



PLANNING & ZONING COMMISSION AGENDA

April 25, 2024, 6:00 pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOUTUBE CHANNEL

- Welcome / Introduction
- Pledge of Allegiance
- Roll Call
- Call for Agenda Modifications
- Acceptance of Minutes from March 28, 2024, meeting

PLANNING:

REVIEW SHORT TERM RENTAL APPLICATIONS:

- 22155 Main Street

ZONING:

Public Hearing

1. Proposed commercial use, Quality Plumbing at 22278 10th St, Abita Springs, LA 70420. The property is zoned Commercial. The Planning and Zoning Commission will determine if the proposed commercial use is consistent with uses permitted in the Commercial Zone.
2. Recommend (1) repeal of the Planned Unit Development (PUD) zoning district, (2) amendment of nonconforming use regulations to clarify treatment of existing PUDs, and (3) to provide for related matters.

Discussion

- Discuss potential new business 22155 Level Street, Abita Paws Grooming Salon
- Discuss potential commercial development at Longbranch Recovery 21516 LA-36
- Discuss potential commercial development on Hwy 36 next to the Abita River

- Public Comments
- Announcements
- Adjournment

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.



SHORT TERM RENTAL APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

OWNER INFORMATION

Name: Melanie A. Carwile
Mailing Add.: 16614 Appomattox Ave, BR LA
Phone: 985-264-7907 70817
Email: abitahistorichouseLLC@gmail.com

APPLICANT INFORMATION

Name: Cecil & Melanie Carwile
Mailing Add.: 16614 APPOMATTOX AVE
Phone: 225-939-0785
Email: softrockdj@yahoo.com

STR PROPERTY INFORMATION

Address: 22155 Main Street
Mailing Add.: Abita Springs, LA 70420

Zoning: Midtown Cultural/Commercial Historic
of off-street parking spaces: 2+ Residential-Comm-Overlay
of bedrooms: 2

MANDATORY DOCUMENT CHECKLIST

- Proof of Ownership (deed, HUD, etc.)
- Fire Inspection Compliance Report.
- Certificate of Insurance *
- Occupational License (www.townofabitasprings.com/occupational-license)
- Site & Floorplan (must include all interior rooms, square footage, parking, fire exits, escape routes, utility disconnects including the electrical panel and water main valve)
- "Welcome information" shall be posted in a conspicuous location on an interior wall inside the short-term rental for the safety and convenience of the occupants. As an alternative to posting, the information may be provided in a "welcome binder" placed on a coffee table, kitchen table, or other prominent location in the short-term rental.
 - address of the short-term rental,
 - location of the nearest hospital,
 - Emergency Number of 911,
 - current non-emergency police telephone number
 - dates and approximate times of trash and recycling pick up and procedures,
 - Emergency Contact: Name and phone number of the designated responsible party,
 - emergency evacuation instructions,
 - floor plan showing emergency exits and shutoff valves,
 - a statement of the presence of natural gas in the residence if applicable.
 - Any short-term rental located in a residential district requires notice of the need to respect the peace and quiet of the neighborhood residents which shall state as follows: "Please be a good neighbor by not making excessive noise or engaging in boisterous behavior, especially after 10:00pm. Such behavior can deprive your neighbors of the peaceful enjoyment of their homes".

FEES

The application fee is \$25.00. The annual permit fee for a short-term rental permit is \$250.00.

PERMIT TERM

The permit term for all short-term rental permits shall run from April 1 to March 31 of each year, regardless of when issued. All permits must be renewed annually.

RENEWAL

If an application is a renewal, it must be submitted by March 1st. The application will be reviewed administratively by the Planning and Zoning Director. Permits shall be issued upon remittance of applicable fees and a determination that the applicant follows all town ordinances. Properties found, in the Mayor’s Court, to be in violation of town ordinances which have not been remediated at the time of the application are ineligible for renewal.

EMERGENCY CONTACT AVAILABLE 24/7

(Must be less than 1 hour from STR)

Name and phone number will be listed on the Short-Term Rental Permit

Name: Cecil Carwile
Physical Address: 22155 Main St, Abita Springs, LA 70420
Phone Numbers: 225-939-0785 985-264-7907
Email: abitahistorichouse LLC@gmail.com

ACKNOWLEDGEMENT

- I will maintain a minimum of \$500,000 of valid business liability insurance on the rental property.
- Smoke and carbon monoxide detectors are installed and operable where required.
- Emergency contact information and the short-term rental permit will be clearly posted on premises.
- My rental property complies with all applicable regulations.
- All ingress and egress locations in the building are unobstructed, maintained, and operational.

I understand that I am responsible for compliance with all applicable local, state, and federal regulations. I further understand my responsibilities under the Town of Abita Springs Code of Ordinances and that violations of any of these could lead to the revocation of my short-term rental permit and additional penalties. I hereby certify that the above information is true and correct to the best of my knowledge.

APPLICANT

Signature:  Print Name: Melanie A. Carwile
Date: 4/17/2024

Office Use Only

Received By:	<u>Heather Hochman</u>	Date:	<u>4/17/2024</u>	Time:	<u>2:39 PM</u>
Permit #	<u>STR 2024-009</u>				



ST. TAMMANY FIRE DISTRICT #8

22455 HWY 36, PO BOX 937 | ABITA SPRINGS, LA 70420 | (985) 892-2065 | www.stfd8.com

ABITA SPRINGS SHORT TERM RENTAL COMPLIANCE INSPECTION REPORT

OWNER Melanie Carwile CONTACT Melanie Carwile
 MAILING ADDRESS 16614 Appomattox Ave, Baton Rouge, La 70817
 INSPECTED ADDRESS 22155 main st
 PHONE # 985.264.7907 ALTERNATIVE PHONE # 225.939.0785

- Smoke and carbon monoxide detectors are present, operable, and maintained in each bedroom.
- Fire Extinguisher, Dry Chemical with a rating of 1-A:10-B:C or greater mounted and clearly visible. Full and pin installed. Date of expiration 01/2033.
- Address is clearly marked on the mailbox and/or residence and is clearly visible at the street.
- Means of egress, corridors, hallways, and stairways are free of obstructions.
- The perimeter of the building is free of accumulation of weeds, trash, tires, and other debris.
- Emergency exitways (doors and windows) are not blocked or secured in a way to prevent the use of the exit in an emergency.

Note any other safety hazards observed at time of inspection

N/A

COMMENTS:

This inspection was performed for the purpose of short-term rental permitting in the Town of Abita Springs. The inspection shall establish pre-fire planning, hazard identification and mitigation and smoke and carbon monoxide detector compliance.

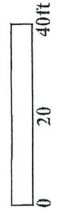
Owner Melanie Carwile Signature [Signature] Date 4/17/24
 (Print Name)

Inspector Michael Taylor OR Signature [Signature] Date 4/17/24
 (Print Name)

22155 Main Street



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold The Town of Abita Springs harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.





WELCOME TO Abita Springs

YOU ARE HERE:

22155 MAIN STREET

ABITA SPRINGS, LA 70420

NEAREST HOSPITAL(S):

St. Tammany Parish Hospital
1202 S. Tyler St. Covington, LA 70433
(985) 898-4000

Covington Trace ER & Hospital
4107 Hwy. 59, Mandeville, LA 70471
(985) 951-3650

EMERGENCY NUMBER IS 911

Non-emergency police telephone number is **(985) 893-3100**

TRASH AND RECYCLING

Recycling Pick-Up is Monday morning, please put recycling cans out Sunday night
Garbage Pick-Up is Tuesday morning, please put garbage cans out Monday night.

EMERGENCY CONTACTS

Cecil N Melenie 225-939-0785 or 985-264-7907

UTILITY INFORMATION

This house does not have Natural Gas.

Notice: Please be a good neighbor by not making excessive noise or engaging in boisterous behavior, especially after 10:00pm. Such behavior can deprive your neighbors of the peaceful enjoyment of their homes.



Local NEWS



www.wwltv.com
Local Channel 4



www.wdsu.com
Local Channel 6



www.fox8live.com
Local Channel 8



www.wgno.com
Local Channel 26



WWL.com
AM 870 • FM 105.3
NEWS • TALK • SPORTS



ADVERTISE AS PUBLIC HEARING



Public Hearing April 25, 2024 Abita Springs Town Hall

Notice is hereby given that a public hearing will be held by the Town of Abita Springs Planning & Zoning Commission at 6:00 pm on Thursday, April 25, 2024, at 22161 Level Street, Abita Springs. The public hearing will be held to receive public comments on the following items:

1. Proposed commercial use, Quality Plumbing at 22278 10th St, Abita Springs, LA 70420. The property is zoned Commercial. The Planning and Zoning Commission will determine if the proposed commercial use is consistent with uses permitted in the Commercial Zone.
2. Recommend (1) repeal of the Planned Unit Development (PUD) zoning district, (2) amendment of nonconforming use regulations to clarify treatment of existing PUDs, and (3) to provide for related matters.

All interested parties shall have the right and opportunity to appear and be heard on the subject.



COMMERCIAL CONDITIONAL USE REQUEST

DISCUSSION 3/28/2024
PUBLIC HEARING 4/25/2024

The Applicant is requesting a public hearing to move Quality Plumbing, Inc. to an existing building on 10th Street.

This location, 22278 10th St Abita Springs, is zoned Commercial.

This use of "Plumbing Office" is not specifically listed as an allowable use in the Commercial Zone.

CURRENTLY the property is being used by BEI.

Found Online

Founded in 1992, BEI General Contractors is a full-service commercial, residential and industrial contractor for the greater New Orleans area. Over the last twenty years, BEI General Contractors has completed a swath of projects varying from roofing jobs all the way to large scale new building and facility construction.

BEI General Contractors is a licensed Louisiana commercial contractor but has done projects in Mississippi, Tennessee and Texas. As such, BEI General Contractors covers most of the Gulf Coast and everywhere in between.

No matter the project, small or large, BEI General Contractors will be able to accommodate your needs. Each project will receive a project manager who will ensure a quick and on-budget construction. BEI General Contractor's senior team members each have at least 20 years experience in the construction business and will ensure that your project is done right and on time.



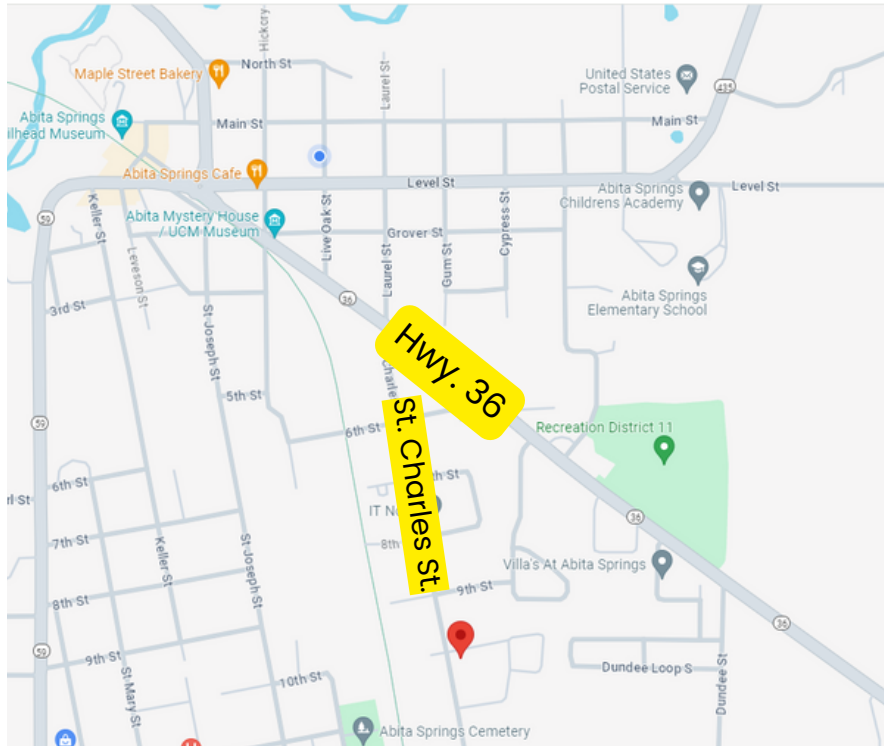
Quality Plumbing, Inc. was established in 1986.



CURRENT OFFICE LOCATION:

863 Carroll Street
Mandeville, LA

22278 10TH ST, Abita Springs, LA 70420



22278 10TH STREET





Office Building







SEC. 9-218. COMMERCIAL DISTRICT.

a.) In the commercial district, no building or premises shall be used and no building shall be hereinafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Any use permitted in residential district and multifamily district;
- (2) Bakeries (products sold retail on premises);
- (3) Banks;
- (4) Barbershops, beauty parlors, chiroprapist and similar personal service shops;
- (5) Bicycle sales and repair shops;
- (6) Camera shops;
- (7) Clothes pressing and repair;
- (8) Clothing stores;
- (9) Delicatessens;
- (10) Drugstores and pharmacies;
- (11) Dry cleaning pickup station;
- (12) Filling stations;
- (13) Florists;
- (14) Garages, parking;
- (15) Garages, storage;
- (16) Grocery stores, including meats, fruits and vegetables;
- (17) Hardware stores;
- (18) Laundromats;
- (19) Laundry pickup stations;
- (20) Liquor stores;
- (21) Locksmith shops;
- (22) Medical and dental clinics for human patients only;
- (23) Messenger and telegraph offices;
- (24) Offices;
- (25) Parking lots;
- (26) Photographers' studios;
- (27) Restaurants and cafes;
- (28) Shoe repairing shops;
- (29) Shops for the repair of radios, televisions, and similar commodities;
- (30) Shoe stores;
- (31) Signs and billboards;
- (32) Stationery and book stores;
- (33) Tailoring, millinery and custom dress making shops;
- (34) Theaters (not drive-in);
- (35) Variety stores;
- (36) Bowling alleys;
- (37) Bus depots;
- (38) Dancing studios;
- (39) Funeral homes;
- (40) Garages, public;
- (41) Gift shops;
- (42) Hotels;
- (43) Nightclubs;
- (44) Antique shops;
- (45) Art shops;
- (46) Beer gardens;

- (47) Book shops;
- (48) Broadcasting and recording stations;
- (49) Candy stores;
- (50) Caterers;
- (51) Cigar stores;
- (52) Dry good stores;
- (53) Department stores;
- (54) Express offices;
- (55) Fish markets;
- (56) Gyms;
- (57) Hat stores;
- (58) Furniture stores;
- (59) Jewelry stores;
- (60) Leather goods shops;
- (61) Musical instrument shops;
- (62) Newsstands;
- (63) Newspaper and printing offices;
- (64) Pawnbrokers;
- (65) Pool halls;
- (66) Paint stores;
- (67) Shoe shining parlors;
- (68) Appurtenant structures and uses customarily incidental to above listed uses; or

(69) Mixed use—Multi-family/commercial, must be a two-story structure with residential on the second floor and commercial on the first floor, residential area not to exceed one-half of the total square footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per the parking ordinance.

(b) Commercial growth shall be restricted to new construction on vacant land within the commercial district or to commercial uses in effect at the time of the adoption of this chapter or approved adaptive reuse of existing structures within the commercial district.

(c) No building shall be constructed in a commercial area of a height in excess of 35 feet.

(d) There shall be provided within the commercial district one parking space for each 300 square feet of commercial building.

(e) Commercial or industrial enterprises not specifically listed or enumerated in the zoning regulations and chapter must apply for a public hearing before the zoning commission to be held not earlier than the next scheduled zoning commission meeting. The nonlisted enterprises must submit information required by the zoning commission and answer questions for the public and the zoning commission relating to the proposed enterprise. The zoning commission shall make a determination of classification within 90 days of the public hearing.

(f) No mobile home, modular home, nor automobile sales business or trailer shall be located within the commercial district.

(g) Modular homes are prohibited in the commercial district.

(Ord. No. 108, § 19.26, 9-4-79; Ord. No. 156, 8-18-87; Ord. No. 175, 1-28-94; Ord. No. 223, 12-21-99; Ord. No. 318, 3-26-07; Ord. No. 323, 8-21-07; Ord. No. 336, 6-17-2008; Ord. No. 505, 11-19-2019)

STAFF SUMMARY

3/28/2024

To: Planning and Zoning Commission

From: Planning and Zoning Director Kristin Tortorich

RE: Proposed approved use in the Commercial Zone

- This Commercial zoned area in Abita Springs is surrounded by Residential Zone but the new proposed use is very similar to the current use.
- This proposed use is more appropriate than the majority of the approved uses for this space. (any retail space with customer traffic, restaurant, etc.)

NEXT STEPS

- ✓1. Discussion item in Planning and Zoning- 3/28/2024
2. Advertise Public Hearing for next Meeting 4/25/2024



Quality Plumbing, Inc.

REQUEST TO RELOCATE TO A COMMERCIAL
ZONE IN ABITA SPRINGS

OUR REQUEST



OUR REQUEST

- Abita Springs is my wife's hometown and we would like to relocate our business here from Mandeville and be an asset to the community.
- Quality Plumbing is a well-established plumbing company that has been in business since the 1980s.
- The proposed property we have under contract is perfect for our needs in its current form

THE PROPERTY – 22278 10TH STREET



THE PROPERTY – 22278 10TH STREET

- A gated and improved property comprised of approximately 5.87 acres.
- The property already has improvements including an office, several storage buildings, and a metal warehouse.
- The property is perfect for our business in its current form! We are not asking to change the property. We Simply want to relocate our business to this property without any changes.

THE PROPERTY – 22278 10TH STREET

- The property is currently zoned Commercial District with allowable uses including but not limited to hardware stores, liquor stores, restaurants, funeral homes, and even a nightclub, but not a plumbing company.
- It is currently occupied by a general contractor and has been for almost twenty years. We are simply asking for approval to use it as it is currently being used.

WHY ARE WE A GOOD COMMUNITY PARTNER?

- Except for on-call employees to support our business, we are closed on the weekend.
- Minimum Noise. Our employees work through southeast Louisiana and only our office staff will be present most of the day. Employees are dispatched in the morning and some return to close out the day. Many times, our employees are dispatched remotely!
- We perform minimum work activities on site. We will store our trucks and assets on site, but most of our work is performed at remote job site locations.

WHY ARE WE A GOOD COMMUNITY PARTNER?

- We will support the local economy such as hardware stores, gas stations, and restaurants.
- We will be paying taxes to the town of Abita Springs.
- We would be a good resource for both the town and its property owners because plumbing is a primary need.
- By allowing us to occupy the property, you protect against it being sold to someone who desires far more density than our plumbing business.

CONCLUSION

- Because the current occupant is a non-conforming use, we are simply requesting no more or no less than what you are currently allowing.
- Once again, we are not requesting changes to the property or adding new buildings. We simply want to occupy the property in its current state.
- Many of the listed Commercial District usages are far more invasive to the local community than our plumbing business.

THANK YOU!

Questions?



AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS the Town of Abita Springs has availed itself of the provisions of R.S. 9:4722 which allow municipalities to create zoning districts; and,

WHEREAS pursuant to that authority, the Town of Abita Springs has created the zoning classification of a Planned Unit Development (PUD); and,

WHEREAS additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town's Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

WHEREAS the Town's PUD Ordinance warrants evaluation and amendment to provide for the inclusion of a Planned Unit Development Flow Chart to assist in clarification of the PUD process; and,

WHEREAS the Mayor and the Board of Aldermen desire that no large tracts of land be reclassified as a PUD until adoption of the new Comprehensive Land Use Plan and resolution of current sewer capacity inadequacies; and,

WHEREAS it is therefore necessary to affect a temporary moratorium on the classification of additional lands in the corporate limits of Abita Springs as Planned Unit Development.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs that there is hereby established an extension of the existing moratorium involving the reclassification of any land situated in the municipal corporate limits of the Town of Abita Springs as a Planned Unit Development Zoning District.

BE IT FURTHER ORDAINED that this moratorium shall remain in effect and no land shall be reclassified as PLANNED Unit Development for **six months** from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall be posted on the Town website and remain so until the moratorium's expiration.

Forwarded to Town Council FAVORABLY / UNFAVORABLY by _____,
seconded by _____, on the 25th day of April 2024.

VOTE: YEAS: _____ NAYS: _____ ABSENT: _____ ABSTAIN: _____



MIDTOWN CULTURAL DISTRICT CONDITIONAL USE REQUEST

DISCUSSION 4/25/2024
PUBLIC HEARING 5/30/2024

The Applicant is requesting a public hearing to open Abita Paws Grooming Salon in an existing building located at 22155 Level Street.

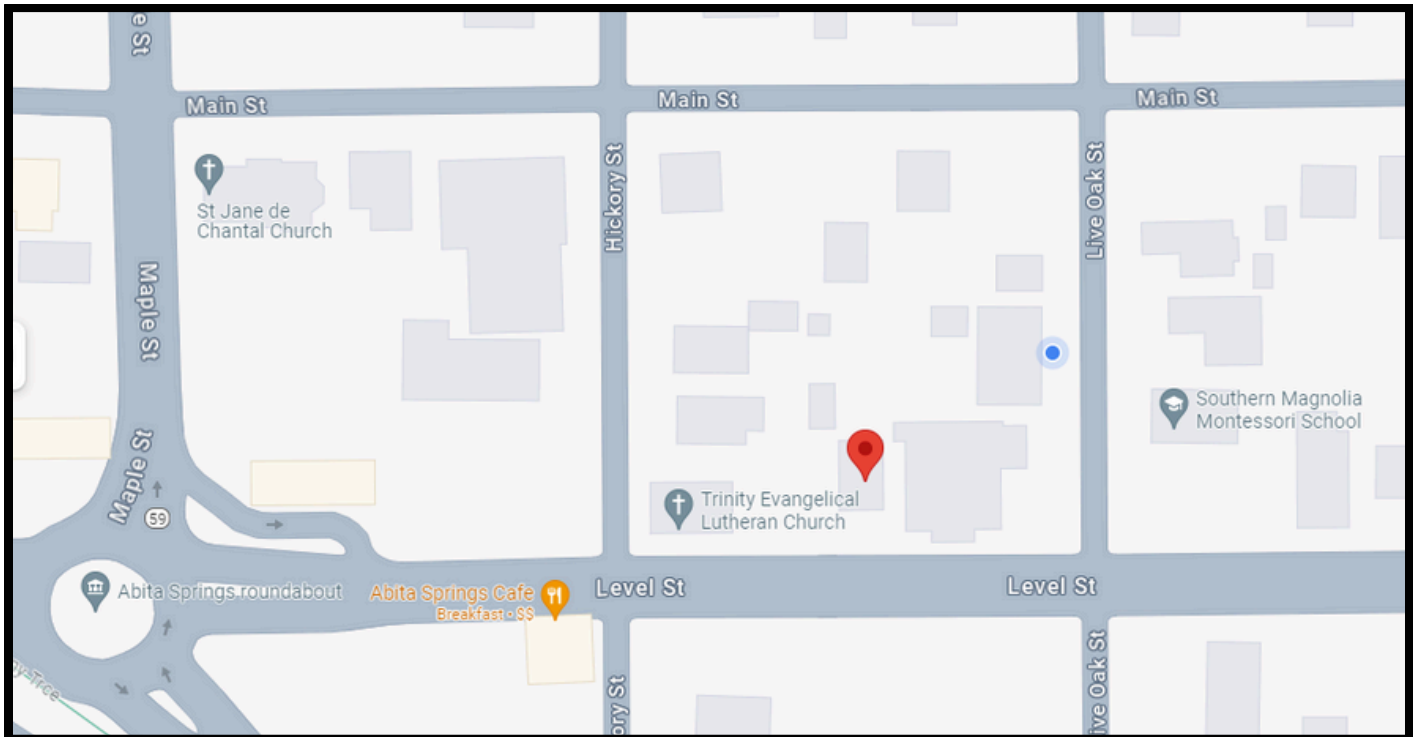
The location is zoned Midtown Cultural District.

This use of "Pet Grooming Salon" is not specifically listed as an allowable use in the Midtown Cultural District.

CURRENTLY the property is for rent. It was previously one of the three buildings being used for Southern Magnolia Montessori but they are no longer renting 22155 Level Street.



22155 LEVEL STREET, ABITA SPRINGS, LA 70420



SEC. 9-218.3. MIDTOWN CULTURAL DISTRICT OF ABITA SPRINGS

(b) In the cultural district, no building or premises shall be used and no building shall be hereinafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

(c) The commercial and C-2 commercial districts situated in Midtown Cultural Districts only the following uses shall be permitted.

(1) Café style restaurants; in those restaurants where ready to consume unpackaged food is served in individual servings, or in non-disposable containers, where the customer dines while seated at tables or counters located within the building, where there is a full service kitchen which consists of a stove, oven, refrigeration and dishwashing facilities, and where the sale of food constitutes over 60 percent of the total food and alcohol sales for the preceding year or from the commencement of operation of the business, whichever is a shorter period, then notwithstanding the provisions of section 4-308 beverages of any alcoholic content may be sold to dining patrons from a service bar which does not allow access to patrons.

The applicant for any alcohol permit in the Midtown Cultural District shall provide the same food and alcohol sales information to the town as is required by the State of Louisiana Alcohol Tobacco Control authority for the issuance of a Class AR alcohol permit.

Ancillary outdoor use shall be allowed to any café style restaurant.

(2) Art galleries;

(3) Bakeries;

(4) Bicycle sales, rentals and repair shops;

(5) Drug store and pharmacies; (requires special use permit)

(6) Florist;

(7) Grocery store including meats fruits and vegetables;

(8) Medical and dental clinics for human patients only; (requires special use permit)

(9) Stationery and book stores;

(10) Theaters (not drive-in); (requires special use permit)

(11) Gift shops;

(12) Hotels/bed and breakfast;

(13) Antique shops;

(14) Art shops;

(15) Beer gardens, pub/tavern;

(16) Candy stores;

(17) Cigar stores; (requires special use permit)

(18) Seafood markets; (requires special use permit)

(19) Craft stores; (requires special use permit)

(20) Jewelry stores;

(21) Leather goods shops;

(22) Musical instruments shops;

(23) Newsstands; (requires special use permit)

(24) Dance studio;

(23) Newsstands; (requires special use permit)

(24) Dance studio;

(25) Broadcasting and recording station;

(26) Retail clothing;

(27) Hardware store;

(28) Feed store;

(29) Vegetables and produce;

(30) Art studio;

(31) Coffee shop;

(32) Butcher shop;

(33) Sno-ball stand;

(34) Photography studio;

(35) Museums;

(36) Ice cream parlor;

(37) Banks; (requires special use permit)

(38) Travel agency;

(39) Barber shop, beauty shops;

(40) Dry cleaning; (requires special use permit)

(41) Accessory buildings and uses customarily incidental to above listed uses;

(d) No building shall be constructed in the cultural district of a height in excess of 35 feet.

(e) There shall be provided within the commercial and cultural district one parking space for each 300 square feet of commercial building.

(f) Uses not specifically listed or enumerated in the zoning regulations and chapter must apply for a public hearing before the zoning commission to be held not earlier than the next scheduled zoning commission meeting. The nonlisted enterprises must submit information required by the zoning commission and answer questions for the public and the zoning commission relating to the proposed enterprise. The zoning commission shall make a determination of classification within 90 days of the public hearing.

(g) No mobile home, modular home, nor automobile sales business or trailer shall be located within the commercial district.

(h) Modular homes are prohibited in the commercial district.

(i) Displays are limited to under beam.

(j) Any use provided for in residential/commercial overlay that is not provided within Midtown Cultural District shall be awarded only with a special use permit.

(k) All uses allowed in [section] 9-215 single-family residential are allowed in the Midtown Cultural District.

(Ord. No. 356, 11-17-2009; Ord. No. 443, 7-16-2013)

STAFF SUMMARY

4/25/2024

To: Planning and Zoning Commission

From: Planning and Zoning Director Kristin Tortorich

RE: Proposed approved use in the Midtown Cultural District

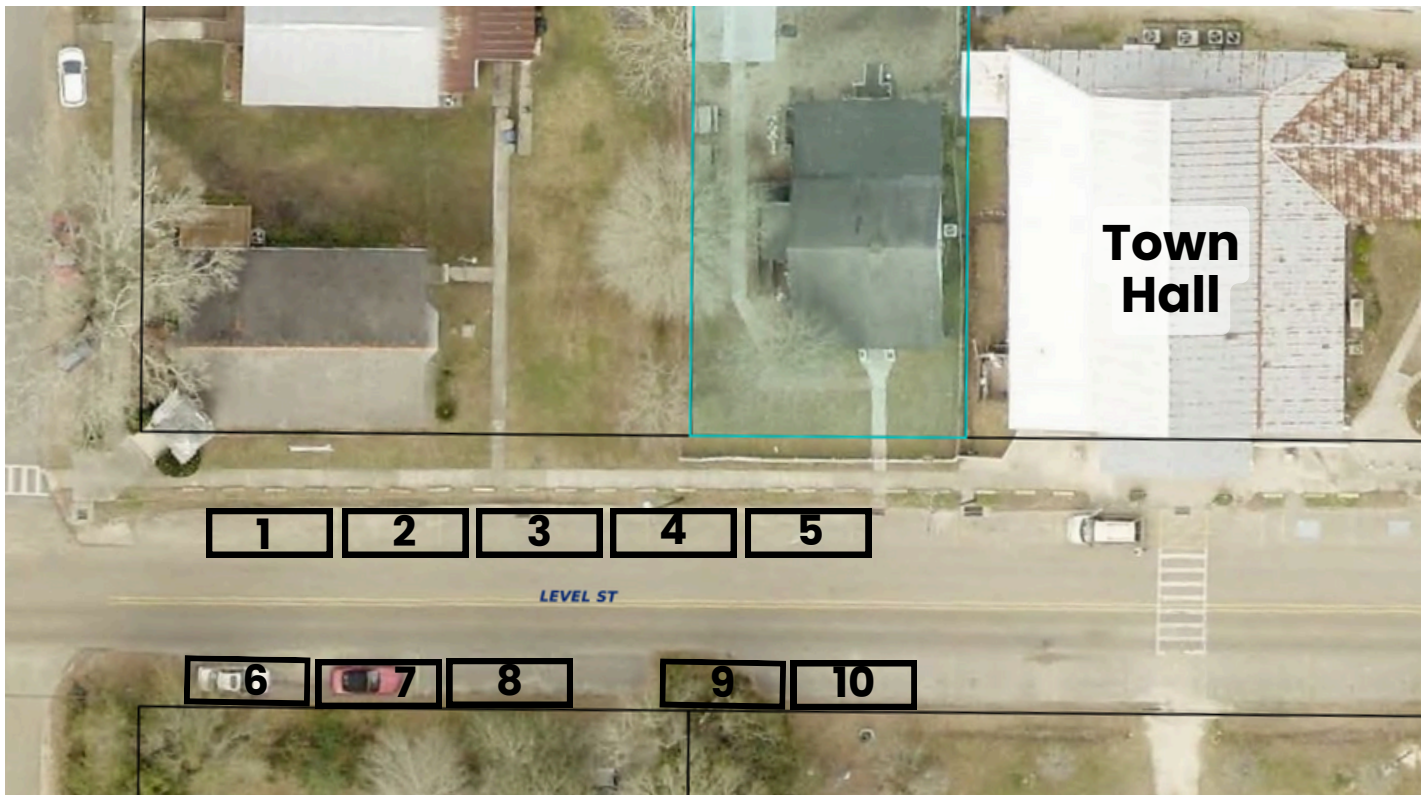
- This parcel is zoned Midtown Cultural District.
- This proposed use of Grooming salon for pets is closely related to # (39) Barber shop, beauty shops. They will also have a small retail area which falls under (11) Gift shops.

PARKING

(e) There shall be provided within the commercial and cultural district one parking space for each 300 square feet of commercial building.

The two buildings are approximately 2,572 Square Feet.

$$2,572 / 3 = 8.57$$



NEXT STEPS



1. Discussion item in Planning and Zoning- 4/25/2024

2. Advertise Public Hearing for next Meeting 5/30/2024