



PLANNING & ZONING COMMISSION AGENDA

January 28, 2021 6:00pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Acceptance of Minutes from December 18, 2020 Meeting**
- **Elect Planning & Zoning Commission Chairman**
- **Introduce Resolution PR2020-002**

PUBLIC HEARINGS:

- Resolution PR2020-002 - Enacting a moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres

PLANNING:

ZONING:

Discussion:

- Resolution PR2020-002 - Enacting a moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres
- Variance – Rear Yard Setback: 22014 2nd Street
- Proposed commercial uses: 22107 Hwy. 36
- Draft Low Density Residential District
- **Open/Announcements/Adjournment**

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Abita Springs

Sec. 9-215-X. – Low Density Residential district.

(a) The Low Density Residential district is primarily used for low density residential uses. It is a rural residential area of the town that provides forestry resources, open space, and wildlife habitat. The typical land use pattern in the district is large lots located along rural roads typically classified as collector or local roads. Properties in the Low Density Residential District typically lack available community water and sewer services.

The purpose of the Low Density Residential District is to maintain Abita Springs rural character, conserve natural areas, and environmental quality. The district regulations are designed to protect the rural, residential character of the areas by limiting commercial activities. To preserve the rural openness of the areas, certain minimum yard and lot size standards must be met.

(b) In the Low Density Residential District, no building or premises shall be used, and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) One-family dwelling;
- (2) Churches;
- (3) Accessory buildings, subject to the requirements of Sec. 9-223(c)(1);
- (4) Appurtenant structure used for residential purposes, subject to the requirements of Sec. 9-215(f);
- (5) Beauty parlors, when located in private residences;
- (6) Home occupations;
- (7) Gardens and small-scale agriculture;
- (8) Telephone and power distribution poles and lines and necessary appurtenant equipment and structures such as transformers, unit substations and equipment houses (not including telecommunications towers);
- (9) Short-term rental subject to the requirements of Sec. 9-231;
- (10) Bed and breakfasts, when the owner resides at the residence, and is on the premises during the rental. Additional requirements are as follows:
 - a. One meal per day must be provided to guests
 - b. There is a limited stay of two weeks. A longer stay may be approved by the planning director due to a hardship.
 - c. The bed and breakfast must follow all code requirements.
 - d. There shall be one off-street parking spot provided per rentable bedroom.
 - e. All signs in connection with the bed and breakfast must follow historic district guidelines and be approved by the historic commission.

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- (11) Day care centers;
- (12) Timber harvesting on parcels 6 acres or larger in size subject to the requirements of Sec. 9-709;
- (13) The following uses are permitted subject to determination by the Planning Commission that water, sewer, roads, and public safety can be adequately accommodated:

- a. Public or private schools, (elementary or high and kindergartens, nursery schools and day care centers);
- b. Museums, libraries, parks, playgrounds, community centers owned and operated by a public agency;
- c. Golf courses, tennis courts;

(d) Density requirements. The minimum buildable lot size in this zoning district shall be two acres with a minimum lot frontage of 125 feet, subject to the requirements of Sec. 3-504, community sewerage system required.

(e) Yard requirements. Yard setbacks shall be in accordance with the provisions of Sec. 9-223, yards and accessory buildings in residential districts.

(f) District standards.

All uses of land and structures in the Low Density Residential District shall be subject to the following standards:

- (1) Flood zones. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall comply with the requirements of Chapter 4 – Floodplain Management, specifically the requirements of Sec. 9-464. Provisions for Flood Hazard Reduction prior to issuance of a building permit.
- (2) Land clearing and tree preservation shall be subject to the provisions of Chapter 7 – Tree Removal and Timber Harvesting.
- (3) Utilities.
 - a. Sewer. On lots without central sewerage facilities, an individual sewer system must meet department of health and human resources standards and be approved by the St. Tammany Parish health department.
 - b. Water. On lots without central water facilities, any well must be 50 feet from any sewer disposal unit.

**NOTICE
OF
PUBLIC
HEARING**

**Public Hearing
January 28, 2021, 6:00PM
Abita Springs Town Hall**

Abita Springs P&Z Public Hearing Notice

A PUBLIC HEARING will be held by the Town of Abita Springs Planning Commission at the Town Hall, 22161 Level St., Abita Springs on Thursday, January 28, 2021 at 6:00pm to consider the following: A Resolution of the Planning Commission of the Town of Abita Springs to enact a 6-month moratorium on the resubdivision of land in the area comprising the former Brook Forest Residential District into lots of less than 3 acres. Any interested parties are invited to attend.

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PLANNING COMMISSION RESOLUTION NO. PR2020-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ABITA SPRINGS TO EXTEND A MORATORIUM ON THE RESUBDIVISION OF LAND IN THE AREA COMPRISING THE FORMER BROOK FOREST RESIDENTIAL DISTRICT INTO LOTS LESS THAN 3 ACRES

BE IT RESOLVED by the Planning Commission of the Town of Abita Springs that there is hereby enacted a moratorium on the resubdivision of any properties located in the area comprising the former Brook Forest Residential District into lots less than 3 acres.

This moratorium shall remain in effect for a period of six months as of the effective date of this ordinance.

This moratorium shall take effect upon signature of the Planning Commission Chairman.

Introduced by Commissioner _____, seconded by Commissioner _____, on the _____ day of _____ 2021. Adopted on a motion by Commissioner _____, seconded by Commissioner _____ on the _____ day of _____ 2021.

The vote was:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

Kristin Tortorich
Planning & Zoning Director

Bryan Gowland
Planning Commission Chairman