

The following are minutes from the Planning and Zoning Commission meeting on Thursday, September 26, 2024, in Abita Springs Town Hall. The meeting convened at 6:01 PM.

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

There were no modifications to the meeting agenda.

The Commission reviewed the draft minutes from the August 29, 2024, meeting. Commissioner Guidry motioned to accept the minutes of the August 29, 2024, meeting. Commissioner Lanaux seconded the motion. All commissioners were in favor.

PLANNING

No items were on the agenda.

ZONING

Public Hearing

No items were on the agenda.

DISCUSSION

Future Land Use Map

The Commission reviewed the latest version of the Future Land Use Map (FLUM). The FLUM has been revised based on feedback received from the Planning and Zoning Commission, Town staff, and public comments received at the most recent open house. The Commission discussed the following revisions.

- More public land identified and designated as such (Including the property on 10th near the cemetery).
- Commercial designation along future Harrison Avenue extended East. Claire Guidry said that near the east end of the Harrison Avenue extension land should be designated as Mixed Use. The Commission agreed that this change should be made.
- Current extent of the Historic District added (Not including areas adopted by text which will need to be added).
- Mixed use extended east along Level and Main streets.
- Mixed use extended south along Hwy 59 to Harrison Avenue.
- Mixed use extended north to include property near the closed Hickory Street Bridge.
- Town Center category changed to Mixed Use to reflect its expanded footprint.

The Commission discussed the designation for the 6.5-acre commercial-zoned property on Hwy 59 north of Southwind Subdivision. The Commission agreed that the Mixed-Use designation would fit best with the surrounding residential neighborhood.

Lex LeBlanc noted several gaps in the Commercial designation along Hwy 36 in the southeast portion of town. Kristin Tortorich said she would check with the planning consultants regarding the designations in this area.

The Commission agreed that the Mixed-Use designation should be applied to the areas shown as Commercial along the Tammany Trace in the southwest portion of town.

Kristin Tortorich said the revised FLUM will be e-mailed to the Commissioners with adoption of the map scheduled for the October meeting.

Public Comment

No comments received.

ANNOUNCEMENTS

Kristin Tortorich said that the Abita Springs Truck and Tractor Showcase is scheduled for Saturday, September 28, 2024, from 12:00 to 3:00 PM at Abita Springs Recreation District 11.

ADJOURNMENT

Commissioner Guidry motioned to adjourn. Commissioner Lanaux seconded the motion. All Commissioners voted in favor. Meeting Adjourned at 6:29 PM.

Kristin M. Tortorich, Planning & Zoning Director

Date