

**2025-3-R requested by Jonte' Knight for a change of zoning from R-1A to R-1A(M) on Lot 8, Block 10, Village of Hahnville, between 210 and 230 Hahn Street, Hahnville. Council District 1.**

**Mr. Welker** – yes this is a request to rezone, must meet at least 2 of the 3 rezoning criteria. In this case it only meets one, so the department does recommend denial. To summarize those criteria, item 1 whether or not it conforms to the future land use map and is a spot zone it does meet that guideline. The low density residential future land use designation does include the R1AM zoning district as one of its recommended districts and we can't really say this is a spot zone given the presence of the R1AM on either side and the larger district that goes along Sycamore St., so it meets that guideline. But criteria 2 whether not the existing zoning somehow doesn't allow reasonable use of the property we couldn't find a reason to say the R1A zoning that would permit a site built single family house is somehow unreasonable. That's what the primary make-up of the area is. While there are manufactured homes adjacent and sprinkled throughout the neighborhood, the block including other adjacent properties consist mainly of site-built homes and there's new permits and some new construction taking place throughout the neighborhood as well. So, it's hard for us to say that the R1AM is unreasonable. So, it does not meet that guideline. Criteria 3 kinda on the same theme, the areas, the surrounding character is developed primarily with site-built houses and are dispersed with manufactured homes this is kind of seen with block 10 which is what the subject site is within where there's the manufactured home sites on either side on Hahn St. but block 10 itself has 10 cycled houses within it including adjacent properties to the rear and portions of the side this is kind of maintained along Hahn St. itself and as you kind of expand out the area it's pretty evident that the presence of manufactured homes in the area are very much an exception. So, we don't think the permitting of a manufactured home by right that this would allow and go with that character. So, it doesn't meet that criteria. Like I said because of only meeting one the department recommends denial.

**Applicant** – Jonte Knight 358 S. Kinler – good evening. Around the neighborhood and basically the whole street most of it is R1AM I'm like the last one to be R1A. When I bought the property I was under the impression that it was R1AM but it wasn't. On both sides of me left and right are mobile homes and across from me two mobile homes as well and down the street on the same street a mobile home lot and right behind me they had a FEMA trailer with a home so I'm not understanding why I'm giving such a hard time to change it over to R1AM.

The public hearing is open.

**Troy Bailey**, I live adjacent to the property, it's in the rear of my house. Like you know, I'm not against mobile homes, I own mobile homes on Smith St. where it is zoned for trailers or mobile homes but on Hahn it stops there's a um there always was a mobile home on Hahn one lot away from me it's been there 30 or more years. Down the street Ms. Kenny had a mobile home park. I bought the property, and I built a home on there, it was no other houses there I invested hundreds of thousands of dollar. I built a home there then a neighbor came invest, then another neighbor and right now there is um 4 brand new homes on Shaw, then mines right now in the last year or so 2 more new homes and there's one under construction right now. Like I said I don't have anything against someone trying to find a place to stay, but like the boards before us or the father founders who drew up Hahnville, they had a reason why they didn't have mobile homes implemented throughout the entire area. It was only Smith St. and a portion of Sycamore St. The rest of it was for R1A. In 1995, I grew up on Courthouse Lane and it was zoned for R1A and R1AM and growing up there, there was mobile homes going in an out and there was a lady that had a vision by the name of Ms. Laura Laiche God bless her soul she has passed on. But at the time I didn't have a place to stay but it was zoned for it so the Parish adopted an ordinance to banned mobile homes on Courthouse Lane and at the time I was a lot younger I didn't quite understand it myself but tight now if you go on Courthouse Lane it's really turned into something I would never imagine because all the homes there has come in there. And as a homeowner we pay high taxes, property taxes so I would not like to see it happen like it not to be rezoned, I feel there

is a reason for that. I ask you to support the recommendation of the Planning and Zoning Department, thank you.

**Commissioner Petit** – received 2 letters of opposition, one from Mr. Bailey.

**Ms. Knight** – So, I understand that you know a lot of people can't afford to build and everything right now (sobbing) but I'm a single mother with 3 children and I purchased that lot 3 years ago, of course I want to build I cannot afford to build right now and for him to say something like that knowing that he has properties around there literally on the next street is crazy to me. On that whole street, if y'all would ride down that street, (sobbing) I'm sorry. If y'all right down that street there are mobile homes throughout, it's not like I'm putting a trashy mobile home this is a 2025 mobile home, it has everything I'm putting a slab down there, I'm putting um what do you call it, the skirting everything on there it's zone 3, everything that needed to be done to put this home there for my 3 children. Trust me, I would love to build a house, I just cannot afford it right now. I've tried that route, to build a home it's over \$400,000 dollars (sobbing) I cannot afford it. I'm sorry for being so, but I'm really discouraged because I bought this hoping to buy a home but unfortunately things have not been in my favor as for as me being able to build right now. I literally cannot afford that, if I do this if I try to purchase or build a home right now I can't afford to pay anything else. So, for now that is the option I have, it's not saying that this is forever for me, but as of right now this is what I can afford to make sure me and my children have a home to stay in. So, Mr. Troy I'm not trying to bring the property value down if that's what you are worried about, because if you think about it the property values are already down there are mobile homes throughout everywhere. And I'd be the mobile home who has the newest mobile home on the lot. Like I said 2025, will be straight off the lot. If you needed to see it for approval or whatever I have pictures of everything, I didn't want a mobile home I would love to have a home that I could build myself. I cannot afford it right now.

The public hearing was closed.

Commissioner Keen made a motion to approve, seconded by Commissioner Price.

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

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