

2024-10-R requested by Geraldine M. Sanders, et als for a change of zoning from O-L to R-1A on approximately 50 acres of a property designated Tract 6A, 223 Joe Louis Lane, Hahnville. Council District 1.

Commissioner Petit- on this item we had no changes from last month so we will skip the reading of the criteria evaluation and we also opened the public hearing for this last month. We will reopen public hearing for in attendance that were not able to speak if you were here last month and you did speak that is recorded that is part of the minutes and this is in public record, I would ask you to try not to speak a second time. Please allow anyone that hasn't spoken or anyone that has anything new to come and speak before the commission. It will be 3 minutes per speaker so if you are speaking for more than one person please let us know that and we can give a little additional time.

The public hearing is now open.

Desmond Hillaire 331 Pioneer St. Hahnville – I'd like to echo what Mr. Thomas said, you know it's the same situation this subdivision right now you guys, I know you guys are only doing tonight a zoning change but we know what that's going to lead up to. So my question is for the Parish President and this Commission what's the big rush, tell me what's the big rush? Because that area is very tight, the streets are very small, the drainage is not good, they flood now there is water everywhere so what is, I want to know and you recommending approval the department recommended approval along with his administration I want to know what's the big rush, tell me.

Commissioner Petit – sir I don't know that there's a rush this is the first step of the process so if this is to become a subdivision it would go through the preliminary plat approval and then at that point they would have to do drainage impact analysis, traffic studies all of that, that would come as a secondary step. So this would allow them to move forward with that investment to start doing that work and planning and construction plans or preliminary plat plans.

Mr. Hillaire – well given the situation I think, you know, I think you guys need to do more research really take a look at because similar situation in Boutte what Mr. Thomas said you have elderly people, you have people there who been there for years they going to be impacted, yes they gonna be impacted by the elevation there's holes you got to put dirt you got to raise that property up to do a subdivision correctly to property elevation it's gonna go into a different flood zone, and insurance is gonna go up skyrocket everything, you guys have to think about what you doing here you changing peoples lives and it's not for the better. Where's Mr. Jewell's? He said he was gonna be here. He was voted by the people for the people. What you guys are doing tonight are not for the people and I asked that you table this get more information look at it, you don't need to wait and do a drainage analysis once you give them the zoning, don't given them the zoning because it's gonna create a problem we know what it's leading to, it's leading to a subdivision. Now, I live on Keller acres water comes from Courthouse Lane sometimes over there we may be impacted by that too, were

not sure yet, so that water is gonna travel all I'm saying is I think you guys need to slow down a little bit with this and get more research, traffic studies, drainage studies, the whole nine yards. There's no hurry to give him a permit to change the zoning. What's the hurry? Let's look at what's gonna happen if he puts a subdivision there. What's the rush?

Matt Jewell St. Charles Parish President – I just want to iterate that I have no part of this process at all, as far as there being a rush, no one has come to me and said we had to get this done now. The developer or would be developer of this property, the property owner has asked for it to be rezoned that is going through the normal process, I think it's been delayed one meeting. Once again you guys are only looking at a rezone of a property, yes that rezone if passed tonight and passed by the council ultimately who has the ultimate authority on all zoning matters in the parish would allow for a subdivision to be permitted, that would be after out permitting process. That would require a traffic impact analysis, a drainage impact analysis, a sewer technical memo to see what impact it would have on our sewer system, information for our water system to see if they would be required to add some sort of boosting for water pressure and to see what impacts this subdivision will have. Once again, if this becomes an allowed use of this piece of property which again you and the parish council have the ultimate say so over it will come to me to go over that process and make sure on my end we will make sure it complies and doesn't have a negative impact on the surrounding neighborhoods, once again we in the last administration, I'm sorry the last term went through incredible lengths to strengthen the subdivision ordinances some of you were on the Planning Commission at that time Carmine I know you were on there you saw all the incredible new standard that we have that it requires much more information upfront that the developer has to give us, money that they have to spend upfront before their going to build a subdivision. I'm gonna tell you right now the things that we did were not liked by the developers of the world, they don't like to spend that upfront money but we gonna require that we want to make sure that we have all the information we need to build subdivisions in a way that do not have a negative impact on the surrounding community. Again, I'm not here in favor or opposed to it, I'm just defending my portion of the process. Thanks.

Daniel Thomas 632 Courthouse Lane – and I'm against the rezoning for the golf course. I work in drainage so I know the impact that it would have this little, small community that I live in and I don't think it's gonna work even though they gonna have all this drainage and I don't trust they engineers because a lot of stuff around parish that been engineered by outside engineers, we still flood. I'm not gonna say no certain areas, y'all know the areas, we still flood, we still have the same problem and them trying to close in our ditch on Courthouse Lane we have another problem with flooding because we have one ditch closed off already and I think open ditches the water flow more better and we have yet to see what the close ditches on Paul Mallard Road go through since they changed that so think we should wait to see how things will go before y'all make that decision.

Raina Gair 595 Couthouse Lane – I spoke last time. I'm opposing again with the development. In addition last time you know I spoke about some of the issues with just the new area more people coming in I also want to just bring up the fact of the traffic, the schools

are already crowded in this area that's already a large issue, um I had a conversation regarding the property with the maintenance of just the grass cutting and during that conversation it was brought up and I'm not sure if, I don't think the conversation was confidential or anything it was brought up that it would not be a good idea based on the sizing of the street and this was from the government the local parish government that it would not be a good idea because the streets are too small it's too congested to drain that sort of an issue so I just wanted that to be brought up again because it's a smaller street, it's older families there, you know people can't afford to have insurances raised we already suffering from the impact if I'd still we still trying to recover from that we can't have any other burdens added on to us with that and I think that by being a smaller community a lot of older people were overlooked a lot of the times because oh you know no big deal they'll get over it and that's not how it should be we should consider our parents, grandparents that sort of thing family property that has been there as well and yes that is one family that is tired of dealing with their issues but there are several families here that would be affected by this, you know and were not in a position as well to maintain some of the different cost that are being incurred from adding on this we are already dealing with rodents, so much things coming in now all of that is also going to be an issue once property is cut down made into subdivisions we do not have, it takes forever if something is blocked an Energy truck or something small and minor like that trying to get up to the front of the street with the buses many days my children are dropped off at the front of the street and I have to either walk to go get them or try to drive up to meet them because the buses cannot get down the small street. So now we adding more congestion in a smaller area by having other residents. They were talking about building 200 homes back there, at least one car to each home that is going to be so much traffic in this area we all remember when they had the traffic recently on River Road here when they were just moving something up to the plant that will be an everyday thing if we add an entire subdivision with 200 homes. So, I would just like you guys to please consider the families there that have been here and that are not in the position to you know upgrade their homes and raise their yards and that sort of things to prepare for this when were still recovering from the issues we had already. Thank you.

Warren Austin Jr. 332 Courthouse Lane – I need somebody to help me understand the way it's zoned right now. We could put approximately 100 homes there. Am I correct? Why do we want to rezone it to put 250, I'm looking at the way the economy is me, you and us none of us would be able to afford a \$200, 000 home I hate to think that would be government subsidize and I'd hate to think who would be in those homes why would we want to rezone it to put 250 when can already put a 100 or so. Thank you.

Sophie Alexander 133 Bethlehem St. – I'm on the fictitious street that nobody seems to be able to tell me what's gonna happen. My street joins Joe Louis Lane.

Commissioner Petit – nothing will change as part of this request. It's just the zoning, no street change proposal at this point.

Ms. Alexander – yea that's always the answer, nothing's gonna change until it does. My thing is we are in a settle community, I'm old, I patience is very short I cant deal with all this ripping and running up and down my street ok even though I'm right up against River Road they still do 90 miles an hour from Joe Louis to River Road and if you bringing in all these additional families all of this traffic, you know yall gonna drive me crazy and that's not gonna be a good thing, ok. It's not just me. A whole lot of other people are gonna be put in a bad position, ok. This is not healthy for our neighborhood, for our community. We pride on ourselves, and we all know each other in this area and now you gonna bring in 250 strangers. I'm against it, 100%. Thank you

Lisa Gross 224 Pioneer Dr. Hahnville – I spoke last time, but I did rember something that I need to say to this board. I've been caught in traffic coming out that lane because an elderly person sick and nobody could pass until the ambulane and the fire department was able to see about that person. We have ederly people back there when emergency's happen we have to be able to get out that street down Courthouse Lane, we already know the problem we having. Is anyone considering what it's doing to our community? Did anyone consider that emergencies can cause people to have to stop and wait till the ambulance and the fire department do what they need to do. You have a lot to consider. This is not just a simple matter just to say yes or no to, you need to take into consideration everything that's going on down that lane and down this community. We are not out here wasting our time, this is a serious matter for us we live back there, we know this community, and it's time for you to hear our voices, consider yourself, you go to your communities would you want something to happen in your community where a sick person couldn't get out safely where someone to the back of the lane gets sick, someone from the front of the lane gets sick and there's no access to get out this community. I ask you to really consider this matter, cause it's not just about drainage, it's about health, it's about safety, and it's time for you to take a look at it and stop looking at this like a simple matter just to say yes or no when you don't have all the information. Thank you

Arlene Gross - 435 Courthouse Lane – I've been back there all my life for 68 years and I was going to sit and not say anything, but my heavenly father would not just let me sit back there and not say anything. I have a question for everybody in here tonight, all of us live in communities. If this was your community and an outside developer wanted to come in a small community like this and put 200 plus homes in your community, would you just sit in here and not fight to keep that out of your community. I know that we are living in a climate right now where we have no respect for God and we have no respect for one another, most of us but I'm asking you tinuigh if you believe God, if you serve God, everybody in here look around and think about the fact that we are human beings just like you and what you don't want done to you the bible says don't do to someone else. It's not just a golden rule, it is found in Mathews 7 & 12. Whatsoever you don't want done to yourself don't do to anyone else. We live back here, my grandparents lived back here, we all have property back here and we love our place just like you love your place. So think about that tonight when you are voting to let an outsider come in here. I'm not against people developing property, that property has been here all my life there are far better things that can be done with it then

putting 200 plus homes. Why don't we do something positive to help the people in this community? But all we think about is how we gonna make money, everything is not about money, and all I'm asking you to do is consider the fact that if it was done to you, you would not want it done, don't do it to us.

The public hearing was closed.

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

YEAS: KEEN, FRANGELLA, KRAJCER, JR. FOLSE, PETIT

NAYS: PRICE, ROSS

ABSENT: NONE

PASSED