



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
January 3, 2024**

**The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, January 3, 2024 at 5:00 P.M.**

**There were present: Clay Breaud, Trey Ledet, Thomas Shanklin**

**Absent: Mark Kearns, Drew Andrews**

**The minutes of the December 6, 2023 Planning and Zoning Commission Meetings were approved as written.**

**Breaud introduced a request by Kijafa Davis to amend Residential District Permitted Uses Table 5.1 to add "Personal Services Establishment" as a special exception within R-2 Zoning Districts.**

**Breaud read the definition of "Personal Service Establishment" from the Ordinance. Kijafa Davis, 1227 President Street, was present to represent her request. She stated that she put her hair salon at this location a few years ago, not knowing the zoning ordinance and not realizing that business wasn't allowed. She is request to add "Personal Service Establishment" as a Special Exception in R-2 zones so she can request approval to open her business.**

**Breaud asked if this request came up a few years ago, and Davis said yes. Breaud clarifies that this request is only to approve the addition of "Personal Services Establishment" as a Special Exception in an R-2 zone, not to permit Davis to open her business. She will have to go back to Planning & Zoning to request the Special Exception once City Council approved the amendment to the zoning Ordinance. Ledet helped to explain the process to Davis.**

**Upon call for City Administration comment, there was none. Shanklin clarified that this request did come before Planning & Zoning in the past and he believes there was a hostile group against the request. He is in favor and recommends approval. Upon call for Public Comment, Councilman Taylor; Velma Berry, 119 Notre Dame St; Lynn Belcher, 1234 President St were all present in support of Davis and her request.**

**Ledet questioned if there were limits on the hours of operation for this use. Breaud and Public Works Executive Secretary Monique Reulet stated that there was no restriction for R-2.**

**Berry questioned a business down the street but noted that it is no longer operating. Councilman Taylor clarified that Davis was initially open for about a month, and her proposed hours would be 10am-5pm. Clement questioned the procedure for approvals and addressed residents' concerns regarding traffic and road conditions in that area.**

On motion by Shanklin, seconded by Ledet, the Board voted to approve the request by Kijafa Davis to amend Residential District Permitted Uses Table 5.1 to add "Personal Services Establishment" as a special exception within R-2 Zoning Districts.

...upon roll call the vote was as follows:

**YEAS:** Breaud, Ledet, Shanklin

**NAY:** None

**ABSTAINED:** None

**ABSENT:** Kearns, Andrews

Breaud introduced a request by City Administration to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

*Towing Facility: An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows; which shall only include: mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agent(s); and/or wrecked Motor Vehicles awaiting insurance adjustments and transport to repair shops.*

Breaud noted that there is currently no definition for this use in the Zoning Ordinance.

Chris Turgeon, 7006 Highway 1, was present to comment on this request. He is a realtor trying to lease the property located at 1310 Ridgefield Road. He stated this property was previously owned by Johnson & Sons Wrecker Service, and has only ever been used as a tow facility. The proposed tenant also intended to operate a tow facility at this location. This addition to the zoning ordinance would help facilitate this business.

Upon call for City and Commissioner comments, there were none.

On motion by Ledet, seconded by Shanklin, the Board voted to approve the request by City Administration to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

*Towing Facility: An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows; which shall only include: mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agent(s); and/or wrecked Motor Vehicles awaiting insurance adjustments and transport to repair shops.*

...upon roll call the vote was as follows:

**YEAS:** Breaud, Ledet, Shanklin

**NAY:** None

**ABSTAINED:** None

**ABSENT:** Kearns, Andrews

Breaud introduced request by City Administration to amend and re-enact Article 5, Section 506, Table 5.3 - District Use Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Add the use "Towing Facility" as Permitted in C-1, C-2, I-1 and I-2 Zones.

**Upon call for City comment, there were none. Upon call for Commissioner comment, Ledet expressed concern about designating this use as Permitted in C-1 & C-2 would create potential to have the use develop in the center of the City, which might not be desirable. Reulet suggested classifying "Towing Facilities" as Special Exception in C-1 & C-2, and Permitted in I-1 & I-2. Breaud agreed that this might be the better option.**

**On a motion by Ledet, seconded by Shanklin, the Board voted to approve the request by City Administration to amend and re-enact Article 5, Section 506, Table 5.3- District Use Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance with an amendment to add "Towing Facility" as Special Exception in C-1 & C-2 zones, and Permitted in I-1 & I-2 zones.**

**...upon roll call the vote was as follows:**

**YEAS: Breaud, Ledet, Shanklin**

**NAY: None**

**ABSTAINED: None**

**ABSENT: Kearns, Andrews**

**There being no further business, the meeting was adjourned.**