

Mr. Gibbs: Next item on the agenda PZR-2014-07 requested by R.J. Boss Construction, LLC c/o Russell Bossier Jr. for a change in zoning classification from R-1A to R-1A(M) for an approximately 18,579 sq. ft. portion of Lot 2, Sq. 5, Village of Hahnville (129 Hahn St., Hahnville). Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. We made a couple of attempts to, several attempts to reach the applicant and was never successful after the application was filed. Russell Bossier, Jr. purchased the subject property in 2005. At 18,579 square feet, the property is three times the minimum lot area for its R-1A zoning district, however, with 98.14 feet of width/frontage, the property cannot be resubdivided into even two lots without a waiver from the required width. The requested R-1A(M) zoning would allow two dwelling units of site-built, modular, and/or mobile home construction to be permitted by right without resubdivision. At the time of writing this report, the applicant has not responded to requests for information about current uses of the property or the intent of the rezoning.

In order to receive a recommendation for approval, a rezoning request must meet all of the criteria of at least one of three evaluation tests. This application fails all three.

The first test is designed to grant relief when land use character in an area changes over time making the zoning district obsolete or allowing no reasonable use of the property. While the property far exceeds the minimum lot size for R-1A, this is not unique or unusual in the Village of Hahnville. Hahnville is characterized by large squares or blocks—Square 5, where the subject property sits is over 600 feet by 1200 feet. Two properties on the square hold the nine mobile homes, but site-built single family structures have predominated for years; in other words, the land use character in the area has not changed.

The second test is designed to ensure that the proposed zoning change and potential land use change will comply with the general public interest and not result in certain negative impacts. Two dwelling units sharing 18,579 square feet is not likely to cause congestion of streets or overburden of infrastructure or services; however, modular or mobile home construction would be incompatible with the R-1A zoning district and much of the surrounding area.

The third test is designed to ensure the rezoning is not capricious or arbitrary. This request does not pass the tests of the third criteria because it creates a spot zone. It would be the only property in the area with R-1A(M) zoning which may limit the value or usefulness of neighboring properties; adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns; and is an incompatible or unrelated classification which may prevent the normal maintenance and enjoyment of adjacent properties. We received a number of calls and inquiries and comments about this and people are against it so we recommend Denial.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZR-2014-07 is there anyone in the audience that would care to speak in favor or against?

Good Evening, my name Shiquita Bailey I live on Thelma Lane off of River Road in Hahnville. I'm here to say I'm trying to work with Russell Bossier on this case because I'm planning on putting a trailer on the lot, it won't be shared with any other person, I'm going to be renting the lot from him. Next door to it they do have a trailer park directly next to it.

Mr. Gibbs: I don't see a trailer park. Alright I see it, sorry Ms. Bailey. So your intention is to put the trailer on this lot.

Ms. Bailey: Yes.

Ms. Stein: Just to point out the mobile homes there were zoned single family in 1981 and were immediately rezoned in 1982 to accommodate the mobile homes.

Mr. Gibbs: How long you say those trailer were there?

Ms. Stein: Part of 1981.

Mr. Gibbs: Ms. Bailey can you step back up here please. Have you already purchased your mobile home?

Ms. Bailey: Yes.

Mr. Gibbs: And you're waiting to put it on this property? Where is it right now?

Ms. Bailey: Clayton Homes in Gonzales.

Mr. Gibbs: Right. In the event that this doesn't happen do you have an alternate plan?

Ms. Bailey: No.

Mr. Gibbs: Ok. Thank you Ms. Bailey. I think I'd like to recommend to table for this item. It just appears that we don't have enough information and Mr. Bossier is not here. This is a public hearing for PZR-2014-07 is there anyone in the audience to speak in favor or against?

My name is Mike Sims, 15479 River Road, Hahnville. I am one of the adjacent property owners to this right here it says Mr. Bossier, which is a good friend of mine, I like him, there is nothing personal about this. They want to change the zoning from R-1A to R-1A(M) which would change it to the mobile home situation. On this particular piece of property, it's 18, 579 sq. ft. and I talked to the gentleman in Planning and they said you can actually allocate 5,000 sq. ft. so if someone bought this you could take this piece of property and put 3 perhaps maybe 4 mobile homes on it. Where I live at it's a very old house 80 years old, my neighbor Mike is going to speak next he lives right next, he's adjacent property also. In the back there's been this mobile home park there forever and I understand that, but we live in R-1A situation and I really don't think it would be correct in our position. I am absolutely against this. I do have a petition from people around the neighborhood and I talked to Mr. Wilson, T-Bone, he said that if you would go around the neighborhood and get a petition and my petition says "we the undersigned , although we do not own adjacent property, object to the zoning change at 129 Hahn Street, Hahnville, LA (Lot 2, Sq. 5, Village of Hahnville) RE: PZR-2014-07 as requested by Russell Bossier, Jr. From R-1A to R-1A(M). I have everyone, my neighbors around here even though they are not adjacent property owners.

My name is Michael Robert, I live at 117 Hahn Street. My fence goes right down the side of this piece of land. I had my house appraised about 5 years ago and with the trailer park that's already there, it lowered the appraisal of my property. I'm really against having another trailer next door to me. I don't have a problem with people doing stuff with their own property but I don't want a trailer park next door.

Mr. Gibbs: Thank you Sir.

My name is Delores Fauchaux, and I live across the street from the property you're describing and I am against putting trailers there. This has been mostly a residential neighborhood and I don't see putting any more trailers than what it there already.

Mr. Gibbs: Thank you Ms. Fauchaux. This is a public hearing for PZR-2014-07.

My name is Gaynell Alexander Coleman, I live at 136 Hahn Street. I've been in the neighborhood 15 years and while I have compassion for the young lady I am not in favor of having a trailer park, it may start out as one trailer but I'm not sure that it won't change and so I don't have any issues at all with the trailer park that is currently there. I've been there for 15 years no problems they are nice and quiet. I just don't think at this time it's the best use and I'm not comfortable with the idea of Mr. Bossier, I don't know him personally, because of some things I experienced with a previous tenant and I would prefer not to say openly, but if I have to I will. The previous tenant was a relative of his and did not take really good care of that person and that individual did something that offended and affected me along with a number of other people that led this individual to be incarcerated. So if you put a trailer park, the young lady, I don't know her, but a lot times you don't put, people are more concerned with the money than they are with the people. My husband is not here but we are both stand in agreement.

Mr. Gibbs: Thank you Ms. Coleman. This is a public hearing for PZR-2014-07.

Shiquita Bailey, Thelma Lane off of River Road, Hahnville. Me and Russell are under the agreement that it won't be a trailer park, it's going to be a personal thing that I'm going to be getting from him myself, nobody else will be sharing the lot with me. I keep hearing them say it will turn into a trailer park, it's a written agreement that we'll have between us. The lot won't be shared with anybody else.

Mr. Frangella: You do understand though if you move out of there, once this is changed he can go in there and put multiple trailers, he can put 2 trailers on there after the fact. I'm looking is this building still on here?

Ms. Bailey: No.

Mr. Gibbs: That's the decision we have to make because we'll have to change the zoning. Now while all the intentions are very good here, and we're all very compassionate to the situation, when and if you do leave the property, that property is now zoned where you can put 4 or 5 I mean 2 mobile homes on this property. So while we understand the situation, it's a zoning classification change and that's where we have our dilemma. Does that make sense?

Ms. Bailey: In a sense, yes. Is there anything that can be done to have this rezoned?

Ms. Marousek: This is a recommending board, they don't have the final decision. The final decision is made by the Parish Council so this is the first of two hearings on the issue, if the Council denies you then that's the end, the final decision. This is the first step in that process.

Mr. Gibbs: Thank you Ms. Bailey. This is a public hearing for PZR-2014-07 is there anyone else in the audience that care to speak in favor or against?

Mike Sims, I'm not really sure how the whole situation works but this is an R-1A situation that they are trying to change to R-1A(M). This should still be retained as an R-1A neighborhood because everyone has single family homes in the neighborhood except for the trailer park which has been there forever. This should not be changed to that, that's a mistake.

Mr. Gibbs: Thank you Mr. Sims. Anyone else care to speak in favor or against PZR-2014-07? Commission members any additional comments or concerns? Cast your vote please.

YEAS: None  
NAYS: Loupe, Gibbs, Foster, Booth, Frangella, Galliano  
ABSENT: Pierre

Mr. Gibbs: That fails unanimously. Ms. Bailey you're still able to go to the Council on August 4<sup>th</sup>, it's the same venue and pretty much the same situation.

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