



PLANNING & ZONING COMMISSION AGENDA

March 28, 2024, 6:00 pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

- Welcome / Introduction
- Pledge of Allegiance
- Roll Call
- Call for Agenda Modifications
- Acceptance of Minutes from Special Meeting on Monday, March 11, 2024
- Acceptance of Minutes from February 29, 2024, meeting

PLANNING:

REVIEW SHORT TERM RENTAL APPLICATIONS:

- 71297 KELLER STREET
- 22195 6TH STREET

PUBLIC HEARING:

- Resolution No. 2024-002 to adopt the Master Plan, as amended, for the physical development of the Town, specifically to guide the Town's future growth and development.
- Resolution No. 2024-003 to adopt short-term amendments to the Subdivision regulations for the Town of Abita Springs, with the intent to comprehensively amend regulations in the long-term in coordination with the Town Planner, Town Engineer, Board of Alderman, and Community input.
 - **Staff Report:** Proposed Short Term Subdivision Amendments
 - **Attachment A:** Proposed Amendments with Tracked Changes
 - **Attachment B:** Proposed Amendments as Clean Copy

ZONING:

- Discuss repeal of the PUD Zoning District, development of a Resolution recommending Code amendment to the Board of Alderman for consideration, and development of such amendments.
- Discussion/Presentation for Quality Plumbing
- **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: David & Nancy Gray
Mailing Add.: 71315 Leveson St
Phone: 985. 237 4476
Email: firenj82@yahoo.com

APPLICANT INFORMATION

Name: Same
Mailing Add: _____
Phone: _____
Email: _____

STR PROPERTY INFORMATION

Address: 71297 Keller St
Mailing Add.: 71297 Keller

Zoning: _____
of off-street parking spaces: 2
of bedrooms: 3

MANDATORY DOCUMENT CHECKLIST

- Proof of Ownership (deed, HUD, etc.) *tax document*
- Fire Inspection Compliance Report
- Certificate of Insurance
- Occupational License (www.townofabitasprings.com/occupational-license) *Applied For*
- 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.





71297 KELLER STREET, ABITA SPRINGS, LA 70420



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 DAVID GRAY CONTACT Same As Owner
 MAILING ADDRESS 71297 Keller ST Abita Springs LA 70420
 INSPECTED ADDRESS 71297 Keller ST Abita Springs LA 70420
 PHONE # 985-237-7688 ALTERNATIVE PHONE # 985-237-4220

- 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 N/A.
- 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.
- Perimeter of 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 for exit in an emergency.

Note any other safety hazards observed at time of inspection

None observed

COMMENTS:

This inspection was performed for the purpose 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 David Gray
 (Print Name)

Signature David Gray Date 3-14-24

Inspector BRANDON C. STEIN
 (Print Name)

Signature [Signature] Date 3-14-24

WELCOME TO Abita Springs

YOU ARE HERE:

71297 Keller 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

David Gray (985) 237-4476

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.



SHORT TERM RENTAL APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

OWNER INFORMATION

Name: Jolene M. Garcia
Mailing Add.: PO Box 146 AS, LA 70420
Phone: 703-334-1277
Email: garciajolene@rocketmail.com

APPLICANT INFORMATION

Name: same
Mailing Add: _____
Phone: _____
Email: _____

STR PROPERTY INFORMATION

Address: 22195 6th St Abita Springs, LA 70420
Mailing Add.: PO Box 146 AS, LA 70420

Zoning: residential
of off-street parking spaces: 2
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) Applied for
- 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".

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22195 6TH Street, Abita Springs, LA 70420

22195 6th St

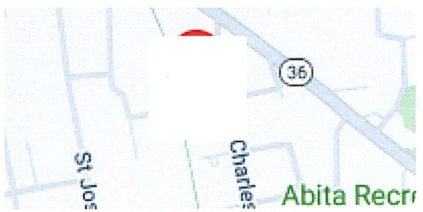
Abita Springs, Louisiana

Google Street View

Jan 2019 [See more dates](#)



Image capture: Jan 2019 © 2024 Google





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

Jolene Garcia

OWNER 22195 6th St CONTACT 703.334.1277

MAILING ADDRESS P.O Box 146 Abita Springs, La

INSPECTED ADDRESS 22195 6th St Abita Springs, La

PHONE # 703.334.1277 ALTERNATIVE PHONE # _____

- 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 _____.
- 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

COMMENTS:

Outlet covers need to be placed back on + ~~test~~ install
Smoke detectors. Completing today.

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 Jolene Garcia Signature [Signature] Date 3/18/24
(Print Name)

Inspector M. Taylor Signature [Signature] Date 3/18/24
(Print Name)



WELCOME TO Abita Springs

YOU ARE HERE:

22195 6TH STREET, ABITA SPRINGS, LA 70420

SHORT TERM RENTAL CONTACT

SHAWNA MEYNARD (985) 373-6480

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
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EMERGENCY NUMBER IS 911



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Recycling Pick-Up is Monday morning, please put recycling cans out Sunday night
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EMERGENCY EVACUATION INSTRUCTIONS

This house has Natural Gas. Please read the Gas notice on the following page.



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ADVERTISE AS PUBLIC HEARING



**Public Hearing
March 28, 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, March 28, 2024, at 22161 Level Street, Abita Springs. The public hearing will be held to receive public comments regarding two items.

1. Adoption of a Master Plan for the Town of Abita Springs
2. Amendment of Subdivision Regulations

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