



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
October 4, 2023**

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 4, 2023 at 5:00 P.M.

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

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

Breaud introduced a request by Andrew & Terri Robertson to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a "Volunteer Service Organization" at 611 Jefferson St. within an R-3 Zoning District.

Andrew & Terri Robertson, 202 Winder Road, were present to represent their request. They are the Chairpersons of the Thibodaux Toy Drive, which has been in existence for 20 years. They give out toys and gift cards at Christmas time, and also give to hospitals and other organizations throughout the year. Mr Robertson added that they run on donations.

Breaud noted that the commission and the City Council approved the definition and district regulations for "Volunteer Service Organization" a few months back. Ledet asked if the building would be for storage. Mr Robertson said yes.

Breaud asked if crowds would be converging at this location. Mr Robertson said no, building will only be for storage. Breaud called for City comment, and Public Works Director Josh Bourgeois stated he has no issue with this request.

On call for public comment, Michelle Cortez, 708 Jefferson Street, stepped forward. She stated concerns about traffic. She added that her family has safety concerns due to a disabled family member living in area. Mrs Robertson stated there will be minimal traffic. The recipients of the gifts will not go to this location. Only deliveries and donor pick up/drop off will happen at this location. Applicants will have to call them and request an application by mail.

Silas Blanchard, 508 Sycamore Street, had concerns about future use of the property. Breaud stated any future use must fit into R-3 zoning district rules, or apply for special exception or zoning change.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Andrew & Terri Robertson to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a "Volunteer Service Organization" at 611 Jefferson St. within an R-3 Zoning District.

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

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

Breaud introduced a request by Marvin Jones Enterprise to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a duplex at 920 Lagarde St. within an R-2 Zoning District.

Marvin Jones, 1413 E Camelia Street, was present to represent his request. He stated that he wants to build a duplex.

Breaud noted that Jones was approved for a lot size variance to construct a duplex on this lot. He also asked about plans for the back portion of the property. Jones stated he has no plans as of now to develop the remaining area of the lot. Breaud asked for city comment, and Bourgeois stated he verified parking and has no issue with this request.

On call for public comment, Clarissa Marts, 921 Lagarde Street, asked the commission to explain what a special exception is. Breaud stated that single family homes are automatically allowed in R-2 zones, but duplexes must get special approval from the commission.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Marvin Jones Enterprise to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a duplex at 920 Lagarde St. within an R-2 Zoning District.

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

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

Andrews noted lack of landscaping at three (3) businesses in town – Start Corporation, TD Construction, and a developing storage facility on Canal Boulevard. Bourgeois stated he would look into this.

There being no further business, the meeting was adjourned.