

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jack Keen, Richard Folse, Jr., Carmine Frangella, Ryant Price, Randy Petit, Jr., Marilyn Ross

MEMBERS ABSENT: James Krajcer, Jr.

ALSO PRESENT: Michael Albert, Chris Welker, Brett Badgerow, Zoe Vittur and Donya Hebert of the Planning Department.

2024-12-MIN requested by Shirley and James Madere Jr., ROCRYN, LLC for a resubdivision of two lots into five, 100 block of Early Street, Paradis. Zoning District R-1A(M). Council District 4.

Mr. Badgerow– read the staff report, and the department recommends approval.

The public hearing was open.

Herb and Brenda LeRay 112 Early St. Paradis, spoke in favor of resubdivision.

The public hearing was closed.

Commissioner Keen made a motion to approve, second by Frangella.

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS
 NAYS: NONE
 ABSENT: KRAJCER
PASSED

2024-16-R requested by Suzanne Imbraguglio for a change of zoning from O-L to R-1A on two undesignated tracts consisting of approximately 2.25 acres, 201 Joe Louis Lane, Hahnville. Council District 1.

Mr. Welker – - yea in order to receive a recommendation approval from the department rezoning must meet at least 2 of the 3 rezoning criteria, we found this meets all 3 of the rezoning criteria. The first one whether conforms to land development pattern establish by the St. Charles Parish Comprehensive Land Use Plan it’s not a spot zone, we do find it meets the future land use designation of low to moderate residential which anticipates development of those residential uses that are permitted in the R1A, R1B, R1AM zoning districts. It’s not a spot zone since it expands upon R1A zoning adjacent to the Courthouse Lane side and rear and it does so in the further comprehensive plan, so it meets criteria one. We found it meets criteria 2 based on changes of land use pattern and character summarizing that criteria is basically how Hahnville as a whole has been transitioning over the past several decades from a more rural character to standard residential starting with several subdivisions going back to the 50’s and 60’s picking up in the 90’s and commencing even more recently in the last couple of years and additionally there have been a recent zoning change immediately adjacent to this site for the old Fashion golf course to R1A so this just would be a continuation of this trend going to a more typical residential character and not just in this specific area but across a good bit of Hahnville, so we find it meets that guideline. On the third guideline whether or not the use is permitted would be incompatible with the existing neighborhood character the use is permitted in the R1A zoning is pretty much site built single family house, site built single family homes are developed in the immediate vicinity and with the recent zoning changes in the area can be permitted much greater volume if certain subdivisions development actually comes through, so this zoning would permit uses that are existing in the area and that could be further permitted in the area so it meets that criteria and based on meeting all 3 we recommend approval.

The public hearing was open and closed, no one spoke for or against.

Commissioner Ross made a motion to approve, second by Keen.

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: NONE
ABSENT: KRAJCER
PASSED

2024-17-R requested by Melissa & Craig Perrier for Bayou Bahamas, LLC for a change of zoning from R-1A(M) and O-L to R-1M on Lot DZ-1, 10577 River Road, Ama. Council District 2.

Mr. Welker – as mention to get an approval of recommendation you need 2 of the 3 rezoning criteria we find this request meets the second and third guidelines to summarize each of those regarding the land use pattern or character changing to the extent that the existing zoning no longer allows reasonable use of the property Lot DZ-1 is a long tract, a long narrow tract with the subjects portion approximately 135 feet wide and nearly 5400 deep from River Road to Union Pacific Railroad separately own and developed properties are adjacent to each side for nearly half of this depth including and older residential neighborhood to the Triche St. side and an RV park along Michael St. The most significant change to land use pattern and character the entire Ama area incurred in 2008 with the changes adopted by Ordinance 8-9-10 resulting in large areas of R1AM zoning converting to R-1A and reducing the permitting of manufactured homes. The changes recommended and approved with that effort only affected the front portion of the subject area with a creation of a C-2 district along River Road, otherwise the R-1AM and OL covering the subject site, and the adjacent properties remain as establish in 1981. The most significant changes to the land use pattern and character in the immediate vicinity was the development of the adjacent Ama RV Park permitted on approval of a similar rezoning in 2005 with this development a new use type was introduced but most notably a row of separately owned but continuous undeveloped tracts was disrupted which under the right conditions and coordination have a potential for future subdivision development, Lot DZ-1 was isolated and it's development foot print largely confined to it's own 135 foot width at this size and shape additional residential development is possible but accommodating a 55 foot wide road right of way to do so would result in a wide shallow lots which are not ideal for typical residential development this is magnified when considering the primary OL zoning requires 20,000 square foot lots, at this time the proposed R-1M zoning can be considered more reasonable given the limited development options of this long and narrow lot and less permanent nature of the uses permitted under R-1M still maintains the potential for incorporation of the site into future development should it ever occur, so it meets that guideline. Regarding the third criteria potential use by the proposed rezoning will not be incompatible with the existing neighborhood character nor overburden public facilities or infrastructure the neighborhood characters is designed by the single-family residential neighborhood adjacent to the Triche St. side consisting of a mix of site built and manufactured homes and the Ama Rv Park adjacent to the Michael St. side. The neighborhood predates any current development standards consisting of extremely narrow streets and uncertain property boundaries. The proposed R-1M zoning district is specific to the permitting of manufactured home parks and RV parks so there shouldn't be significant result in or shift away from neighborhood character given presence primarily of the adjacent RV park. The rezoning would significantly increase development potential so impact to existing public facilities is expected an must be address as any part of any result in development specifically as referenced in the utility section of this report representatives from waste water stated downstream improvements maybe required in order to handle drainage and that of course would need to be addressed before anything gets permitted. So we recommend approval based on meeting the second and third criteria.

The public hearing was open.

OPPOSED –

Jared Zeringue 111 Lussan, we just bought property at 10555 River Road and our plan was to build a house and we have similar track just like that and it kind of detracts from ahh the house we, you know the potential home value of what we were trying to build, um and I think it would increase a lot of traffic right there on River Road because even know with the RV park in ah on Michael St. I think it's a lot of traffic um so if you add that many more RV's to a new tract you'll have that many more cars in the area. That's all.

Denise Friloux 256 Kennedy St. in Ama Louisiana, and I would like to know how would this project effect the property value of our homes on Kennedy St. Um for one and for two, on Triche St. it was my understanding that once you move one of the mobile homes you had 6 months to put one back you couldn't put another mobile home back if you didn't put it back in 6 months so now this RV park will bring similar structures or maybe structures that are substandard to some of the mobile homes that were desired on that tract of land they can't bring them in so why are we expanding this, because we were told back then when they said we couldn't bring a trailer in that it would detract from property value. So how is this any different? And I know it's a couple questions tied in but we worry about the property value.

Commissioner Petit – and I'm sorry this is definitely not something we could answer as far as the property values, um Triche St. is zoned R-1M. Correct?

Mr. Welker – yea Triche is R-1AM so it does permit manufactured homes.

Commissioner Petit – it does permit them.

Mr. Welker – it does it was unaffected by the 2008 rezone which converted a lot to R-1A where I think they already saw site-built homes, majority of site built homes.

Ms. Friloux – so there's mobiles homes there but you if you move it you have 6 months to put one back am I right, if you don't put it back in 6 within 6 months.

Commissioner Petit – it would depend on the zoning designation of that particular lot. Correct?

Mr. Albert – for instance on Kennedy St. that would be correct.

Ms. Friloux – not on Kennedy, we talking about Triche because we do have a manufactured home over there too.

Mr. Albert – but would it, it's zoned for it so that limitation does not apply on Triche St.

Ms. Friloux – it doesn't? Ok that's news to us because that was not what we were told.

Darlene Triche Hall 421 Kennedy St. and I'm the executor of Palmire Jones property, the property on Triche St. and the property on Triche St. is um there have like you can only have so many trailers on Triche St. just like Ms. Friloux was saying and my concern is that someone could come and rezone a whole piece of property for trailers when Triche St. is already zoned for trailers but we're being told that we couldn't only have so many trailers and then if we come in to ask Planning and Zoning can that be lift on how many trailer we can have well it would probably be a lift but you could only just put one or two they not going to give you anymore that one or two trailers that you could add. So that's the part that I don't understand, and when someone else could get a whole piece of strip zoned and put as many trailers as they want to when I was already zoned for trailers, but yet were not able to do that and I'm trying to understand ok, well what's the difference in that owner versus us on Triche St. What is the difference?

Commissioner Petit- to try and answer that, maybe Michael or Chris can add clarifications but there's restrictions on what you can put on a designated lot right the number on a particular piece of property, I don't know particular requirements for the lot you are talking about but certain lot sized would allow different numbers of manufactured homes depending on the size of the lot.

Ms. Hall – ok but our land strip is 40 arpents which is I think equivalent to um 33 acres which is basically probably the same thing that they have.

Mr. Welker – so it comes down to the difference between the two zonings districts on Triche and the other streets is R-1AM that's still a single-family residential zoning district so one single family dwelling per lot. There is a provision to allow for a couple of additional residences that can be

permitted as a special permit exception or what have you that can be applied and that's where some additional residences can come from, but it is limited. The R-1M zoning that's being considered tonight is different for a manufactured home or an RV park so several different units on one property so, there are even though they allow similar dwelling types there substantially different as far as one being single family focused and the other essentially kind of being like a multi-family zoning in a way.

Commissioner Petit – there not as permanent. Correct?

Mr. Welker – yea.

Commissioner Petit – does that help you? It's because the zoning is different on the two pieces of property.

Ms. Hall – but isn't Triche St. zoned for single-family's as well?

Commissioner Petit- Triche St. is zoned R-1AM, and the request tonight is to change this property to R-1M. There's some slightly different requirements.

Ms. Hall – and I'd also like to stipulate that um in the event that something like that happens that they would be required to put a fence to separate the properties and also to cut the grass on that line because the grass had not been cut on that line since Hurricane Ida and has grown whereas the owner prior to that use to keep all that grass cut.

Commissioner Petit – ok, thank you.

Ms. Hall – you're welcome.

Barbara Clement Wilson – 145 Victoria Lane which is two streets over or one street over from the property of question and my concern is Ama has a history of coming to the Planning and Zoning when they initially tried to put fabricated homes on Kennedy St., and we came, and we were successful in keeping those homes off because we were concerned about the value of property in Ama. Later, a couple years we have the same problem and we were not successful because they were going to put what's called a recreational park where they were going to be simply in and out but however these are homes that people have been living for years so we were deceived on that, and that again effects property value because we as a whole community, you know look at not just one street, we look at Ama, Ama is a small town so here we again faced with the same thing wanting to put another adjacent recreational park. It appears that we being pushed to the side and not even, our value's, our thoughts, our desires for our community is just being shoveled under. I mean this is the second time and that first park is like I said two streets over so now you want to put another one, but right to it that's just going to enlarge the possibility of what's going to happen to the property value of the people in Ama and we work just like everybody else to bring homes, to up keep our property and it's just being dismissed and it's really really disheartening I mean you live in Destrehan, put it in Destrehan Ama is trying to keep values where they are and grow and it just appears that it's being dismissed and I really wish you guys would take a look at it and look at it for those of us who work just like you do and want our property values to remain and grow higher because were not going anywhere Ama is home for us, for our children, for our grand kids. So, I'm asking you to please take a look at that, this is the second time we talking about bringing in homes that sit there you know of no value but they stay there and effect the values of our homes.

Commissioner Petit – thank you.

Devin Sellers Zeringue I believe you heard my husband speak earlier but hearing this woman, this lady speak before me kind of inspired me to step up and speak on behalf of our family again. I'm a small business owner here in St. Charles Parish we bought that tract of land next to the Ama RV park specifically because it was zoned commercial in the front and single family residential in the middle and then open land in the back half abutting up to the train track. I have had hopes

and dreams of building an office in the front portion and then my husband and I finally moving out of our starter home and building a larger home for us and our children and our dogs and you know hopefully animals one day for the back half and um I was hoping that the investment we would be making in Ama Louisiana would bring up property values in the surrounding areas instead of you know trashing it with pre fab homes or RV parks, now the RV park that is next to us is manage by, we call him Harley as a nick name he up keeps that property immaculately he's very, he make sure who ever comes in and put's a camper there has been vetted, he doesn't allow trash, no one is allowed to speed down his road he up keeps his property in a way where we feel comfortable building and buying property next door to him. Now this new property we aren't going to be able to control what happens there I mean y'all up to a certain point can but I think that would take away from what is essentially Ama which is a rural small town, it's got a lot of wooded areas we still have rabbits, wild boar, squirrel, we have a lot of wildlife, frogs you can hear the frogs singing at night if we keep developing this property that it is so scared to St. Charles Parish I think that we going to find ourselves in another Kenner Metairie situation and would just like to keep a piece of St. Charles Parish a little more on the rural side.

Christie Williams – I wasn't going to get up and speak myself either. My address is 426 Kennedy St. I'm born and raised in Ama, um I grew up on Kennedy St. my sister lives on Kennedy St. as well the people of Ama is what makes Ama what it is and the RV park coming into Ama and being brought into Ama I'm concerned of the people who are going to come with those RV parks the element that may come with that RV park. I don't know the people the RV's gonna be workers gonna be in there or if they gonna be recycled workers how long they gonna stay, there are a lot of children in our neighborhoods are these gonna be people who are going to what type of element they may come in I have an elderly aunt that lives on Triche St. um is she gonna be safe, um in her home those are the things that worry me there a lot of elderly people that live on Triche St. those are my concerns, um the neighborhood that is adjacent to that um that RV park that is gonna come there's a lot of elderly women that live in that neighborhood I'm thinking of what I saw on the news for the young girl in Kenner that was um accosted and raped by someone in an RV neighborhood those are my concerns living in Ama with an RV park. So, that's what I think about. Are the children of Ama going to be safe with an RV park coming into Ama? Ama's a safe neighborhood. We all know each other, we are all family, we all connected, we all look after each other, we all take care of each other, and we don't want, and we can't control who comes in there but we want to be safe in our homes. We don't have, we don't want to have to be looking over our backs because people are coming in and bringing people into our area and we can't be safe in our homes because we don't know the people who are living next door to us and that's my concern about my hometown, where I grew up in a place where I call home. Thank you for my time.

Edward Murray 262 Vidal St. Ama – two streets over from where they putting this trailer park (inaudible). I been trying to get a ditch behind my house dug for the longest because the parish ditch is ruining my house so how can you zone a trailer park, take care what's in Ama first then you can do what you want but right now we need our ditch dug just like everybody else needs there ditch dug trailer park just gonna bring more water and everything else there. I've been fighting too long to get my ditch behind my house dug, it costed me money, they trying to make money. I ain't trying to make no money, I'm trying to get my house together and that's gonna bring it down more. That's my biggest concern besides the new trailer park coming in like my cuz say we don't know who coming in there, what their background is ya know it could be rapist, killers, murderers, whoever I don't know. Do y'all know? That's all I have to say.

Kimberly Brown 238 Beck St. – now a few months ago this council, this commission sent out a letter for FEMA trailers to be moved off the property you are putting people who needed these homes there and now you want to put this thing. I live on a tract of land that my grandmother's grandfathers bought, and we can't put a trailer there because y'all won't let us. But you, it's ok for them to put one? I don't live as close as the rest of my family does, but Ama is still home. So, when I got that letter to remove my FEMA trailer I had to scramble because it wasn't explained to me that I had a permit cause my home was being built that the trailer could stay there, but think of some elderly person like she said she has an elderly aunt that lives down that street that could possibly effected by this, Ama has always been home for me I'm 55, I'm not going

anywhere. But this, this isn't right. You don't have trailer park in your neighborhood, in Luling or Hahnville, or wherever y'all live at so why would y'all want to shove that down our throat. Like they said, whoever the owners are tell them to put it in their backyard, not ours. Thank you.

Hazel Turner Richard 114 Griffin – the problem that I'm seeing here, Ama is a small community, Ama is too small to be bombarded with what maybe it says manufactured homes but I'm sure that's dressed up, it's gonna be an RV park. We don't know whose gonna come in here and as they said we have a lot of elderly people in Ama you know we have somebody 100 years old living in Ama people in Ama are there for the long haul. I live on the street that it took me almost 2 years to get a street light on the corner where the kids catch the bus in the morning at O dark 30 you cant see them standing there and we have, I don't begrudge anybody doing what they do it's an American dream a lot of people want to make money that's fine I don't have a problem with that but their come up should not be to my detriment, my property values, my way of life, I should not have to adjust so that they can be more comfortable.

Kyra Lawson 327 Kennedy St. – Good evening. My husband and I purchased our 2 lots about 23 years ago and we ensured that we built a home that would align to the covenants of the Kennedy St. subdivision. We ensured that we maintain our properties so that the community value would not be one that would decline but that would incline so that we all would benefit from homeownership that would be an asset to our families. We work and we ensure that we contribute to our community, Ama is a small town and everyone know everyone in Ama and so when the initial rezoning for the tract of land to put an RV camper area right there that was puzzling, it was hard to swallow but it happened and now we've been made aware of the same move about the happen again in the same area. And so, we struggling with why is it only happening in Ama where there's one street in and out there's only one way to get in and one way to get out, the River Road and the traffic increase as well as who are the people that are moving into the area, we don't know. We don't know if their going to be transient, we don't know if they going to remain there, but we do know they not contributing to the property value. How can an RV park contribute to single family residences where you're looking to establish families and communities of people who have likeminded goals which are to do the American dream of buying a home, living in a community and raising family and with that I just want you to know that we do not want and RV park. We want community parks where children can play and grow and be able to develop, we want areas where our families can come together and be able to raise their children and have events. There will be no event in the RV park that will bring the community together, it will only divide the community and bring down our property values as we are striving to ensure that we are a family community in Ama. Thank you.

Applause from the audience.

Reanda Fields and my family is a long-time resident of Ama and my grandfather built his house at 171 Triche St. my aunt stood earlier and spoke because she is the executor of the Palmyre property. Um, I have one question and before because I missed it. Was this rezoning recommended for approval tonight by Planning and Zoning?

Commissioner Petit – the vote will be taken after the public hearing, and this would, this is a recommendation then that would go to the parish council for ultimate determination of the zoning.

Ms. Fields – ok, thank you. In Planning and Zoning, like I think Ms. Kyra mention you have to get property zoned and when you build a house you to stick to the ordinances. My questions would be, does it depend on the applicant that applies for rezoning whether or not it's approved because when residents have gone to Planning and Zoning to put property or to put modular homes, or pre fab homes on their, like Ms. Denise, T Denise, cousin Denise has said that we were still under the assumption that you had a certain amount of time once one was removed in order to be replaced or we had to jump through hoops and we had to get everybody to sign petitions in order for property to be put there. We've learned tonight that the zoning is one R-1AM and this zoning is for R-1M.

Commissioner Petit- correct.

Ms. Fields – so there is a difference. So, would our property need to be subdivided in order to put multiple homes on there? Or is it this whole strip of land that's gonna be rezoned R-1AM and they can put as many mobile homes on there as possible?

Commissioner Petit – so to answer, so every if today your, the R-1AM which is what's on Triche St. for you to be allowed to put multiple mobile homes it would need to be rezoned because it's currently zoned for single family residential homes. This request is for R-1M which temporary storage of mobile homes, right, well there not permanent, smaller. So it's a different zoning designation.

Ms. Fields – what you heard mostly tonight is from owners, family members of owners, and from family who has been on Triche St. or in that area for generations, and generations and generation, and time after time again they have all come and said the same thing that they do not approve of a commercial rezoning or a zoning for temporary property not owner occupied properties adjacent to their land, our land and we all recommend or request that you would deny or not approve the rezoning of this property, because it is our home and it would change the culture and it would change the fabric of our community and uh instead of having spot zoning in the area we would like to keep it where it is and that's for family owned property, owner occupied, not for investment in this area unless it's like Ms. Kyra also mentioned that would bring recreation um into our area and bring us together. Thank you.

Neilda Griffin Harris 235 Griffin Dr. Ama – and I 'am concerned about bringing this development into our area. We came to y'all before when it was on Michael St. I think they had already snuck it in by the time we found out about it, they snuck it in ok by the time we knew it was a whole subdivision back there now you want to expand that; my thing is Ama is not a dumping ground seems like everybody want to dump on Ama. Do you have any trailer parks in your area, anybody have some near your home, in the hood I mean not the hood.

Commissioner Keen – I live in Paradis.

Ms. Harris – I meant in your neighborhood. (audience and board laughing) Anybody else have them, nobody else, he's the only one that have them.

Commissioner Petit- I live in Ama.

Ms. Harris – where at in Ama?

Commissioner Petit – on Alice St. in Ama.

Ms. Harris – on where?

Commissioner Petit – Alice.

Ms. Harris – do you have anything in Alice like that?

Commissioner Petit – no, not on Alice.

Ms. Harris – I didn't think so. But that's what I'm saying everybody wanna come into Ama and dump. I live on Griffin, and we also incurred new development on our street, we have two new houses that's going up, another one promising to come up ok we talking about single family homes we not talking about trailer parks and like I said we don't know who is gonna come into the area, where they coming from and like I said they snuck Michael St. on us now they trying to do it again. I would hope that y'all would deny that request like every time it's Ama it's wide open just dump on Ama let you know, just dump on Ama and don't worry about them ok we have feelings too just like you do we respect our property value just like you respect yours and I

wouldn't want to have a trailer park bring our property value down. So, I'd ask that you deny this request. Thank you.

Brian Singleton 205 Allen Dr. – with the RV park they trying to build I was working and a lady I live on the next side of me Amelia St. and she was going down driving down the road I stopped her on the way back, I said what's going on mam you loss, you looking for somebody, she said no we done bought this property and we gonna put an RV park back here like my friend have on Michael St. and I went to thinking and I said they already done snuck that one in on us on Michael St. and then so when she came back I said yea it's a good thing so I went to making phone calls we had the town house meeting they denied her they jump on I think Brian Fabre was the Councilman we had people from Mimosa come talking about it would be nice to put one in Ama and we said why you don't put one in Mimosa instead of bringing it to Ama and so now they trying to sneak another one in. First, they told us the sign had to be on the property nobody seen the sign cause nobody went behind Michael St. and now they (inaudible) they done put signs out and now we find out they fixing to build another one, man they gonna bring all our property down, you know. Well, I just hope they deny it. Thank you.

Melissa Perrier 154 Villere Dr. Destrehan – we just want to thank you all for your consideration tonight and were here to ask for a rezone we are working with a local engineering firm and um you know we'll follow all requirements of the parish if we are approved and I just I will share my husband and I are fourth generations of St. Charles Parish residents we are from this community we have been in this community for many many years we are committed to this community he and I we both work in this community and have both really had a life time of service to St. Charles Parish so our intentions are to help the residents and to help provide housing for St. Charles Parish which is something that we encountered post Ida as really a need here in St. Charles. So, we appreciate your consideration and we here to answer any questions you may have.

Commissioner Petit- any questions from our commissioners? I guess one for me or two. Have you thought about a fence around the property and also sewer connections, is that planned to connect to parish sewage?

Mrs. Perrier- so we are working with a local engineering firm we have some kind of preliminary sketches but upon, if we were to be approved they will follow all codes of the parish and we want it to look beautiful, we want it to look nice, it is not our intention in any way to decrease property value or do anything like that, um we like I said we take pride as being residents here our kids are being raised here, um so we want it to look nice and we will work to make sure that it's beautiful.

Commissioner Petit – thank you.

Craig Perrier 154 Villere Destrehan – they have a house already on it that we already started remodeling to fix it up because it was falling apart, broken windows and everything all the windows are fixed we started painting redoing the inside of it I own a landscaping and grass company also. I lived on the west bank I live on the east bank now. It's gonna be beautiful by the time we done and yes a fence for part of it is but we plan on dressing it up nice and we will have somebody there our goal is to have somebody there in the house that will be watching over the park 24/7.

Danielle Triche – 127 Triche St. Ama – I just want to say that I do wish you guys did not approve it um I think the land that's already there is really to me not well maintained because in my backyard after Hurricane Ida a whole bunch of shrubbery has been pushed over into my backyard there's no fencing, nobody has cleaned it up um after Hurricane Zeta I had a tree fall onto my roof I had to take it and get it removed nobody helped me get it removed nobody comes to check on it, they cut the surface land but as far as the shrubbery that's surround the property it's not well maintained my next door neighbor has cleared his land the shrubbery and trees behind his land on his own and it took him well over a year. So I do wish it to not be approved for that reason.

Mr. Perrier- one more thing we just bought it in the property in the end of June I think it is so they do have a lot of shrubs that grew up way in the back of the track and I have the machine to clean it all up and that's our goal you know um I just did a big commercial job and planted a bunch of trees so we will be planting trees making it pretty to go around and its gonna be pushed back further so it wont be close to the River Road and they have beautiful Oak trees and stuff we plan on keeping to move around to make it look good. So, we just starting to do anything over there, so I keep hearing after Ida, but we just got it a couple months ago, so to clear that up.

The public hearing was closed.

Commissioner Price made a motion, second by Keen.

YEAS: FRANGELLA
 NAYS: PRICE, KEEN, PETIT, FOLSE, ROSS
 ABSENT: KRAJCER
FAILED

2024-18-R requested by Malcolm Darensbourg, III, MAD, III, LLC for a change of zoning from R-1A to R-1A(M) on Lot 31A, Square 1, St. Charles Terrace Annex Subdivision, 175 Annex Street, New Sarpy. Council District 6.

Mr. Welker – alright, so um on this request the department found it only met one of the three zoning criteria specifically the second guideline resulting in a recommendation of denial but to go over each of those three whether or not the propose rezoning conforms to the land development pattern established by Comprehensive Land Use map and would be a spot zone that is incompatible with the neighborhood the subject site is designated low to moderate residential that does take into account the proposed R-1A zoning district but it fails this criteria due to needing to be considered a spot zone since it covers a small single property within an established R-1A zoning district so because it being a spot zone it doesn't meet that criteria. We found it does meet the second criteria regarding whether the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use the St. Charles Terrace Annex subdivision is shown on plat maps dated 2-19-30 and the R-1A zoning district encompassing most of the neighborhood was established in 1981 the neighborhood character land use pattern is defined by older site built houses, manufactured homes and vacant lots. This area is shown on a 1973 zoning map as a R-1 single family residential per the code of ordinances adopted in 1970 the single family dwelling type use type permitted R-1 did not differentiate between a site built or a manufactured structure which could explain the mix of older manufactured homes along with site built construction with most of those manufactured homes now being considered non-conforming under the current zoning, with the changes in 1981 the parish created the R-1AM district establishing where manufactured home may be permitted by right and the subject area was zoned R-1A since then there have been eight successful rezoning from R-1A to R-1AM in the St. Charles Terrace Annex from 1986 to 2016 but those request are relatively infrequent and concentrated on the opposite side of Short St. The prevalence of non-conforming manufactured home predating the current zoning along with the zoning from R-1AM is not indicative to a shift away from the over all site built character intended for and developed as St. Charles Terrace Annex. The biggest impact to the character and land use pattern within in St. Charles Terrace Annex is the growth of vacant lots resulting from an industrial buy out program Valero Refinery New Orleans LLC operating facility bordering the neighborhood upriver has acquired a 175 individual lots in St. Charles Terrace Annex. The majority of their acquisitions is concentrated along St. Charles and Terrace St. but the footprint extends across the entire neighborhood this includes the four vacant lots previously developed with a site built home immediate rear of the subject site while this may not necessarily render the R-1A zoning unreasonable records show that they have been more permits for demolitions than construction of permanent site built structures in this area coupled with a manufactured home previously occupying Lot 31A the presence of manufactured homes in the immediate vicinity and a lot size fitting the requirements of the R-1A zoning district the request for R-1AM zoning could allow for a more reasonable use of the property. We did find it doesn't meet guideline three potential uses permitted by the propose rezoning are the incompatible existing character, while this might

contradict some of the findings in the previous guideline we got to do more off the what the zoning permits and that is site built single family homes what is the majority of this surrounding area is site built single family homes, while there is a presence of manufactured homes in the area including what previously occupied the site we have to consider those non-conforming and cant use to justify meeting this guideline so we found this guideline is not met and do recommend denial.

Applicant – Reonda Williams 232 Meadows Dr. – I was in the process of buying that property 175 and in the case of the modular home whatever, trailer they do have some like two houses down from there and the person who previously had the one that got destroyed by the storms so one was there they recently tore it down and sold the lot so I’m requesting that they do allow it to be rezoned for that cause. Thank you.

Commissioner Frangella – so when I was looking it up it looks like almost all the property around there is rental property and not owner anymore, a lot of mix blend. Right?

Mr. Welker – yea.

The public hearing was open and closed, no one spoke for or against.

Commissioner Keen made a motion to approve, second by Ross.

YEAS: PRICE, FRANGELLA, ROSS

NAYS: KEEN, PETIT, FOLSE

ABSENT: KRAJCER

FAILED

Unfinished/Old Business-
New Business-
Minutes- (August 1, 2024 were approved)
Adjourn