

The following are minutes from the Planning and Zoning Commission meeting on Thursday, October 24, 2024, in Abita Springs Town Hall. The meeting convened at 6:00 PM.

Commissioner Pierce called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included John Pierce, Claire Guidry, Mike Lanaux, and Lex LeBlanc. Commissioner Chad Hall was absent. Kristin Tortorich, Kara Dudek-Mizell, Matt Wilson, Alexa Carter, and Mark Fancey were also present.

There were no modifications to the meeting agenda.

The Commission reviewed the draft minutes from the September 26, 2024, meeting. Commissioner Guidry motioned to accept the minutes of the September 26, 2024, meeting. Commissioner Lanaux seconded the motion. All commissioners were in favor.

PLANNING

Public Hearing: Adoption of the Future Land Use Map (FLUM)

Commissioner Pierce opened the public hearing: Matt Wilson reviewed the latest revisions to the Future Land Use Map (FLUM). The revisions include:

- Additional Town-owned land designated as Public.
- Mixed Use designation extended east along Level and Main streets, along highway corridors, and adjacent to the St. Tammany Trace.
- Mixed Use designation applied to the 6.5-acre commercial-zoned property on Hwy 59 north of Southwind Subdivision.

Commissioner Pierce said that the adopted FLUM would become part of the Master Plan. Alexa Carter explained that the next step would be development of a proposed Zoning Map and the FLUM helps guide that process.

Public comments:

Ray Pasqua said that his property near the Harrison Avenue extension should be designated as Commercial. Commissioner Pierce agreed noting that the property currently lacks road access. He said the FLUM is a future vision for the area.

Todd Champagne, 100 Abita Oaks Blvd., asked that the property owned by St. Tammany Parish on Hwy 36 adjacent to Abita Oaks be designated as Mixed Use rather than Commercial. The Commission was amenable to the change. Alexa Carter explained that the Commission could make the change by voting to adopt the map as amended.

Commissioner Pierce closed the public hearing.

Commissioner LeBlanc motioned to amend the FLUM changing the designation of the property owned by St. Tammany Parish on Hwy 36 adjacent to Abita Oaks from Commercial to Mixed Use. Commissioner Guidry seconded the motion. All Commissioners voted in favor.

Commissioner Guidry motioned to adopt the FLUM as amended. Commissioner Lanaux seconded the motion. All Commissioners voted in favor.

ZONING

- **Amend the official zoning map of the town of Abita Springs to separate the commercial-historic and residential-historic zoning designations into the base districts and the historic overlay district.**

Kara Dudek-Mizell presented the staff report. She said that this is a discussion of proposed uses to be permitted in the Commercial District as well as modification to the Zoning Map to clarify the Historic District functions as an overlay zone.

The Commission reviewed the proposed changes. Lex LeBlanc questioned the two (2) pump limitation for service stations. He noted the gas station at Hwy 59 and Harrison Avenue has more than two (2) pumps.

- **Presentation and discussion of upcoming comprehensive rezoning process**

Matt Wilson presented to rezoning process. The presentation included information regarding zoning districts and overlay zones as well as the rezoning process. Wilson said the goal of the project is to create a new zoning map using the best planning process.

Kevin Tauzier, owner of the historic church at the corner of Main Street and Hwy 435 asked if the Residential-Commercial Overlay would be eliminated. Kristin Tortorich said that mixed-use development would be allowed that may involve creation of a new zone.

DISCUSSION

- **Discuss potential commercial development on Hwy 36 next to the Abita River**

Paul Mayronne, attorney representing the property owner, presented a revised site plan for the property showing changes to the driveway access and fewer off-street parking spaces. The site plan also shows proposed landscaping.

Commissioner Guidry said that the revised plan looks better. Kristin Tortorich said the Commission can't give full approval at this time. She noted that development of the property must meet Scenic Rivers standards. Mike Lanaux offered to provide some additional suggestions regarding the landscape plan.

Public Comment

No comments received.

ANNOUNCEMENTS

Kristin Tortorich said that the Halloween Trunk or Treat event has been moved to the park.

ADJOURNMENT

Commissioner LeBlanc motioned to adjourn. Commissioner Guidry seconded the motion. All Commissioners voted in favor. Meeting adjourned at 7:02 PM.

Kristin M. Tortorich, Planning & Zoning Director

Date