



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-11-13 Exchange of Property between Tracts X-2-A-1-A-1 of the Former C.R. and H.D Watkins Property and X-1-A**

LOCATION This property is located on the east side of Greenwell Springs Road north of the Wax Road intersection in Section 66, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	611190255
ENGINEER/LAND SURVEYOR	Stanley Ard
APPLICANT	Ron Mcneely

STAFF COMMENTS

1. **Size** of subject property is approximately 164.77 acres.
2. **Background** The applicant is requesting an exchange of property between two adjoining property owners.

The Staff would like to advise the Planning Commission regarding the existing encroachment upon the side lot line of the following provisions in **Section 1.2 (B) (2)** and **(4)** of the **Unified Development Code**:

These regulations shall not apply to:

Subdivision in which a building exists on each proposed lot, provided that the owner certifies on the plat that all such existing buildings were constructed prior to December 19, 1949, and provided that such plat is submitted to the Planning Commission for signature by the Planning Director prior to filing with the Clerk of Court;

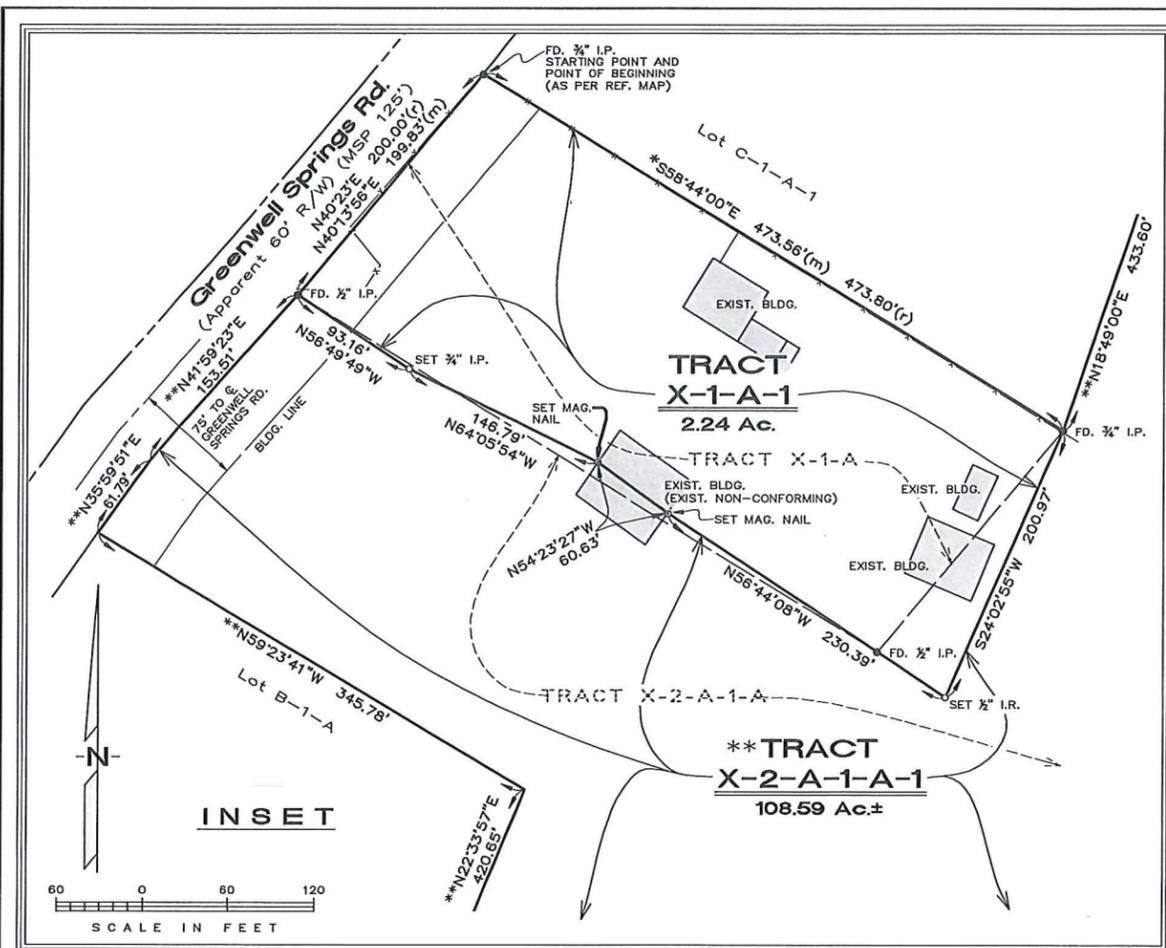
Small parcels of land sold to or exchanged between adjoining property owners, where such sale or exchange does not create additional lots provided that the Planning Director certifies upon the plat that such sale or exchange does not create additional lots.

(See Attachment A Applicant's Statement)



Access Public Road

4. **Master Plan Statement** The subject property is designated as Rural Agriculture Residential use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends approving the exchange of property.
6. Scheduled for Planning Commission Meeting on **December 19, 2013.**



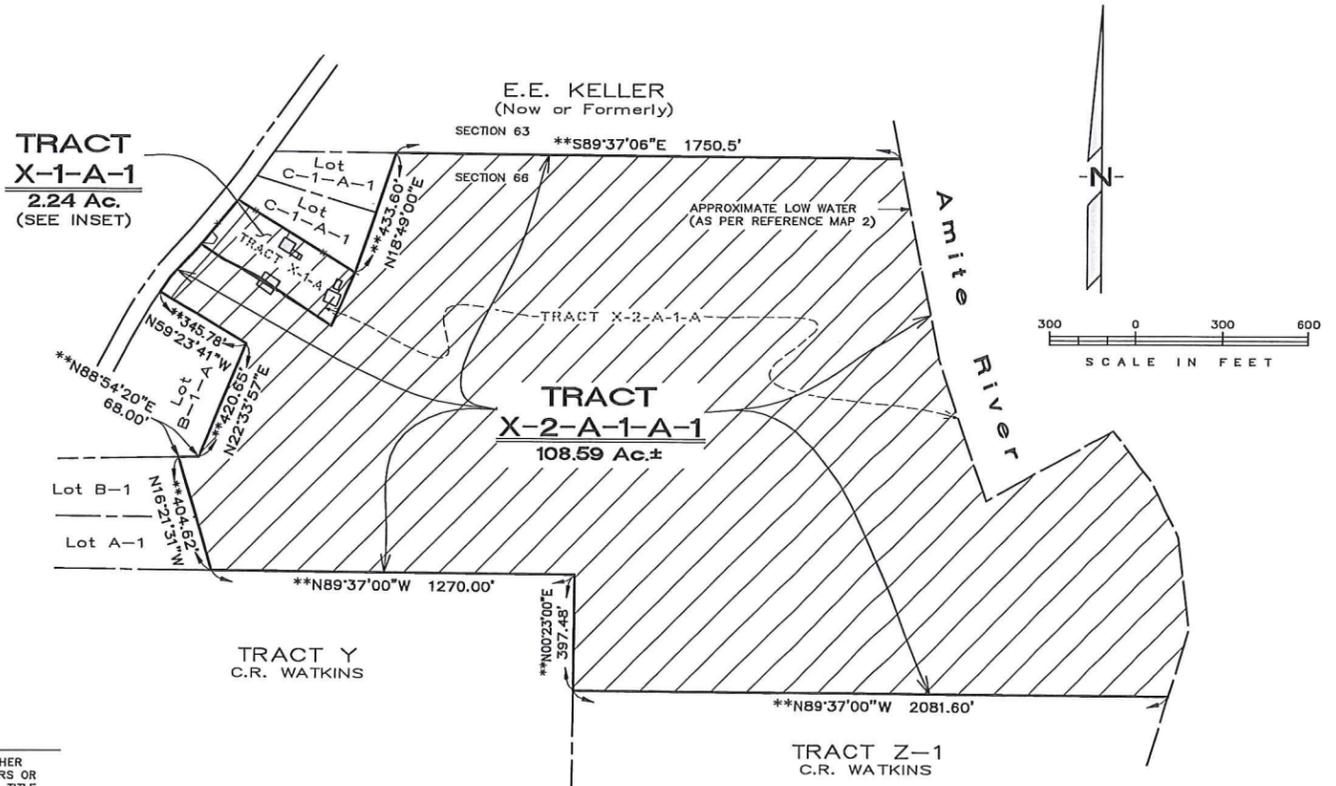
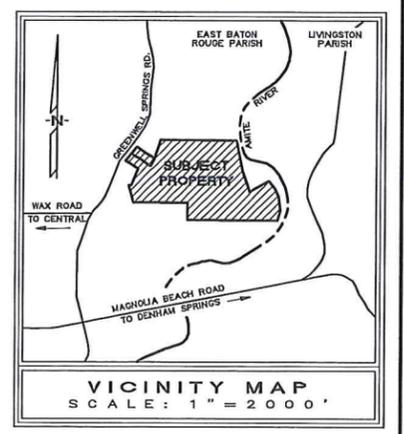
REFERENCE MAPS:

- "MAP SHOWING THE ADDITION OF THE NORTHERN 0.17 ACRES OF LOT A TO LOT B, TO FORM LOTS A-1 & B-1..." SIGNED BY TOXIE CRAFT, P.E., DATED FEB. 15, 1980.
- "MAP SHOWING THE RESUBDIVISION OF TRACTS X-1 AND X-2-A OF THE C.R. WATKINS AND THE H.D. WATKINS PROPERTY (FORMERLY THE WALTER PILCHER PROPERTY) TO CREATE TRACTS X-1-A AND X-2-A-1..." SIGNED BY TOXIE CRAFT, P.E., DATED JAN. 30, 1991
- "MAP SHOWING THE SURVEY OF TRACT X-1-A OF THE RESUBDIVISION OF TRACTS X-1 AND X-2-A OF THE C.R. WATKINS AND THE H.D. WATKINS PROPERTY..." SIGNED BY TOXIE W. CRAFT, JR., P.L.S., DATED DEC. 20, 1998.
- "PLAT SHOWING THE ADDITION OF 2.216 ACRES TO LOT B-1 FROM TRACT X-2-A-1 OF THE H.D. WATKINS PROPERTY CREATING LOT B-1-A AND TRACT X-2-A-1-A..." SIGNED BY JOHN P. EVANS, JR., P.L.S., DATED 12/30/08.

***BASIS OF BEARING:**
S58°44'E - AS SHOWN ON REFERENCE MAP 3.

FLOOD CERTIFICATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE AS PER THE F.E.M.A. INSURANCE RATE MAP, COMMUNITY PANEL NO. 22033C215E, DATED MAY 2, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND:
(m) MEASURED BEARING/DISTANCE
(r) RECORD BEARING/DISTANCE
- - - FENCE LINE
** TAKEN FROM REFERENCE MAP 2
[Hatched Area] FLOOD ZONE AE



SITE DATA:

TOTAL AREA BEING SUBDIVIDED.....	110.83±
TOTAL NUMBER OF LOTS.....	2
STREETS.....	EXISTING PUBLIC (60' R/W)
SEWER.....	INDIVIDUAL TREATMENT PLANT
GAS.....	ENTERGY
WATER.....	PARISH WATER WORKS
ELECTRICITY.....	ENTERGY
TELEPHONE.....	SOUTH CENTRAL BELL
ZONING.....	RURAL
MASTER PLAN LAND USE.....	RURAL-AGRICULTURAL

SETBACKS:

FRONT.....	25'
REAR.....	15'
SIDE.....	8'

LOT/TRACT AREA:

TRACT X-2-A-1-A-1.....	4,730,180.4± SQ. FT. 108.59± ACRES
TRACT X-1-A-1.....	97,574.40 SQ. FT. 2.24 ACRES

DEED RESTRICTION NOTE:
THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO 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.

- NOTE:**
- PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY STANLEY J. ARD, P.L.S.
 - WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
 - THE SECTION LINES AND SECTION CORNERS SHOWN HEREON WERE TAKEN FROM REFERENCES AND NOT FIELD VERIFIED THIS SURVEY.
 - THE FLOOD LINE SHOWN HEREON WAS TAKEN FROM F.I.R.M. AND WAS NOT FIELD VERIFIED THIS SURVEY.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL CITY AND PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

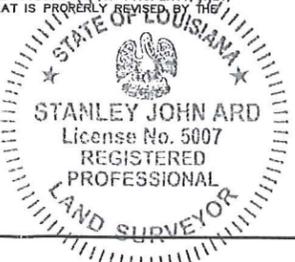
DEDICATION:
THIS IS TO CERTIFY THAT THE SERVITUDES AND RIGHTS-OR-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE, AND UTILITIES. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

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.

Carl Larry Watkins 12-5-13
CARL LARRY WATKINS DATE

Michele S. Watkins 12-5-13
MICHELE S. WATKINS DATE

Stan Ard
STANLEY J. ARD, P.L.S.
PROFESSIONAL LAND SURVEYOR #5007
PHONE: 225-268-9837
ADDRESS: 5506 HWY. 966, ST. FRANCISVILLE, LA. 70775
DATE: 10/4/2013
JOB NO.: A13114



CITY OF CENTRAL:
THIS IS AN EXCHANGE OF PROPERTY AND NO ADDITIONAL LOTS ARE CREATED.

APPROVED: _____ APPROVED: _____
CHIEF ADMINISTRATIVE OFFICER PLANNING & ZONING DIRECTOR

DAVID BARROW WOODROW MUHAMMAD
DATE: _____ DATE: _____

MAP SHOWING EXCHANGE OF PROPERTY BETWEEN:
TRACTS X-2-A-1-A-1 and X-1-A
OF THE FORMER C.R. WATKINS AND THE H.D. WATKINS PROPERTY
TO CREATE
TRACTS X-2-A-1-A-1-A and X-1-A-1
LOCATED IN SECTION 66, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT,
CITY OF CENTRAL,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
RON McNEELY

EOP-11-13 REV. 12/10/13

> Subject: Encroachment

>

> Mr. Muhammad,

> Currently we are in the process to purchasing the proposed tract X-1-A-1 from Larry and Michelle Watkins.

>

> The reason for this act of exchange is currently the property lines are going through 2 barns on this property. From what we understand at the time this was done, 2 brothers owned the tracts and wanted to share the barns. This was done a long time ago. During the purchase agreement negotiations we agreed to move the lines on the East side of the tract to include the entire barn within the tract we are buying, but on the South side we want to continue to share that barn.

> That is why we would like the line on the South side to continue to go through that barn.

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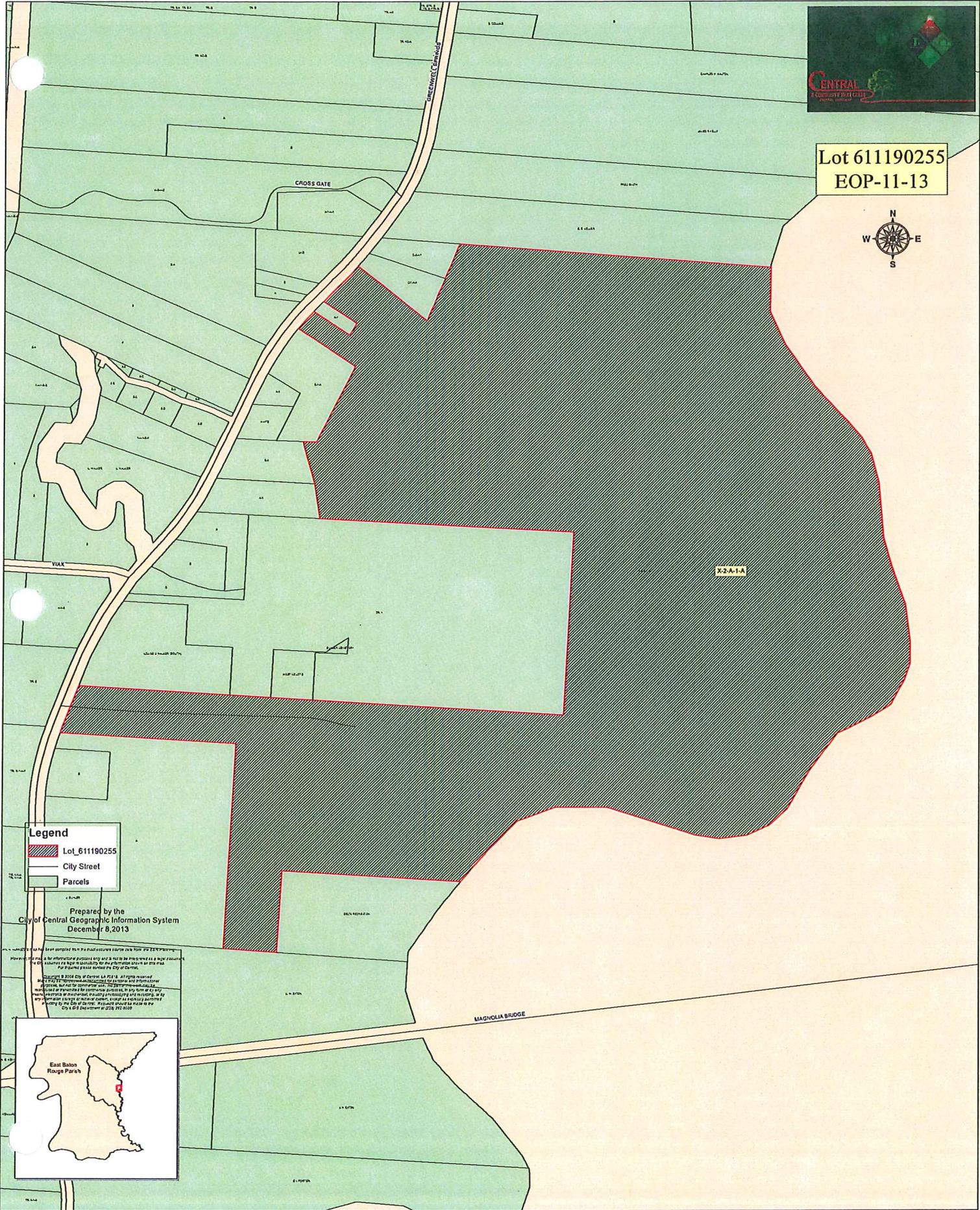
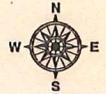
> Thank You

> Ronald and Cathy McNeely

> Sent from my iPad



Lot 611190255
EOP-11-13



Legend

-  Lot_611190255
-  City Street
-  Parcels

Prepared by the
City of Central
Geographic Information System
December 8, 2013

This map was prepared using the most accurate source data available. The City of Central is not responsible for any errors or omissions. For the purposes of this map, the City of Central is not responsible for any errors or omissions. The City of Central is not responsible for any errors or omissions. The City of Central is not responsible for any errors or omissions.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: DEC. 19, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: FOP-11-13

REQUEST TO REZONE
FROM: _____

TO: _____

OTHER REQUEST
EXCHANGE OF PROPERTY

For More Information Contact
City of Central 262-5000

11/15/2013 10:46