



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
February 7, 2024**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, February 7, 2024 at 5:00 P.M.

There were present: Clay Breaud, Mark Kearns, Drew Andrews, Trey Ledet, Thomas Shanklin
Absent: None

The minutes of the January 3, 2024 Planning and Zoning Commission Meetings were approved as written.

Breaud introduced request by City Administration to amend and re-enact Article 5, Section 507, Table 5.5 – District Use Regulations of the City of Thibodaux’s Comprehensive Zoning Ordinance as follows:

Add the use “Manufactured Housing” as Special Exception in I-1 and Zone.

Breaud explained that this request is for the Sherriff’s Department. They own property by the old Coca-Cola plant, and would like to be able to move four (4) trailers there to use as temporary lodging for trainees. Josh Bourgeois, Public Works Director, confirmed that individuals would only be staying in these trailers temporarily. Breaud requested pictures of trailers to be included in the future.

On call for Commissioner comment and Public comment, there was none.

On a motion by Kearns, seconded by Ledet, the Board voted to approve the request by City Administration to amend and re-enact Article 5, Section 507, Table 5.5- District Use Regulations of the City of Thibodaux’s Comprehensive Zoning Ordinance to add “Manufactured Housing” as Special Exception in I-1 zone.

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

YEAS: Breaud, Kearns, Andrews, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced request by Kijafa Davis to re-zone the property located at 1227 President Street from an R-2 Zoning District to an R-3 Zoning District in Thibodaux, Louisiana.

Breaud questioned Bourgeois about the previous request that was made and what the Council’s decision was. Bourgeois stated that the City Council did not want to see “Personal Service Establishments” as

Special Exceptions in all R-2 zones. They would prefer to re-zone her lot to an R-3, because "Personal Service Establishments" are already allowed there as Special Exceptions. Breaud noted that this rezoning request is directly adjacent to an R-3 zone, so he has no issue with it.

Davis was present to represent her request. She stated she is trying to meet the zoning requirements so that she can open her business at this location. Ledet questioned why the request was put on this agenda, and Councilman Taylor stated that there was a misunderstanding, and this request should have been made first. Ledet noted that Davis is only 50% owner in this property. HE asked if the other owner was in favor of this rezoning request and she said yes.

On call for Commissioner comment and Administration comment, there was none.

On a motion by Shanklin, seconded by Andrews, the Board voted to approve the request by Kijafa Davis to re-zone the property located at 1227 President Street from an R-2 Zoning District to an R-3 Zoning District in Thibodaux, Louisiana.

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

YEAS: Breaud, Kearns, Andrews, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced request by Kijafa Davis to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a personal services establishment (hair salon) at 1227 President St. within an R-3 Zoning District.

Davis was present to represent this request. Breaud noted that this decision would be conditional upon the property re-zoning being approved. Kearns explained the procedure. Bourgeois noted that these requests would be introduced at the February 20th Council meeting, and would be voted on in March.

On call for public comment, Velma Berry, 119 Notre Dame Street, questioned how much weight the Planning & Zonign Commission's vote had. Breaud explained that they are advisory and make recommendations to the City Council. The Council does not have to vote the same way.

On call for Commissioner comment and Administration comment, there was none.

On a motion by Ledet, seconded by Kearns, the Board voted to approve the request by Kijafa Davis to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a personal services establishment (hair salon) at 1227 President St. within an R-3 Zoning District, on the condition that her re-zone request be approved by City Council.

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

YEAS: Breaud, Kearns, Andrews, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

Andrews questioned the landscaping requirements for a few businesses along N Canal Boulevard. Bourgeois said he would look into it.

There being no further business, the meeting was adjourned.