

2021-01-R requested by CLDW, LLC for a change of zoning from R-1A to R-1A (M) on Lot 7-C, Leona Heights, 6,450 sq. ft., 312 Griffin Drive, Ama. Council District 2.

Mr. Welker: This is a request to change the zoning on a single piece of property, Lot 7C from R-1A single family to R-1AM single family but allows mobile homes. The property is 6,475 sq. ft. and is near the end of Griffin Drive in Ama. Griffin Drive was originally called First Street in Ama, it was renamed in 1992 to facilitate the enhanced 911 system. It appears to have developed in several phases over time with lots closer to River Road varying in width. The portion where the subject lot is located is shown on a 1968 plat of Leona Heights Subdivision which shows 26 lots, 76 ft. wide by 86 ft. deep on a 20 ft. wide street. At least 8 of the lots are platted beyond the asphalt surface street. The request does not meet any of the rezoning guidelines, granting the request would create a spot zone. The existing R-1A district permits reasonable use of the property and uses permitted in the R-1AM district would be incompatible with the site built residential character that the residents hope to expand upon. This is also going on from a back up of a 2008 rezoning study that occurred that changed several sections of R-1AM zoning in Ama to R-1A in an effort to limit the amount of mobile homes in the area. So this would be going against that and those wishes so the department does recommend denial due to not meeting any of the 3 rezoning guidelines.

Commissioner Frangella: Is the applicant present? Do you have anything else you wish to add? Please state your name and address for the record.

Donnie White, 805 Fonda Street, Paradis, La and this is my wife Carol. We are here tonight, we purchased the property a few years ago, when we bought the property it was a trailer on the property and that's why we bought it, but we were in negotiations trying to buy the property and while we were buying the property before we got to that point somebody burned the trailer down. So once somebody burned the trailer down we had to clean everything up and we got all of that done so now we want to move forward and do what we were doing. We're not trying to change no rules or nothing, trailer was already there. The only reason why we're to this point, the trailer burned down so we want to put another trailer there and move forward. It was a trailer there already, when we bought the property, that's the point I'm trying to make. So now we want to put another trailer there and move forward with our business.

Commissioner Frangella: Alright thank you sir. We'll open public hearing for 2021-01-R, anyone here to speak for or against? Come forward and please state your name and address for the record.

Rhonda LeBeauf, I currently reside at 119 Griffin Drive in Ama but I own the property at 308 Griffin Drive.

Julienne LeBeauf, I live at 50 Winifred in Waggaman and I own Lot 4C down Griffin Drive.

Rhonda LeBeauf: We are opposed to it. If the area is not zoned for a mobile home anymore and I understand based on the parish laws you have 6 months if you move a mobile home, if the mobile home was not replaced in that time frame I feel like they shouldn't be allowed to put another one there. I understand that there were several individuals that currently reside on Griffin Drive that mailed in a petition opposing this as well.

Commissioner Frangella: Ok. Thank you.

Mr. Welker: We did receive a letter signed by a few members who live on Griffin Drive in opposition to this rezoning. I also received 2 phone calls from 2 other individuals who also spoke in opposition to this rezoning.

Commissioner Frangella: This is open public hearing for 2021-01-R, anyone else here to speak for or against? Seeing none, we'll close public hearing for 2021-01-R, any questions or comments from the Commissioners?

Commissioner Keen: Can I get a point of clarification? If a mobile home is removed for 6 months is that a rule or not?

Mr. Albert: You're basically asking if there is a non-conforming use? In this instance on this property where mobile homes are not allowed, if there was one it could stay there, if it's removed you have 6 months to put one back and after that you can no longer do that according to the zoning rules.

Commissioner Keen: Ok. I just wanted that for the record that it's been gone for more than 6 months.

Mr. Albert: Correct, there is no non-conforming status on this which is why they have to ask for a rezoning.

Commissioner Keen: Thank you.

Commissioner Petit: I guess a question for Mr. White, you mentioned, move forward with your business, I guess can you talk a little bit more about your intentions if we were to allow you to put a trailer on the property?

Mr. White: My intention is to put a trailer on the property and improve it. All I want to do like I said I want to put a trailer on the property and move forward and take care of the business. I don't want to put no junk on there, I'm putting a nice trailer on there and I'm going to fix it up for a family that needs somewhere to stay.

Commissioner Petit: So is this for your personal use or a business? No this is for a family that need somewhere to stay

Commissioner Galliano: So are you renting the property?

Mr. White: I'll be renting the property to them. I'll be selling the property to them, not renting, I'll be selling it to them and that's what I do I purchase property and I find low income families and I purchase property and I put a trailer on the property and then I sell it, I don't rent it, 90% of the time I sell it to them. They maybe a first time home owner or a first time property owner but I make it happen and that's what I do.

Commissioner Petit: Just one last question, have you considered a house, something that fits with the current zoning and the rest of the neighborhood?

Mr. White: I was putting a house on there, a government house, with a low income family, check the records, and they refused it. The family, the kids that I was selling the house to, they applied for the loan and they didn't get it and that's when I went back to my second phase where I'm at right now. All of this is on the records.

Commissioner Galliano: I have a question, looks like there are some long skinny buildings across the street, is that mobile homes? All 3 of those are mobile homes?

Mr. White: Yes. That's mobile homes right across from the trailer. Thank you.

Commissioner Frangella: Any other questions or comments?

Commissioner Petit: This is in my area, I'm not really supportive of the spot zoning and the downzoning of the property. Given the masterplan that was adopted years ago that removed the R-1AM zoning.

Commissioner Frangella: I have a question, since the zoning was changed has there been houses built in that area?

Mr. Welker: There haven't been any houses built on Griffin Drive but there has been other permit activity for people adding a patio cover, solar installation, and various things upkeeping what's there now. As far as new residences there's been a few change outs for mobile homes that were replaced under the same non-conforming use

statuses. The most recent, last year there was a special permit application for a modular home at the front of Griffin Drive that was approved here and they have not come through for a building permit for that but that's probably the most we've seen as far as potential new building activity, so that's the extent of it.

Commissioner Frangella: Thank you Mr. Welker. Any other questions or comments?
Call for the vote.

YEAS: None
NAYS: Ross, Petit, Keen, Dunn, Frangella, Galliano
ABSENT: Schexnaydre

Commissioner Frangella: And that motion fails unanimously. And that will go to the Council.
