

2023-17-R requested by Troy Bailey for a change of zoning from R-1A(M) to R-3 on Lots D-1 and D-2, Square 14, Village of Hahnville, 212 Hwy 3160 and 315-317 Smith Street, Hahnville. Council District 1.

Mr. Welker - The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.

The subject site is within an area designated Low-to-Moderate Residential, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation does recommend for residential development at moderately higher densities in the form of duplexes, patio/zero-lot line homes, townhomes, and accessory units. But those examples are more closely related to and more easily integrated with the housing types typically permitted in the single-family districts. The typical multi-family development permitted under the proposed R-3 district does not conform to this designation. The limited extent of this request coupled with the lack of significant R-3 districts in the area also makes this a spot zone. The request does not meet the first guideline.

The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.

The most significant changes affecting the land-use pattern/character of the area occurred in the 1980s, when approval of two large area rezonings established nearly all of the R-1A(M) that exists in Hahnville (PZR-1982-17A, Ord. No. 82-12-4; Ord. No. 84-7-6). These districts were focused primarily along Smith Street, and Sycamore Street between Smith Street and Lincoln Street. The portion of the subject site resubdivided into Lot D-1 was part of the 1982 change. Lot D-2 was rezoned to R-1A(M) with an individual rezoning request in 2007 (PZR-2007-05, Ord. No. 07-5-10).

Currently the most notable development in this area of Hahnville has come in the form of infill development of new site-built single-family homes. Department permit data shows 16 permits for new site-built single-family since 2013, with 11 of those permits dating from 2020-2023. This reinforces the established land-use pattern/character of the area and indicates the existing zoning on the subject site is reasonable, as R-1A(M) supports the potential for similar infill development. The request does not meet the second guideline.

Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

Multi-family development in the vicinity is limited to the St. Charles Parish Housing Authority site on Sunset Court which is currently zoned R-1A (a non-conforming use). Other instances of multi-family sites are limited, and the single-family neighborhood character of the area is predominant.

Adjacency to Highway 3160 and the potential for traffic movement from the highway, into, and around the site via Smith St. and Sycamore St. provide potentially favorable access to a multi-family site at the edges of the neighborhood and would not be strictly incompatible with the area.

Parish representatives stated existing water and wastewater infrastructure would not be overburdened by those uses permitted under R-3 zoning. Drainage impact would not be determined until a proposed plan is submitted following a rezone approval. The request meets the third guideline.

The department recommends denial, due to not meeting two of the three rezoning criteria.

Commissioner Petit- thank you Chris, I have a question before the applicant. Have we done any work on analysis on the square footage and what would be the maximum number of units? Do we know that? Or is that not looked at?

Mr. Welker – there is a limitation on the maximum number of units, I believe it's 2500 sq. ft. per family, so the size of the site is 21,000 sq. ft. so each lot remands its own space or whether it's combined your looking at 8.

Applicant – Troy Bailey 115 Pine St. Hahnville. First, I would like to say good evening. I'd like to thank God and the parish for this opportunity to speak. I used to work for St. Charles Parish, I'm proud to say I was a plant operator at the waster water treatment facility in Hahnville. In 2011 I was electrocuted with 13,800 volts of electricity at work. I have severe nerve damage in my body, the worse being in my hands and my feet I cannot even button the shirt I'm wearing. I thank God for my wife and my kids that gives 110 percent helping with the things I cannot do. I also suffer with traumatic stress disorder from high voltage. They carved the skin off my legs with razor blades to put on my body. I suffered beyond one's imagination, it took strength and faith God was with me. I realized it would be difficult for me to work and I would not be able to perform the duties of my job on a high level, being fearful of high voltage I decided to retire. I was really going through a lot, so I hired an attorney the attorney brought to my attention that St. Charles Parish held some liability, and he helped me to understand that if we followed the recommended guidelines in laws we would win in court, my response to him was sir, St. Charles Parish provided me a job and an opportunity to provide for my family that is something I'm not going to do. I made a decision not to follow the recommendations and guidelines of the attorney, only by the grace of God I stand before you today and I ask for your support and not to follow the recommendations and guidelines of the Planning and Zoning Department. In 2005, I purchased this property as an investment, it was full of trees, I cleaned it up and the parish allowed me to put 2 mobile homes on Smith St. and 1 on 3160. My family moved to St. Charles Parish when I was 5 years old, growing up in Flagville on a one way street me and my cousins use to ride our bikes to Hahnville, it was a big deal to us as little kids it was like going to a big city to us because it had many streets to ride our bikes, our first stop was Smith's grocery for snacks, Smith St. was always the only street in Hahnville where commerce was it had brick apartments which was an 8 plex, Mr. Stein Byrd had a bar, Mr. Clayton Byrd had a bar and a small grocery and a 6 plex apartment. At the end of Smith St. still standing today is government housing. At the very beginning of Smith St. is Birdie's Food Mart and Smith's grocery store still there today. As I stand before you today some might say you have to follow the recommendations and guidelines of the Planning and Zoning Department and the laws to make your decision. I'm asking you to do as I did and not follow

the recommendation and guidelines of the Planning and Zoning Department. I'm asking you to follow your heart, this property has a graveyard on the south side, it's less than 500 ft. Byrd's apartments, and less than 500 ft. from government housing, it has a double wide mobile home on the north side that's rental property. I spoke to the property owner on the west, she does not oppose. It has LA 3160 on the east side and all the property north and south of it is commercial. The numerous of mobile homes for rent on Smith St. and some land being rented. I rent to St. Charles Parish Housing Department, I spoke with Ms. Johnson about trying to build a building to add more units with one bedroom, maybe two, her response to me was Mr. Bailey that would truly be appreciated especially for the elders. I also research the 2030 St. Charles Parish Comprehensive Plan that states this is the St. Charles Parish 2030 Comprehensive Plan, this is page 33 it states multi family housing has continued to be concentrated in Luling, Destrehan, and Boutte since 2010 as previously mention the construction on multi family housing significantly lags behind single family homes although the 2023 Comprehensive Plan underscored the importance of parish accommodating more multi family housing as population shifts preference continue to favor it. The St. Charles Parish begun revitalization and investment efforts for some of it's older and declining communities in 2014. If Smith St. is not a good place to follow the revitalization and investment efforts and to continue the legacy and foundation of the Smith and Byrd families there is no better place than Hahnville that I can think of, thanks again for the opportunity for me to speak.

Commissioner Petit- one question before you leave. Can you talk a little bit about your plan? Do you have an idea yet of how many units you potentially planning to put?

Mr. Bailey – I was thinking about putting 3 on the 3160 and 3 on Smith St.

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

Commissioner Price – so unless I'm missing something, tell me exactly what will be the composition of your properties, would it be triplexes.

Mr. Bailey – yes, triplexes on east side. It's 2 adjacent lots, one is adjacent to 3160 and the other is adjacent to Smith St. I don't have a um, I didn't invest in a blue print yet because I'm not sure what's going to happen, right now it's rental property I have 3 mobile homes on it, 2 on Smith St. 1 on 3160 and it's rental property right now. I didn't invest in a plan because I'm not sure if it's gonna pass I'm hoping that it does but it's not up to me.

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

YEAS: Keen, Ross, Petit, Folse, Jr., Krajcer, Jr.

NAYS: Price

ABSENT: Frangella

PASSED