to construct a new wireless communication tower and facility (to replace the existing tower and facility) with waivers to maximum height and minimum setbacks. On Tract W, Elizabeth K. Spence Property. Comprising 4.76 acres in the R/A (Rural/Agricultural) zoning district. (Applicant: LLC Telecom Services, on behalf of Vertical Bridge LandCo, LLC)
5. [Z-26-0006: Rezoning at 20382 Greenwell Springs Road](#). Request to rezone Tract 1, Fred Smith Property, and a 0.217-acre portion of Tract A-1, James R. Kelly Property (proposed Tract 1-A, Case No. S-26-0009), from R/A (Rural/Agricultural) to R-1 (Single-Family Residence) zoning district. Comprising 0.500 acre. (Applicant: Professional Land Surveyors of Louisiana LLC, for Cynthia Mire and Firmin Properties LLC)
6. [T-26-0007 Base Zoning Districts](#). Amend Title 7 Unified Development Code (UDC) and Appendix 1 Comprehensive Zoning Code (CZC) to move base zoning districts from the CZC to the UDC, make minor adjustments, and provide for related matters.

OTHER BUSINESS:

7. Recommendation on EBRP Cases:
 - a. [PA-9-26: 8080 and 8210 Hooper Road](#). To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood, located on the south side of Hooper Road, west of Hickcock Drive, on property now or formerly known as Tract Z of Catherine Parasquebi Jo Womack property and Tract A-1-C of Leslie John Brice Sr. Property. **Related to Case 46-26**

- b. [Case 46-26: 8080 and 8210 Hooper Road](#). To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the south side of Hooper Road, west of Hickcock Drive, on property now or formerly known as Tract Z of Catherine Parasquebi Jo Womack property and Tract A-1-C of Leslie John Brice Sr. Property. **Related to PA-9-26**

8. Announcements

9. Adjourn

The next meeting is scheduled for November 19, 2026.