



# MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

## MEMORANDUM

TO: Planning Commission  
FROM: Woodrow Muhammad AICP, Planning and Zoning Director  
SUBJECT: **EOP-3-14 EXCHANGE OF PROPERTY BETWEEN TRACTS A-1 AND B-1 OF THE STANLEY CHEATHAM PROPERTY**

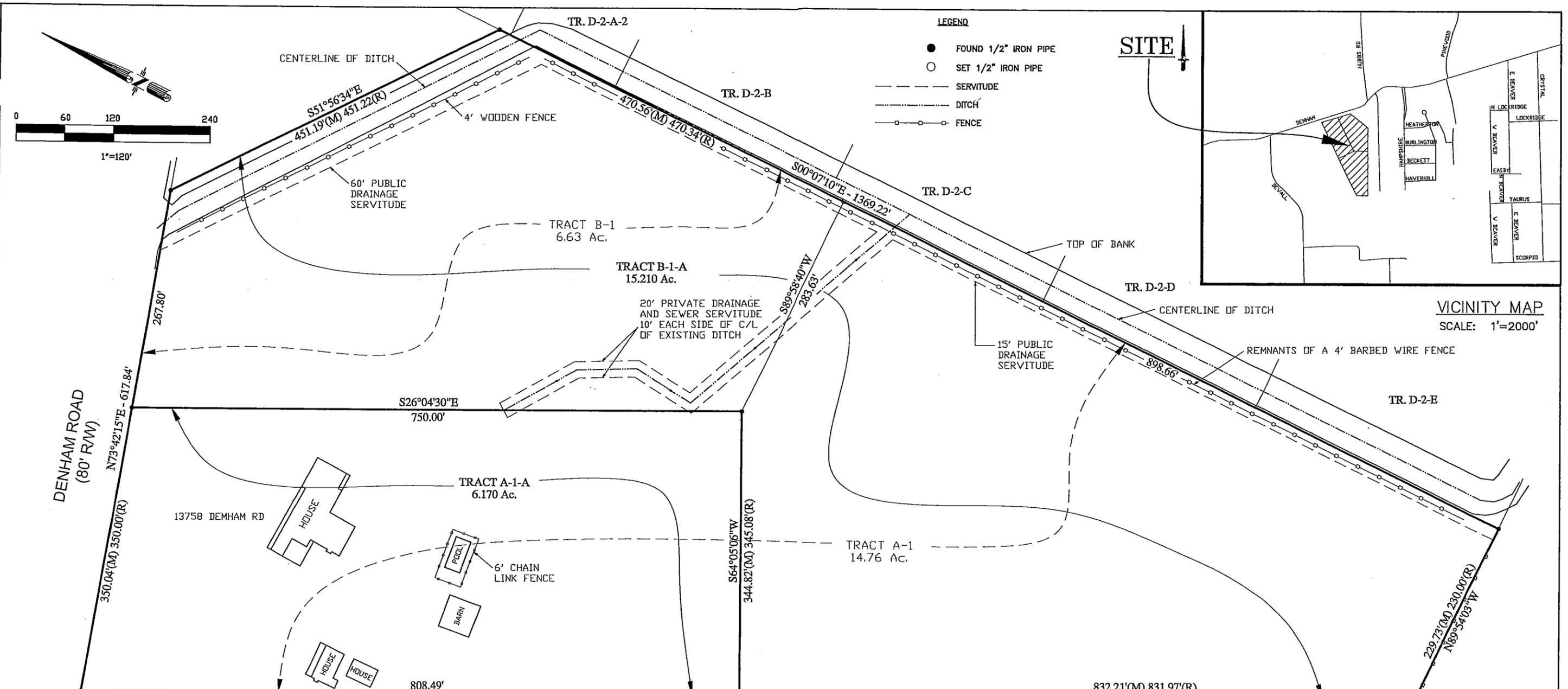
LOCATION This property is located on the south side of Denham Road near the Hubbs Road intersection in Section 47, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251240536, 251240537
ENGINEER/LAND SURVEYOR	Brian Aguillard
APPLICANT	Brian Aguillard

## STAFF COMMENTS

1. **Size** of subject property is approximately 21.39 acres.
2. **Background** The applicant is requesting an exchange of property between two adjoining properties.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the “City of Central Master Plan”.
5. **Planning Commission Staff Recommendation** The Staff recommends approving the exchange of property.
6. Scheduled for Planning Commission Meeting on **May 22, 2014**.

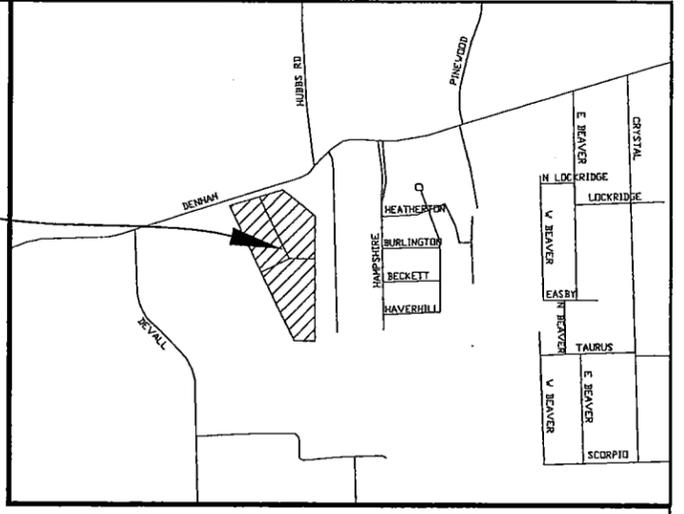




**LEGEND**

- FOUND 1/2" IRON PIPE
- SET 1/2" IRON PIPE
- SERVITUDE
- - - DITCH
- FENCE

**SITE**



**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES:**  
1. BASIS OF BEARING: \*N26°05'04"W FROM REFERENCE MAP #1.

2. THE WORDS "CERTIFY"; "CERTIFIES"; OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
5. THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
6. **DEDICATION:** THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

**FLOOD ZONE:** THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22033C 0185E, DATED 06/09/2012, FOR EAST BATON PARISH, LOUISIANA.

**SEWAGE DISPOSAL:** NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

**TRACT 3**

9. **SETBACKS:** FRONT 15'  
SIDE 8'  
REAR 25'
10. **ZONING:** RURAL
11. THIS IS AN EXCHANGE OF PROPERTY. NO ADDITIONAL LOTS ARE CREATED.

**REFERENCE MAP(S):**

1. MAP SHOWING THE SUBDIVISION OF TRACTS A AND B OF THE STANLEY CHEATHAM PROPERTY INTO TRACTS A-1 AND B-1 LOCATED IN SECTION 47, T-5-S, R-2-E, G.L.D. OF LA IN EAST BATON ROUGE PARISH, LA FOR STANLEY CHEATHAM BY TOXIE W. CRAFT, PE, PLS. DATED 11-02-04.

**PLAT SHOWING THE EXCHANGE OF PROPERTY  
OF  
TRACTS A-1 AND B-1 OF THE  
STANLEY CHEATHAM PROPERTY INTO  
TRACTS A-1-A AND B-1-A  
LOCATED IN SECTION 47, T-5-S, R-2-E,  
GREENSBURG LAND DISTRICT  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
LOUISIANA CHILDRENS BAPTIST HOME**

LOUISIANA BAPTIST CHILDRENS HOME \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DAVID BARROW  
CHIEF ADMINISTRATIVE OFFICER  
CITY OF CENTRAL

WOODROW MUHAMMAD  
PLANNING AND ZONING DIRECTOR  
CITY OF CENTRAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION:**  
I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LSBRPELS LRS 33:5051, ET SEQ LAC 46: LXXI CHAPTER 29 BASED ON A CLASS C SURVEY

*B.M. Aguillard*  
BRIAN M. AGUILLARD, P.E., P.L.S. \_\_\_\_\_ DATE 5/5/14

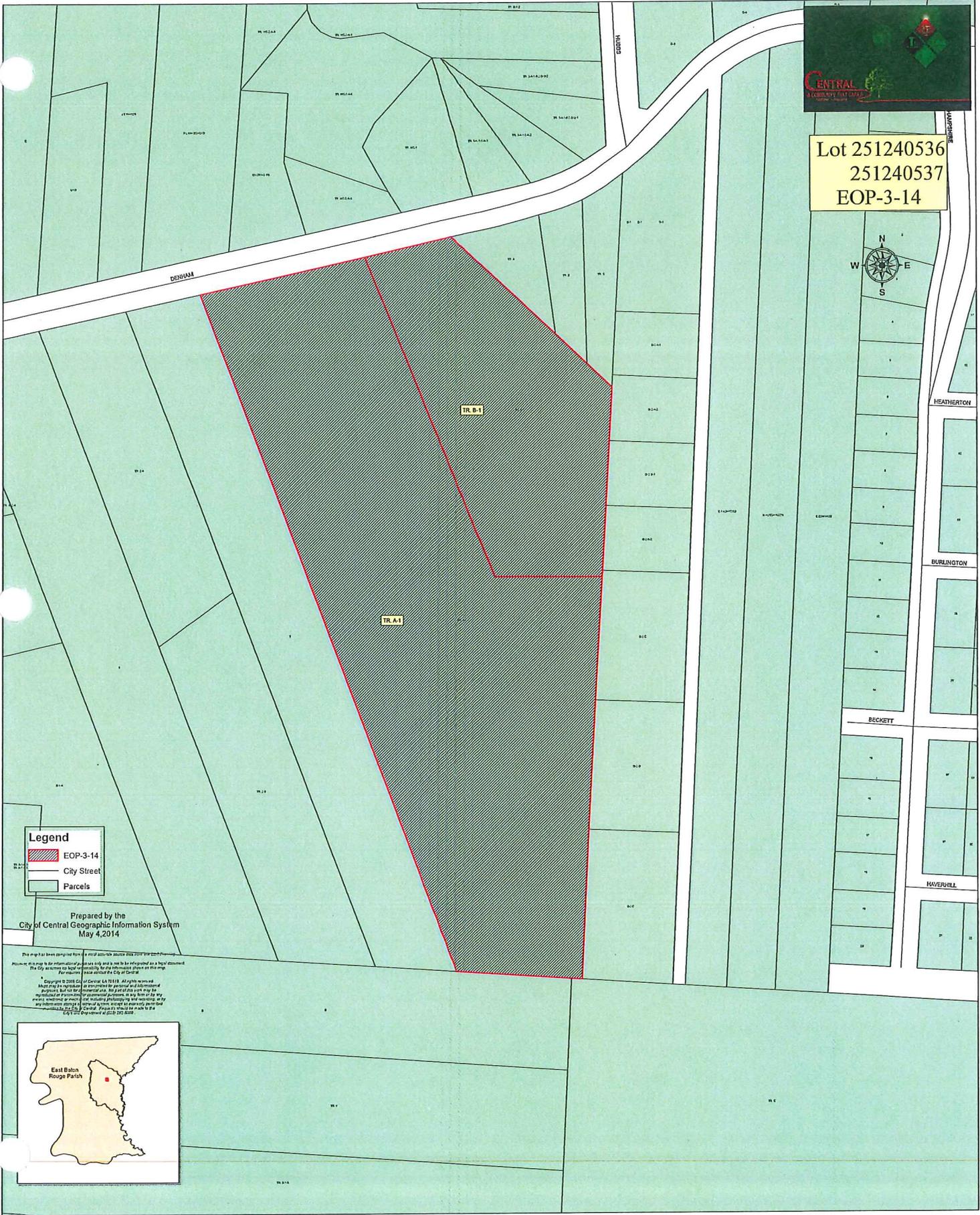


	SCALE: 1"=120'	DATE: 05-05-2014	SHEET: 1 OF 1
	DRAWN BY: BAO	CHECKED: BMA	PROJECT: 2014181
B.M. Aguillard & Associates, LLC P. O. Box 1407    Prairieville, LA 70769 Phone: (225) 445-1894    Fax: (225) 673-3544			

**EOP-3-14 REV. 5/5/14**



Lot 251240536  
251240537  
EOP-3-14



**Legend**

- EOP-3-14
- City Street
- Parcels

Prepared by the  
City of Central Geographic Information System  
May 4, 2014

This map has been prepared from aerial photography and is not a legal document. The City assumes no legal responsibility for the contents shown on this map. For detailed information, please contact the City of Central.



# PUBLIC HEARING

## CITY OF CENTRAL

### PLANNING & ZONING BOARD

Date: MAY 22, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: EOP-3-14

**REQUEST TO REZONE**  
FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**OTHER REQUEST**

EXCHANGE OF PROPERTY

For More Information Contact  
City of Central 262-5000

04/24/2014 09:33