



# 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: **SS-13-13 Subdivision of Tract G-2-A of the Lula and Lois Gurney Property**

LOCATION This property is located at 14916 Blackwater Road on the east side between the Dyer and McCullough Road intersections in Section 24, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/ Agriculture and Incentive Greenspace
PRESENT ZONING	Rural
LOT ID NUMBER	251630106
ENGINEER/LAND SURVEYOR	Moody Surveying, LLC.
APPLICANT	Jeff and Heather Prisk

## STAFF COMMENTS

1. **Size** of subject property is approximately 7.9 acres.
2. **Background** The applicant is requesting to subdivide one (1) tract into two (2) with existing single family residential structures with a waiver request of **Section 13.6 (I) (4)** of the **Unified Development Code**.
3. **Access** Public Road and Private Servitude of Access
4. **Waiver Request** The applicant is requesting a waiver from **Section 13.6 (I)(4)** of the **Unified Development Code** which states that subdivisions five (5) lots or less shall have a twenty (20) foot wide road surface within a thirty (30) foot servitude that is concrete or asphalt six (6) inches thick thirty (30) from the edge of the public road. The remaining portion of the private servitude of access may be constructed of gravel or crushed limestone, or equivalent four (4) inches thick.  
**Proposal** The applicant proposes to use an existing sixteen (16) to eighteen (18) foot drive that is constructed of gravel.  
**Justification** This subdivision is for existing residential structures; therefore, no additional traffic is generated.
5. **Master Plan Statement** The subject property is designated as Rural/Agriculture and Incentive Greenspace land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** The Staff recommends approval of the subdivision with the condition that all review comments apply if the waiver is denied. **(See Attachment A)**

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If the waiver is granted, there shall be no further subdivision until private servitude is brought to current development standards. The applicant has been advised that the **U.D.C.** states no waivers shall be granted for the first thirty (30) feet of the private servitude of access.

7. Scheduled for Planning Commission Meeting on **August 22, 2013.**

NO FURTHER SUBDIVISION UNTIL PRIVATE SERVITUDE OF ACCESS IS BROUGHT UP TO UDC STANDARDS.

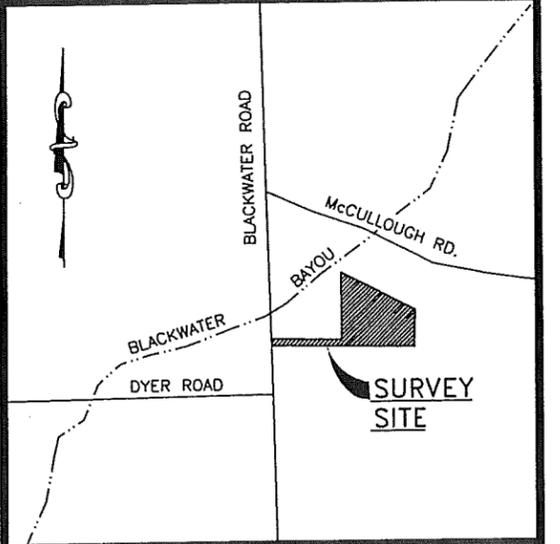
LEGEND:  
FLOOD ZONE AE

NOTES:  
1. \* BASE BEARING FROM REFERENCE MAP  
2. NO ATTEMPT HAS BEEN MADE BY THIS PROFESSIONAL LAND SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE.

FLOOD DATA:  
FEMA FLOOD ZONE AE. BFE=76.2'-76.4'. FIRM 220060 22033C0180E. THIS INFORMATION IS SUBJECT TO CHANGE AND CURRENT INFORMATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS.

REFERENCE MAP:  
PLAT OF RESUBDIVISION OF TRACT G-2 AND LOT G-1 INTO LOTS G-1-A, G-1-B, G-2-A, G-2-B AND G-2-C BEING A PORTION OF THE LULA B. & LOIS GURNEY 63.530 ACRE TRACT LOCATED IN SEC. 24, T5S, R1E GREENSBURG LAND DISTRICT OF LOUISIANA, EAST BATON ROUGE PARISH LA. FOR LOIS GURNEY FURR AND D.R. FURR BY R. D. HODGES, REGISTERED LAND SURVEYOR, DATED 5-16-1979.

GENERAL NOTES:  
ZONING: RURAL  
ELECTRIC: D.E.M.C.O.  
GAS: DISTRICT ONE  
WATER: PARISH WATER CO.  
SEWER: APPROVED PRIVATE INDIVIDUAL TREATMENT PLANTS  
EXISTING LAND USE: LOW DENSITY RESIDENTIAL  
MASTER PLAN LAND USE: CONSERVATION AREA, RESTRICTED GREENSPACE  
FIRE DISTRICT: CENTRAL FIRE DISTRICT #4  
SCHOOL DISTRICT: CENTRAL



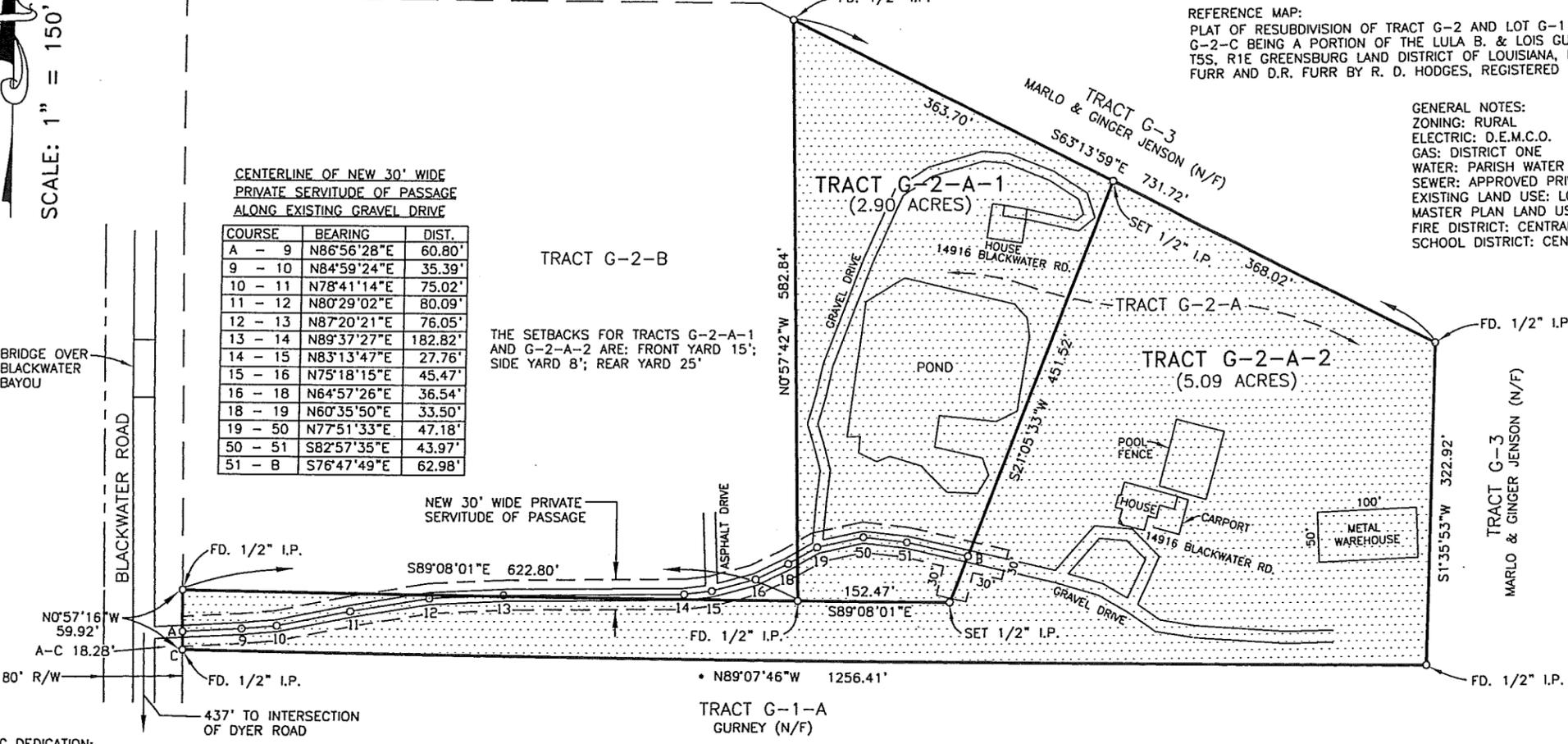
VICINITY MAP  
1" = 1568'

NOTE: 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. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

CENTERLINE OF NEW 30' WIDE PRIVATE SERVITUDE OF PASSAGE ALONG EXISTING GRAVEL DRIVE

COURSE	BEARING	DIST.
A - 9	N86°56'28"E	60.80'
9 - 10	N84°59'24"E	35.39'
10 - 11	N78°41'14"E	75.02'
11 - 12	N80°29'02"E	80.09'
12 - 13	N87°20'21"E	76.05'
13 - 14	N89°37'27"E	182.82'
14 - 15	N83°13'47"E	27.76'
15 - 16	N75°18'15"E	45.47'
16 - 18	N64°57'26"E	36.54'
18 - 19	N60°35'50"E	33.50'
19 - 50	N77°51'33"E	47.18'
50 - 51	S82°57'35"E	43.97'
51 - B	S76°47'49"E	62.98'

TRACT G-2-B  
THE SETBACKS FOR TRACTS G-2-A-1 AND G-2-A-2 ARE: FRONT YARD 15'; SIDE YARD 8'; REAR YARD 25'



WAIVER REQUEST OF SECTION 13.6.I.4 OF UDC:  
TO USE EXISTING GRAVEL DRIVE WITHIN THE NEW 30' SERVITUDE OF PASSAGE FOR ACCESS TO TRACT G-2-A-1. EXISTING DRIVE VARIES 16'-18' IN WIDTH.

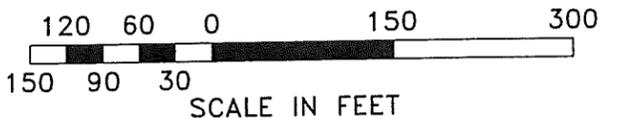
DAVID BARROW, OR HIS DESIGNEE, CHIEF ADMINISTRATIVE OFFICER	DATE
WOODROW MUHAMMAD, OR HIS DESIGNEE, ASSISTANT PLANNING AND ZONING MANAGER	DATE

**SURVEY MAP**

SHOWING THE SUBDIVISION OF TRACT G-2-A OF THE LULA B. & LOIS GURNEY PROPERTY INTO TRACT G-2-A-1 (2.90 ACRES) AND TRACT G-2-A-2 (5.09 ACRES) LOCATED IN SECTION 24, T5S-R1E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

FOR

JEFF & HEATHER PRISK (OWNER/CLIENT)



PUBLIC 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, SEWAGE 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 OR OTHER STRUCTURE OR 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 WAS GRANTED.

SEWAGE DISPOSAL:  
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA, AND BUILDING SITES SHALL BE A MINIMUM OF TWO FEET ABOVE DITCH BOTTOM.

PRIVATE DEDICATION:  
THE NEW 30' PRIVATE SERVITUDE FOR ACCESS, UTILITIES, SEWER AND DRAINAGE SHOWN HEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE OWNER(S) OF TRACT G-2-A-2. THE CITY OF CENTRAL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THIS SERVITUDE. THE PRIVATE DITCH CARRYING TREATED EFFLUENT SHALL BE MAINTAINED BY THE OWNERS OF EACH LOT, SO THAT THERE WILL BE NO STANDING EFFLUENT. TRACT G-2-A-1 TOUCHES THE 30' PRIVATE SERVITUDE FOR A DISTANCE OF 177 FEET.

COVENANT:  
ALL LOTS THAT USE THE PRIVATE ROAD OR SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATA BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE ROAD OR SERVITUDE OF ACCESS.

JEFF PRISK (OWNER TRACTS G-2-A-1 & G-2-A-2)	DATE
HEATHER PRISK (OWNER TRACTS G-2-A-1 & G-2-A-2)	DATE
(OWNER ADJOINING TRACT G-2-B & GRANTOR OF SERVITUDE)	DATE
(OWNER ADJOINING TRACT G-2-B & GRANTOR OF SERVITUDE)	DATE

CERTIFICATION:  
I HEREBY CERTIFY THIS TO BE A CLASS D SURVEY, IN ACCORDANCE WITH L.A.C. 46:LX1.29, AND IS IN ACCORDANCE WITH L.R.S. 33:5051 ET SEQ., AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

*Jeffrey M. Moody, P.L.S.*  
JEFFREY M. MOODY, P.L.S.  
LA REG. NO. 4666  
JULY 18, 2013



**MOODY SURVEYING, L.L.C.**

25154 BICKHAM ROAD JACKSON, LA 70748 PHONE/FAX (225) 570-8816

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SS-15-13 REV. 8/18/13

## Woodrow Muhammad - IBTS

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**From:** Woodrow Muhammad - COC  
**Sent:** Thursday, August 01, 2013 4:39 PM  
**To:** 'jeff.prisk@aol.com'  
**Subject:** RE: Comments for SS-13-13 Gurney Property

Mr. Prisk,

This are general comments if the waiver is denied:

1. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (UDC 13.6.J.4)
2. The private servitude of access must be improved to the UDC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (UDC 13.6 I)5.
3. At each entrance to the development, a "Private Road, No Public Maintenance", street name and stop signs will be required by the developer/owner. This will be part of the inspection of the construction of the private servitude of access. (UDC 13.6.J.5).
4. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.I.4)
5. Construction plans may be required by DPW.
6. All lots require a minimum of 100 ft. frontage on the servitude. (UDC 14.3.B.1)
7. Building lines should be shown for each lot. Rural zoning requires a 15' front yard setback, an 8' side yard setback, and a 25' rear yard setback. The minimum lot size is 22,500 square feet if without public sewer access or 10,500.
8. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
9. The following note needs to be added to the map: "All lots that use the private servitude of access are jointly responsible for the costs to maintain the entire private road or servitude of access created by the subdivision. Each lot's responsibility shall be pro-rated based upon each lot's frontage on the private servitude of access." (Central Ordinance 2007-03).
10. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.

One additional comment is that the BFE should be changed to 76.2 – 76.4

### Woodrow Muhammad, AICP

#### Planning & Zoning Director

6703 Sullivan Road

City of Central, LA 70739

Phone: (225) 262-5000

Cell: (225) 975-1570

Fax: (225) 262-5001

[www.centralgov.com](http://www.centralgov.com)



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**From:** Woodrow Muhammad - COC  
**Sent:** Wednesday, July 31, 2013 3:15 PM  
**To:** 'jeff.prisk@aol.com'  
**Subject:** FW: Comments for SS-13-13 Gurney Property

Mr. Prisk,

Please forward to your surveyor.

**Woodrow Muhammad, AICP  
Planning & Zoning Director**

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Cell: (225) 975-1570  
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**From:** Woodrow Muhammad - COC  
**Sent:** Wednesday, July 31, 2013 3:13 PM  
**To:** MoodySurveying ([MoodySurveying@hughes.net](mailto:MoodySurveying@hughes.net))  
**Subject:** Comments for SS-13-13 Gurney Property

Mr. Moody,

Our comments are as follows:

1. Provide width of existing gravel drive in waiver request.
2. No waiver shall be granted for paving the first 30 feet of private servitude of access.
3. List setbacks.

Please revise and resubmit pdf and 2 (11x17s) by August 8.

**Woodrow Muhammad, AICP**

**Planning & Zoning Director**

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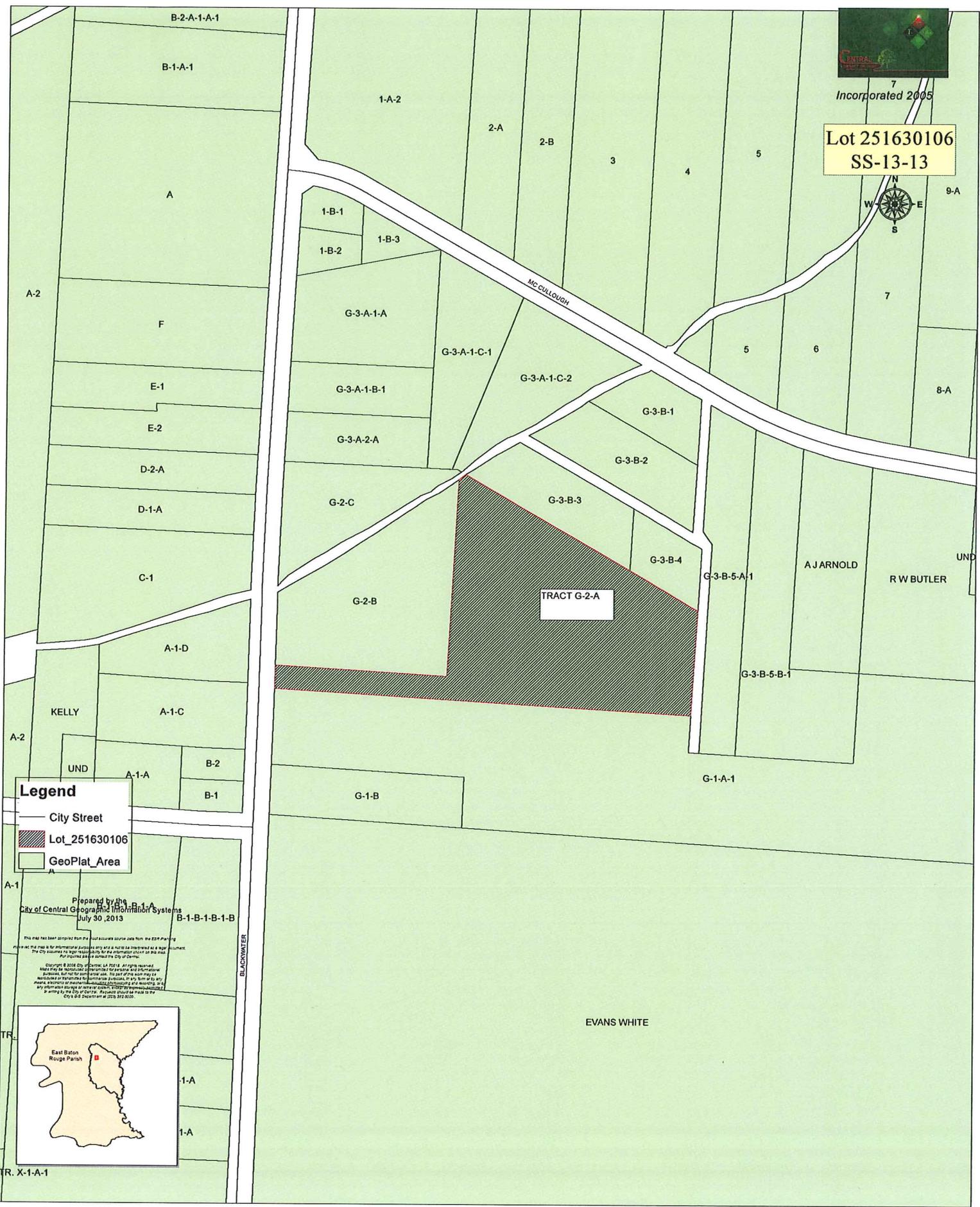


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Incorporated 2005

Lot 251630106  
SS-13-13

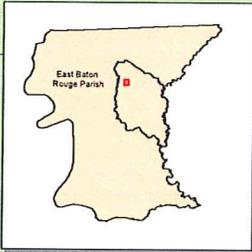


**Legend**

- City Street
- Lot\_251630106
- GeoPlat\_Area

Prepared by the  
City of Central Geographic Information Systems  
July 30, 2013

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TR. X-1-A-1

# PUBLIC HEARING

CITY OF CENTRAL

## PLANNING & ZONING BOARD

Date: AUGUST 22, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-13-13

**REQUEST TO REZONE**

FROM: \_\_\_\_\_

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

**OTHER REQUEST**

SUBDIVING ONE LOT INTO TWO W/ WAIVER REQ.

For More Information Contact  
City of Central 262-5000

07/19/2013 14:22