CITY OF CENTRAL
MEETING OF THE PLANNING & ZONING COMMISSIONS
Thursday, April 23, 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, May 26, 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 PLANNING COMMISSION
April 23, 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 (March 26, 2026) Planning Commission**

CONSENT AGENDA: None

PUBLIC HEARING CASES (OLD BUSINESS):

5. **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. On 4/15, the applicant requested deferral to 6/25/2026.*

6. **S-26-0007: Combination of Lots at 17585 Greenwell Springs Road**. Request for a preliminary/final plat to combine six tracts (A-1-A, B, C-1-A-1, C-1-A-2, C-1-A-3, C-1-A-4, Clifford L. Mondart Tract) into five; revoke existing private servitudes of passage, access, and utility; and dedicate a new 30' private access & utility servitude. Comprising 57.262 acres in the R/A (Rural/Agricultural) zoning district. (Applicant/Owner: Newsom Solutions LLC) *Deferred from 3/26/2026.*

7. **Central 2045**. Adopt Central 2045 as the City of Central's Master Plan. *Deferred from 3/26/2026.*

PUBLIC HEARING CASES (NEW BUSINESS):

8. **S-26-0004: Subdivision at 17712 Hooper Road**. Request for a preliminary/final plat to subdivide one lot (12-B, Eliza Carl White Tract) into two. Comprising 3.350 acres in the R/A (Rural/Agricultural) zoning district. (Applicant: Ally Harris, on behalf of Vickie Tunnard)

9. **S-26-0008: Subdivision at 9726 Arleen Avenue**. Request for a preliminary/final plat to subdivide one lot (6, Fiesta Homes Subdivision) into two. Comprising 2.424 acres in the R-1 (Single-Family Residence) zoning district. (Applicant: Earles and Associates LLC, on behalf of Rhonda McKey)

10. **Adjourn**

AGENDA
CITY OF CENTRAL ZONING COMMISSION
April 23, 2026, 6:00 PM
Central City Hall
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1. **Call to Order and Roll Call**

2. **Approval of Minutes (March 26, 2026) Zoning Commission**

PUBLIC HEARING CASES (OLD BUSINESS):

3. **T-26-0001: Accessory Dwelling Units**. Amend Title 7 Unified Development Code and Appendix 1 Comprehensive Zoning Code to update regulations for accessory dwelling units and provide for related matters.
Deferred from 3/26/2026.

PUBLIC HEARING CASES (NEW BUSINESS):

4. **CU-26-0001: Conditional Use Permit at 14362 Greenwell Springs Road**. Request for a conditional use permit to construct a new self-service storage facility on a portion of Lot G, E. Buhler Property. Comprising 2.007 acres in the B-4 (General Commercial/Business)/Corridor Overlay zoning district. (Applicant: Annie Borill, on behalf of Gerard Duplantis)

5. **CU-26-0003: Conditional Use Permit at 17585 Greenwell Springs Road**. Request for a conditional use permit for a new borrow pit (excavation resulting in permanent pond) on Tract C-1-A-4 (proposed C-1-A-4-A; S-26-0007), Clifford L. Mondart Tract. Comprising 4.9 acres in the R/A (Rural/Agricultural)/Corridor Overlay zoning district. (Applicant/Owner: Newsom Solutions LLC)

6. **Z-26-0001: Rezoning at 7510 and 7520 Droze Road**. Request to rezone Tract 1, Beatrice Wright Tract, from R-1 (Single-Family Residence) to R/A (Rural/Agricultural) zoning district. Comprising 3.5 acres. (Applicant/Owner: Stone Farms LLC)

OTHER BUSINESS:

7. **Announcements**

8. **Adjourn**

The next meeting is scheduled for May 28, 2026.