

**2023-11-R requested by Matthew Jewell, Parish President at the recommendation of the Planning and Zoning Dept. for a change of zoning from C-1 to R-1A on Lot 1-A and a portion of Lot 2-A, 138 & 164 Schexnaydre Lane, Hahnville. Council District 1.**

**Mr. Welker-** yes, so just a little background first this rezoning it's a little different cause it was initiated by the administration with the recommendation by the department, basically we got a call from a resident on Schexnaydre pointing out that there might be a discrepancy or error on the zoning map, we research it and looked into it we did find a rezoning going back to 1984 from R-1A to C-1 on our maps was for whatever reason drawn in a way that drawn to far down on Schexnaydre it should have been limited to the commercial property that fronts on River Road so after we did enough research we kind of concluded where the boundaries of the that rezoning should have been we decided it would be best to send it through the standard rezoning process with basically the parish as the applicant. So with that background there we did find that the 3 zoning criteria's are met in order to get an approval the area the subject site is designated low moderate residential mostly with the exception of a sliver that goes up to River Road that is designated commercial on future land use map the R-1A zoning district complies with low to moderate residential designation and we also recommend that we just change the portion of the FLUM map that is commercial since it shouldn't have been that anyway if it represented correctly on the map originally, so it meets the first guideline. It also wouldn't be a spot zone because it would expand upon the R-1A that's already there that's towards the back of Schexnaydre. The land use pattern or character doesn't change that it no longer allows reasonable use the area that the C-1 district is over is used for residential purposes there's a historic residential structure there right now and a standard single family home that was permitted I think back in 96 or so the current use of the property does not fit under the C-1 zoning R-1A would be more appropriate and allow more reasonable use that's more so especially since commercial zoning you need a special permit to do residential uses so it is possible that if there was an expansion or something even an addition a special permit would be needed so going back to R-1A would clear that up. On criteria 3 the use is permitted in the R-1A zoning district would fit the neighborhood character which is primarily residential that includes the 2 residentials on the subject site along with several structures on the opposite side of Schexnaydre which are all residential homes so it would fit with that area, so the department recommends approval. And we do recommend a corresponding change to future land use map for the area of the subject site that is commercial recommend that it go to low moderate residential.

**Commissioner Petit** – Just for clarification Chris the owner is Cheryl Schexnaydre Matherne?

**Mr. Welker** – Yes sir.

**Mr. Petit** – and we do have endorsement support from Ms. Matherne?

**Mr. Welker** – yes, she actually is the one that called and pointed it out for us.

**Owner-** Cheryl Matherne 164 Schexnaydre Lane Hahnville, La. It is Cheryl Schexnaydre Matherne, so sorry. This property has been in our family since the early 1800's so that's part of the issue with the property, our property description that we have originally goes back to part of

the river that's where the property description starts is from the river into the river so just so you guys know that's part of the confusion in all of this but the property that we were talking about that was commercial was originally sold to my dad and my uncle from my great aunt in 1968 way before planning and zoning existed so it was done by police jury's and I'm not sure where all those records are, he's done a great job looking for all that it's kind of old so, but and has been very very helpful but what I did want to say is the property was sold in 68 to them there is such a small discrepancy in there some how it was all what was commercial was the very front part where the building is and the land surrounding that the rest of the property was all supposed to be residential when the new maps came out on line we saw that the commercial went all the way up to my porch actually on my house at 164 so it took the historic house which is what he said which is 138 and zoned all of that commercial all the way like I said my garage was commercial my driveway was commercial so I really appreciate all the work and stuff that he has done to be able to get this corrected with a limited effort on my part other than to look up a few names, dates for him to help him out. But thank yall very much.

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

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

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

**PASSED**

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