



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
October 5, 2022**

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, 2022 at 5:00 P.M.

There were present: Clay Breaud, Drew Andrews, Mark Kearns, Robert Mire, and Trey Ledet

Absent:

The minutes of the September 7, 2022 Planning and Zoning Commission were approved as written.

Breaud introduced a request by Bridget Morris to be No one was present to represent Bridget Morris at the time of discussion. Breaud questioned the definition of “specialty restaurant” and “quick serve restaurant”. He pointed out that the parking requirements for “specialty restaurant” are twice as much as the requirements for “quick serve restaurant”. Ms. Morris only has seven (7) parking spots at the proposed location for the business, but would need a minimum of twenty-two (22). Ben Duplantis added that a similar request for the same zone was denied by City Council last year because of the lack of parking spaces. He stated that “quick serve restaurant” needs to be added to the district use regulations table in The City of Thibodaux ordinance.

On motion by Kearns, seconded by Mire, the Board voted to approve the request by Bridget Morris to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to be allowed to operate a specialty restaurant (snowball and snack shop) at 500 East 7th Street within a B-1 Zoning District.

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

YEAS: None

NAY: Breaud, Kearns, Mire, Andrews, Ledet

ABSTAINED: None

ABSENT: None

Breaud introduced a request by Leonard Chauvin on behalf of J. B. Levert Company to be granted sketch and preliminary plat approval of Rienzi Village Townhomes Subdivision, Add. No. 6, located on the east side of N. Canal Blvd. approximately 987' East of intersection N. Canal Blvd & Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana.

Trey Chauvin, of Leonard Chauvin's Civil Engineering and Land Surveying on behalf of J. B. Levert Land Co., stated that this will be the final addendum to Rienzi Village Townhomes Subdivision with the addition of twenty-seven (27) lots. He added that a tie in to Rosedown Drive will be included in this phase of development.

Troy Bellanger, J.B. Levert Land Co., 204 E Bayou Road added request to revoke thirty (30) foot drainage servitude that was included on a previous re-subdivision request for the area of land north of the Rienzi Village Townhomes Subdivision that is intended to be developed into Bayou Community Academy School. He stated that this drainage servitude will no longer be needed because a separate drainage servitude to the north of the school will be utilized. He added that the final flat for this addendum will include verbiage revoking the thirty (30) foot drainage servitude.

On motion by Kearns, seconded by Mire, the Board voted to approve the request by Leonard Chauvin on behalf of J. B. Levert Company to be granted sketch and preliminary plat approval of Rienzi Village Townhomes Subdivision, Add. No. 6, located on the east side of N. Canal Blvd. approximately 987' East of intersection N. Canal Blvd & Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana.

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

YEAS: Breaud, Andrews, Kearns, Mire, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced a request City Administration for text revisions drafted by Villavaso & Associates to the City of Thibodaux's Comprehensive Zoning Ordinance, Article 2, Section 202, Article 3, Section B.(1), Article 5, Sections 505 & 506 and Article 8, Section 803 as per the following:

Article 2 – Definitions and Rules of Interpretation

Amend Section 202 – Definitions of the Zoning Ordinance to include the following definition:

Short Term Rental – A residential dwelling unit, or any portion thereof, for the purpose of lodging for less than 30 consecutive days. The maximum number of bedrooms used for a short term rental use in the short term dwelling unit shall be no greater than six and the total number of guests staying in the short term rental dwelling unit at any time shall be no greater than two times the number of bedrooms or a maximum of 12 persons.

Article 3 – Administrative Procedures

Amend Section 313 (B) – Penalties for violation with addition of “As provided for in Section 33:4728 of the Louisiana Revised Statutes of 1950, any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not exceeding \$500.00 and/or imprisonment not exceeding six (6) months,”

Article 5 – Use District Regulations

Add the use Short Term Rentals as a “Special Exception” in Section 505-Table 5.1 for R-2 Zones, “Permitted” in R-3 & R-4 Zones and “Permitted” in Section 506-Table 5.3 in B-1, C-1, C-2 and CBD Zones.

Article 8 – Section 803 - Use Standards

Add Subsection N as follows:

N – Short Term Rentals

1. All short term rentals must be approved by the City of Thibodaux and obtain an occupational license. Additionally, short term rentals are subject to all permitting requirements establishment by the City of Thibodaux and shall comply with all of the use standards in this section and all City of Thibodaux building, fire and safety codes.
2. Short Term Rentals shall not be permitted on parcels with multi-family dwelling units, unless the parcel is located in the CBD Downtown Business Zoning District.
3. No short term rental shall be allowed on a parcel that is not in compliance with all of the relevant City of Thibodaux ordinances, including the zoning ordinance, unless the parcel is legal non-conforming in accordance with the specific standards of this ordinance, or the parcel has obtained a variance, special exception or other official approval or determination from the City of Thibodaux.
4. No activity or use may be conducted in a manner that generates a level of sound, which at any property line shall be considered a nuisance as defined in Chapter 13 (Nuisances) of the City of Thibodaux Code of Ordinances.
5. Use of a short term rental for commercial or social events shall be prohibited.
6. Each short term rental shall be equipped with working smoke detectors and carbon monoxide detectors.
7. Additional signage for a short term rental is only allowed if the signage is permitted in the zoning district and in Article IX, Signs.
8. All short term rentals existing prior to adoption of this ordinance must obtain an occupational license.
9. All short term rentals will be subject to hotel/motel taxes.

Breaud read through the proposed ordinance changes/additions, followed by a letter from Tagan Rios, 5 Seaman Avenue Apt 4e New York, New York. She operates a short-term rental at 1004 E 12th Street in Thibodaux. Ms. Rios stated she is in favor of these revisions to the zoning ordinance. She requested that pre-existing short-term rentals be grandfathered in, and a cap be instated on the number of short-term rentals allowed in The City of Thibodaux.

Tim Thiac, 523 Canal Boulevard, stated that he has been operating a short-term rental in Thibodaux for about a year. He did not agree with putting a cap on the number of short-term rentals allowed, but he was in agreeance with the limit on the number of guests allowed at each short term rental.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by City Administration for text revisions drafted by Villavaso & Associates to the City of Thibodaux's Comprehensive Zoning Ordinance, Article 2, Section 202, Article 3, Section B.(1), Article 5, Sections 505 & 506 and Article 8, Section 803.

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

YEAS: Breaud, Andrews, Kearns, Mire, Ledet
NAY: None
ABSTAINED: None
ABSENT: None

Bridget Morris, 1250 St. Charles Street, stepped forward to ask about her request to be granted a special exception to be allowed to operate a specialty restaurant (snowball and snack shop) at 500 East 7th Street within a B-1 Zoning District. Breaud stated that the request was rejected due to parking issues. He added that the business may classify as a "quick serve restaurant" and that this use classification needed to be added to the table in the city ordinance, so Ms. Morris could apply for occupancy under that use.

There being no further business the meeting was adjourned.