



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
OCTOBER 7, 2020**

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, October 7, 2020 at 5:00 P.M.

There were present: Clay Breaud, Robert Mire, Mark Kearns, Cheryl Thomas, Drew Andrews

Absent: None

The minutes of the September 2, 2020 Planning and Zoning Commission were approved as written.

Joycelyn M. Lewis addressed the board with her request to be granted a special exception to place a 16' x 80' manufactured home on lot located at 291 Sanders Street within an R-4 Zoning District. Ms. Lewis noted a mobile home was previously on the lot.

Clay Breaud, Chairman of the Board noted R-4 Zone allows manufactured homes to come in as a special exception if approved. He also questioned if administration has any issues and if utilities are available in which Roland Soignet, Jr. Zoning Administrator replied the City has no issues and he also confirmed utilities are available.

On motion of Kearns, seconded by Mire, the board voted on a motion to approve the request to grant a special exception to place a 16' x 80' manufactured home on the lot located at 291 Sanders Street located in an R-4 Zoning District....Upon roll call the vote was as follows:

YEAS: Bread, Mire, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: None

Kijafa Davis, 1227 President Street addressed the board with her request to amend Residential District Permitted Uses Table 5.1 to add "Personal Services Establishment" as a special exception within R-2 Zoning Districts. Ms. Davis expressed she is looking to conduct a beauty salon by appointment only and not generate a lot of traffic to the area, but she was unaware of Zoning in the area which does not allow her to operate her business at this location.

Clay Breaud, Chairman of the Board explained the intent of zoning is to provide protection to residential areas from adverse impacts of incompatible non-residential land use. He expressed R-1 an R-2 is mainly residential use and "Personal Service Establishment" comes in as a special exception in R-3 if permitted and is not allowed until B-1 Zone. He also noted her request would not just affect her property that is zoned R-2 but all the property within the city that was zoned R-2 which represents almost half of the property owners in the city and to change it to R-3 would be spot-zoning and spot-zoning is not allowed.

Cheryl Thomas, Board member noted zoning is something that took years to get done and a lot of people do not attend the meetings because they choose not to but you have to attend and participate to be able to get the different things we need in our community. She also mentioned the possibility to change to B-1 Zone which would allow "Personal Service Establishment" but changing to B-1 would open up to other commercial uses in the area which may not be wanted in the neighborhood.

On motion of Mire, seconded by Andrews, the Board voted on a motion to approve the request to amend Residential District Permitted Uses Table 5.1 to add "Personal Services Establishment" as a special exception within R-2 Zoning Districts as presented.....Upon roll call the vote was as follows:

YEAS: None

NAYS: Bread, Mire, Kearns, Thomas, Andrews

ABSTAINED: None

ABSENT: None

Clay Breaud referenced the Ethics Training requirement to be completed by Board members.

There being no further business the meeting was adjourned.