CITY OF CENTRAL, LOUISIANA
MEETINGS OF THE PLANNING & ZONING COMMISSIONS
Thursday, August 27, 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, September 22, 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
August 27, 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 (July 23, 2026)

CONSENT AGENDA:

5. **S-26-0015: Exchange of Property at 13846 and 13856 Beaver Bend Road.** Request for a preliminary/final plat to exchange property between two tracts (H-4-A and H-5-A, Webb's Forest Subdivision). Comprising 26.559 acres in the R/A (Rural/Agricultural) zoning district. (Applicant/Owner: Carl E. Richard, for Joseph B. Richard, David R. Richard, Carl E. Richard, Elizabeth Ann Richard Perrin, Aubrey L. Richard, James E. Richard, Bret E. Mounce, and Lori H. Mounce)

6. **S-26-0016: Combination of Lots at 11110 and 11156 Joor Road.** Request for a preliminary/final plat to combine two lots (A-1-A and C, Edith S. Morgan Property). Comprising 2.076 acres in the B-5 (Large Scale Commercial/Business) zoning district. (Applicant: Brandt David, for Pops Plaza LLC and Myrtle David)

PUBLIC HEARING CASES (OLD BUSINESS):

7. **S-26-0006: Subdivision at 6335 Morgan Road.** Request for a preliminary/final plat to subdivide two tracts (2-A and 2-B, Taylor & Williams Estates) into four, revoke an existing 30' servitude of passage, and dedicate a new 30' private access & utility servitude. Comprising 4.728 acres in the R-1 (Single-Family Residence) zoning district. (Applicant: Shane Nicholas Engineering & Land Surveying LLC, for Darren & Susan Pizzolato) *Deferred from 3/26/2026 and 4/23/2026.*

PUBLIC HEARING CASES (NEW BUSINESS):

8. **S-26-0013: Subdivision at 16011, 16031, 16115, 16181, and 16289 Greenwell Springs Road.** Request for a preliminary/final plat to subdivide Tract HM-2-A, Harold Monk Property, into five tracts, comprising 14.087 acres in the R-2 (Single-Family Residence) zoning district. (Applicant: Professional Land Surveyors of Louisiana LLC, for Harold Monk)

9. Adjourn

AGENDA
CITY OF CENTRAL, LOUISIANA
ZONING COMMISSION
August 27, 2026, 6:00 PM
Central City Hall, 11530 Sullivan Road, Central, LA 70818

1. Call to Order and Roll Call

2. Approval of Minutes (July 23, 2026)

PUBLIC HEARING CASES (OLD BUSINESS): None

PUBLIC HEARING CASES (NEW 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) *Staff requests deferral to October 22, 2026, to allow the applicant to submit a concurrent subdivision (combination of lots) application. No staff report provided.*

4. **PD-26-0002: Illumination Park Planned Unit Development (PUD) Preliminary and Final Development Plans**. Request for PUD Preliminary and Final Development Plans for an outdoor drive-thru light show on 21.87 acres of property at the northeast corner of Central Thruway and A. J. LeBlanc Road, on Tracts 2-A-1 and 2-A-2, Emile Lesage, Sr. Property, in the R/A (Rural/Agricultural) & ORD (Office, Research and Development) zoning districts, Central Thruway Overlay. (Applicant: James Hohensee)

5. **T-26-0005: Zoning Overlay Districts.** Amend Title 7 Unified Development Code (UDC) and Appendix 1 Comprehensive Zoning Code (CZC) to move zoning overlay districts from the CZC to the UDC, make minor adjustments, and provide for related matters.

OTHER BUSINESS:

6. Announcements

7. Adjourn

The next meeting is scheduled for September 24, 2026.