

March 26, 2024

Dear Mayor Mitchell,

I am writing in regards to zoning application ZC-24-45000001 by Marty Bailey/Michelle Evans & Scott Betz for Property owned by Lynn James Properties LLC that is located on Madison Street / Jackson Street (Parcel #37218).

As you are aware from the information forwarded to you from the Planning Commissions meeting of March 18, 2024, our neighborhood home owners and residents have several concerns and are opposed to this zoning application. Though you have received the concerns we expressed at the Planning Commission meeting, I will briefly reiterate these points as well as concerns that have since been brought forward by other home owners. I will also address comments expressed by the developer/owner.

The developers expressed that their rentals will enhance the neighborhood.

1. This zoning change will DEVALUE our homes.

EVERY real estate agent and land developer that we've consulted have agreed that that this rental development will devalue our properties.

2. Statistics indicate that the change in ratio of home owners to rentals will change the stability of our neighborhood and increase crime, pollution, traffic, noise.

3. DRAINAGE

As noted in the Planning Commission meeting, we are greatly concerned about drainage issues. Yesterday, (Monday, March 26) was a torrential rain I know, but it clearly illustrates Madisons' drainage issues so I have enclosed pictures from this past Mondays' rain with house numbers and the Madison homes that adjoin Lynn James Property. Though Lynn James Prop reported to some of the existing homes owners in 2015 that she was denied permit to build on parcel #37218 because of a natural spigot or seep, the Permit Department can find nothing in writing that indicates that she applied. Nevertheless, we are still requesting a full inspection and assessment by the City of West Monroe's engineer who is an expert in Land and/or environmental engineering, not the reports of Lynn James Properties and we are still requesting full compensation from the property owner should this development lead to increased drainage issues.

Some of our home owners have already spent thousands trying to correct drainage issues and developers that I've consulted have stressed to me the simple fact that the rain water that is currently absorbed by this 2 acre land (#37218) will be displaced by concrete. Unless they put a canal around their property, a high percentage of the drainage will go to the surrounding homes of Trenton/Madison/Laurel.

4.Sewer System

The sewer system for our neighborhood is outdated. This is not a complaint, it is a major concern. I don't have the details yet of all our streets but several have reported issues of sewage backing up in their homes periodically because the main sewer lines are blocked.

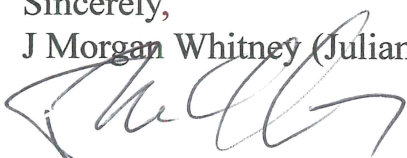
Individuals in support of an inevitable rental development have suggested that the developers delay until a later date until a plan is provided or until there are less home owners. ANY plan they provide will not address the fact that a rental development in the middle of our block will decrease our property values, that concrete displaces water, that our clay pipe sewer system is limping along, or the fact that statistics indicate that rental developments bring increased crime, noise, pollution, and traffic.

I agree that the City of West Monroe needs affordable housing but affordable housing is not just rental sites, it is also Affordable Single Family Homes or Home. Though my crash course in the world of land development was a rude awakening, I am not without compassion and have contacted the Land Trust for Louisiana for detailed information regarding natural spigots/seeps located within 300ft of the levee/river as well as scoured the internet for possible land/conservation grants available as a possible solution that's in the highest good of all. That may be a naive hope, but it is a hope nonetheless.

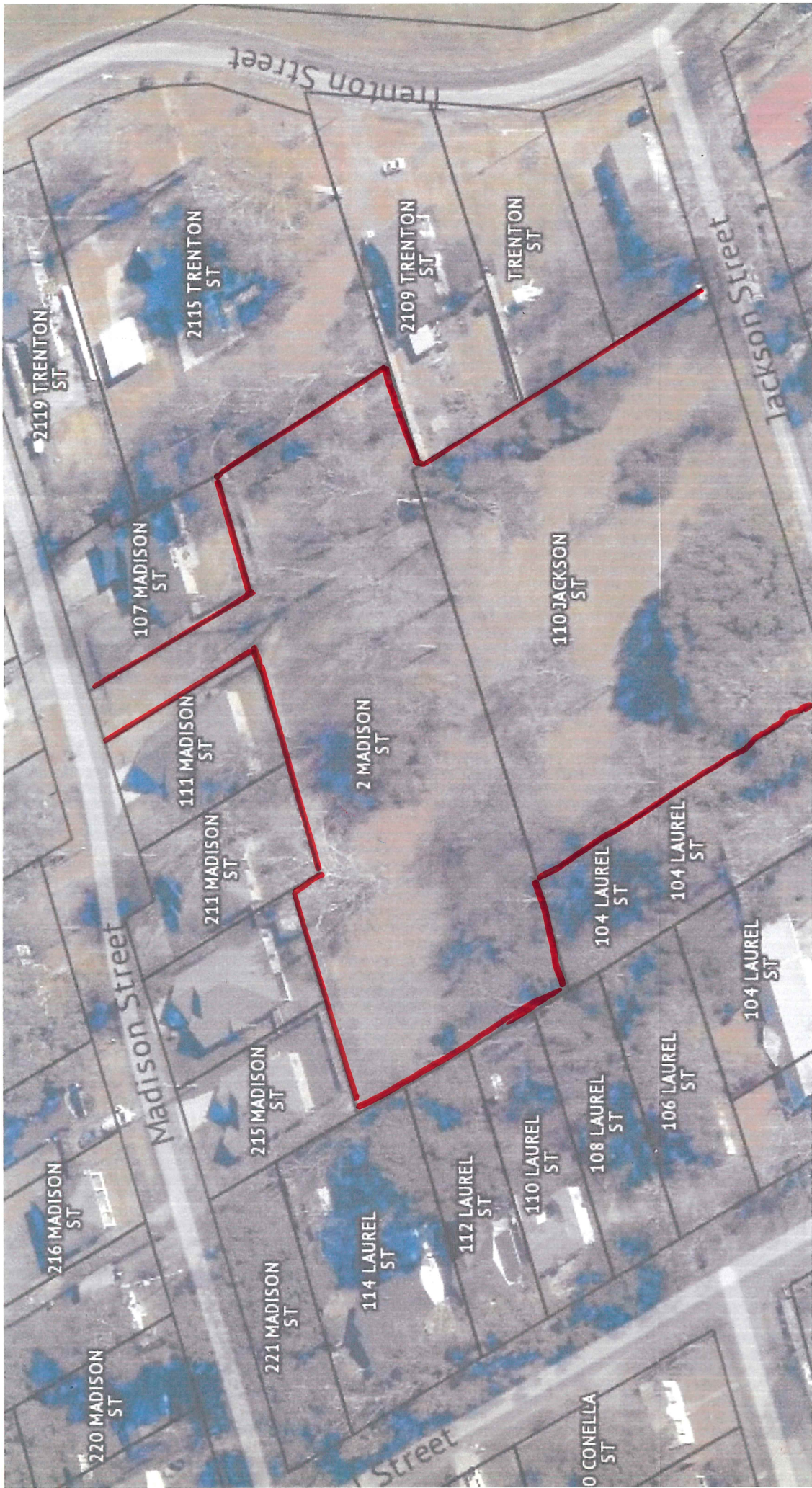
As the Great-great grand daughter of the original purchaser of my home 2119 Trenton, I don't wish to be like so many other down towns across America that slowly die because they're consumed by rentals as the older home owners pass away or move and I know from the City of West Monroe's' Master Plan that you don't either.

I ask you Mayor Mitchell to please consider our objections and concerns before making a decision that will permanently alter our neighborhood, devalue our property, and potentially be detrimental to our homes. I ask you to deny this permit request and prioritize the well being of our homes and neighborhood.

Sincerely,  
J Morgan Whitney (Julianne)



2119 Trenton St.  
West Monroe, La. 71291  
318-237-3299  
mwhitwm@mail.com



2119 TRENTON ST

2115 TRENTON ST

2109 TRENTON ST

TRENTON ST

107 MADISON ST

111 MADISON ST

2 MADISON ST

110 JACKSON ST

211 MADISON ST

104 LAUREL ST

104 LAUREL ST

MADISON STREET

216 MADISON ST

215 MADISON ST

104 LAUREL ST

220 MADISON ST

221 MADISON ST

114 LAUREL ST

112 LAUREL ST

110 LAUREL ST

108 LAUREL ST

106 LAUREL ST

Street

0 CONELLA ST

Jackson Street

L5PROP

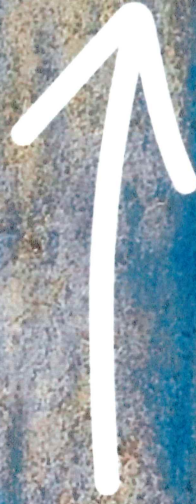
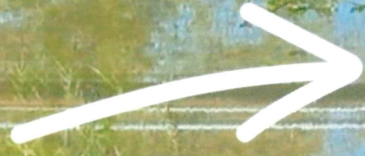


ESTOP  
L5 Prop

drains

back to

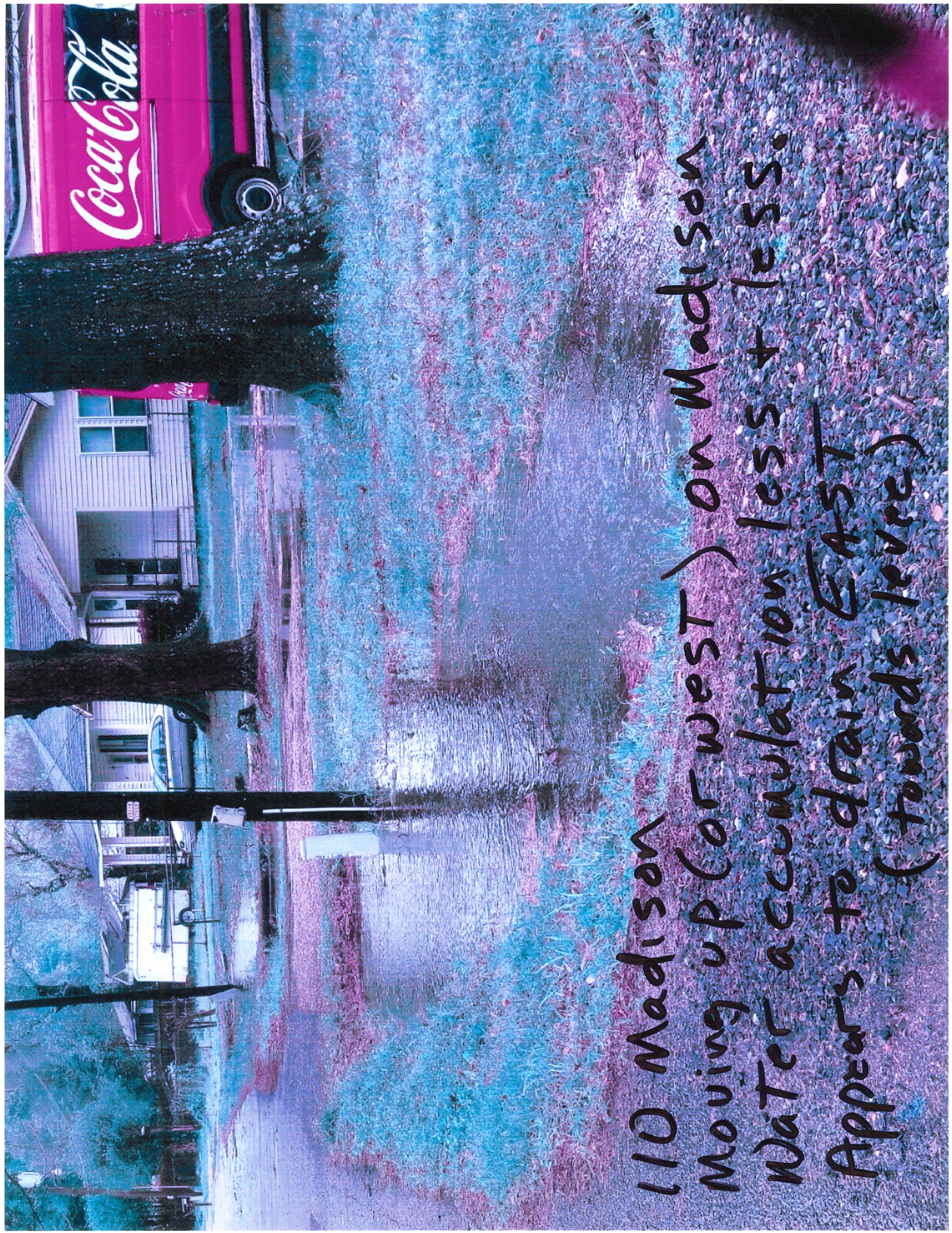
crossover



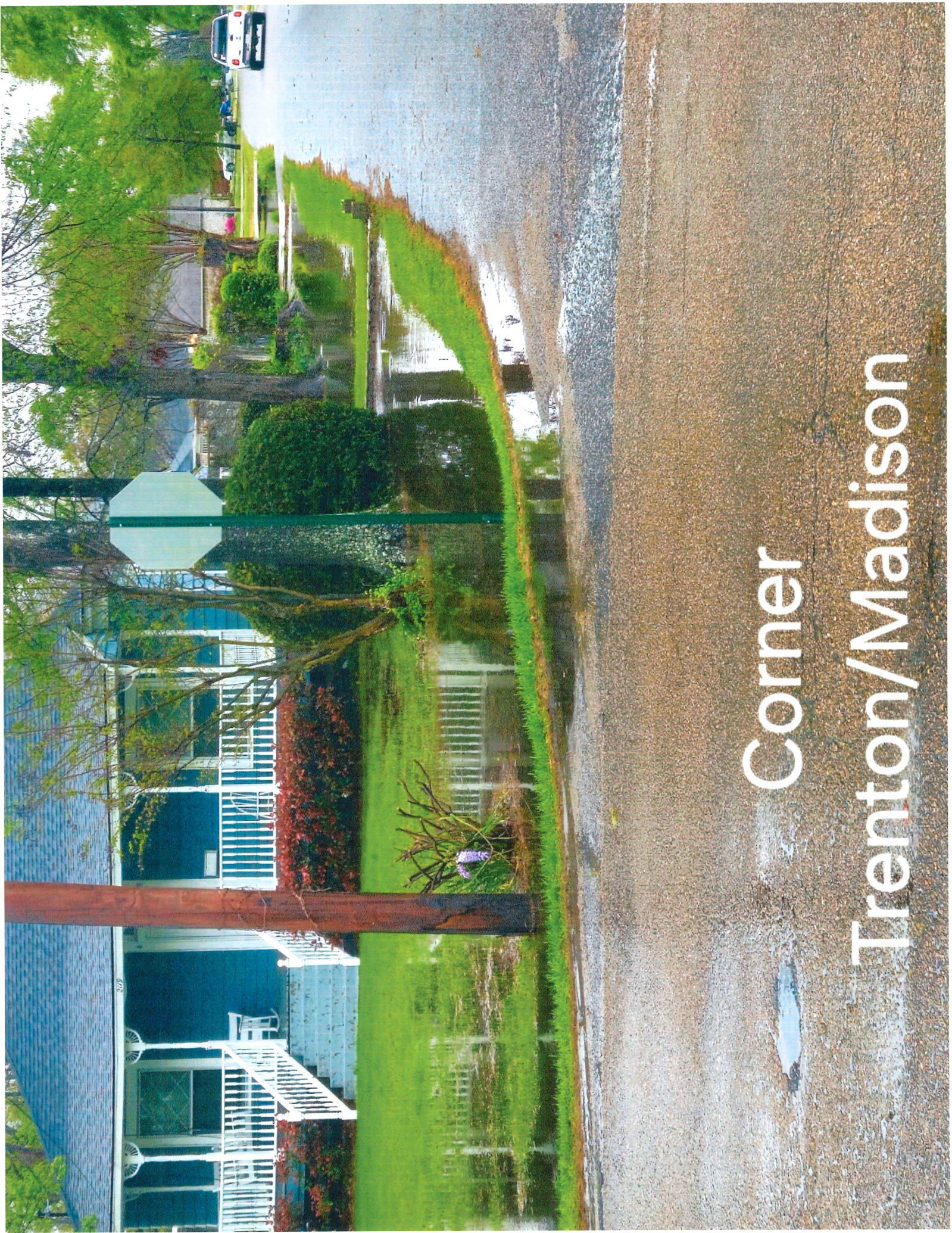


104 Madison

104 Madison



110 Madison  
Moving up (or west) on Madison  
Water accumulation less + less.  
Appears to drain EAST  
(towards levee)

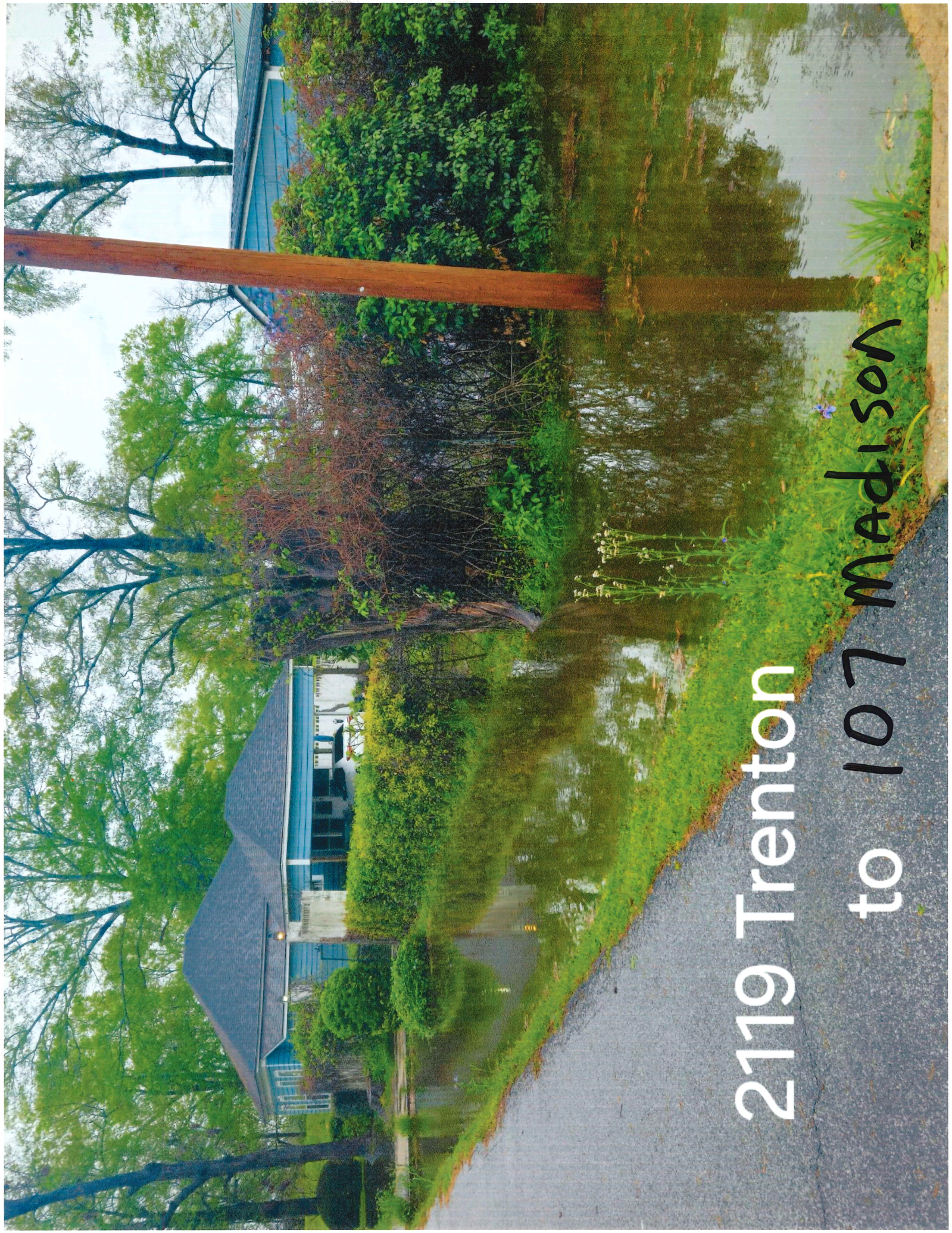


# Corner Trenton/Madison





Madison/Trenton  
drainage Madison backs  
up backflows here



2119 Trenton

to 107 Madison