



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
August 5, 2026**

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, August 5, 2026 at 5:00 P.M.

There were present: Clay Breaud, Mark Kearns, Thomas Shanklin, Trey Ledet
Absent: Drew Andrews

The minutes of the July 1, 2026 Planning and Zoning Commission Meetings were approved as written.

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

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

Breaud introduced a request by City Administration to re-zone the property located along Bayou Lafourche from the Audubon Street Bridge East to Bowie Road from an R-1 zoning district to a C zoning district.

Public Works Executive Secretary Monique Reulet explained that this request is for the area along Bayou Lafourche that is currently zoned R-1. She was informed that it was zoned this way by default, but Administration feels it would be better to rezone to a Campus zoning district to be more in line with Nicholls State University across the street. Breaud noted possible future development that could end up being zoned Campus as well.

On call for public comment, Marguerite Knight Erwin, 840 E 1st Street, stepped forward to speak. She stated that her concern is the lax sign regulations in Campus zones. The Commissioners discussed where the current boundary of the City Limits lies. Reulet explained where the limit lies. She added that the property just outside of the City Limits, next to the proposed re-zoning area, is proposed to be annexed into the City Limits in the near future, and it would be proposed to be zoned as Campus as well.

Kearns stated that he doesn't see Nicholls doing anything to degrade their presence. Shanklin agreed and noted that the area is in front of the President's house.

Kevin Clement, 310 W 2nd Street, stepped forward to confirm the boundaries of the City Limits.

On motion by Kearns, seconded by Shanklin, the Board voted to approve the request by City Administration to re-zone the property located along Bayou Lafourche from the Audubon Street Bridge East to Bowie Road from an R-1 zoning district to a C zoning district.

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

YEAS: Breaud, Kearns, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews

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

Group or Community Home (Small): A small, residential facility located within a community, designed to serve children or adults with chronic disabilities. Small group homes may have ~~six (6)~~ eight (8) or fewer occupants who are mentally, physically or developmentally disabled, and one or more resident counselors/trained caregivers on staff twenty-four (24) hours a day. A small group home must be licensed by an agency of the State of Louisiana, the political subdivision, and/or a state-licensed child placement agency, as a group home, receiving home, or similar care facility.

Monique Green & Taylor Brown, 270 S Sugarfield Drive, were both present to represent this request. Brown explained that they would like to do an 8-person adolescent group home. Their reason for wanting 8 people is due to the size of their home and how many people they could comfortably serve. Brown explained that she is a Nurse Practitioner for in-patient psych treatment. Green stated that they have been working with the State Fire Marshal and an Architect to confirm how many people they could house.

Breaud read the regulations regarding Group Homes. He asked Green what she was planning to build originally and Green said a duplex. Shanklin asked how the number of people housed is enforced and Green said that the State regulates it. Green added that they would be housing people ages 9-16 with no physical disabilities. Breaud read the State Statute about Group Homes and stated that he did not think the City could be more lenient than the State.

On call for City comment, there was none. On call for public comment, there was none.

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

Group or Community Home (Small): A small, residential facility located within a community, designed to serve children or adults with chronic disabilities. Small group homes may have ~~six (6)~~ eight (8) or fewer occupants who are mentally, physically or developmentally disabled, and one or more resident counselors/trained caregivers on staff twenty-four (24) hours a day. A small group home must be licensed by an agency of the State of Louisiana, the political subdivision, and/or a state-licensed child placement agency, as a group home, receiving home, or similar care facility.

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

YEAS: None

NAY: Breaud, Kearns, Shanklin, Ledet

ABSTAINED: None

ABSENT: Andrews

The request was denied.

Breaud introduced a request by Monique S. Green to amend and re-enact Article 5, Table 5.3 - Residential District Permitted Uses and Special Exceptions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Add "Group/Community Home, Small" as "Permitted" in an R-2 zoning district.

Monique Green and Taylor Brown were present to represent this request. Breaud explained that right now, this use is allowed in R-3 and R-4 zones and they are asking to add it to R-2 zones. He stated that this would affect all R-2 zones in the City. Kearns noted that many people who live in R-2 zoning districts are very particular about what comes into their area. Kearns added that they are not arguing the need for this type of facility. They acknowledge that the need is there. The Commission has to consider how these regulations will affect the entire City.

On call for public comment, Marguerite Knight Erwin stepped forward to speak, asking if it would maybe be more feasible if this request was to add this use as a "Special Exception" in R-2 zones. Reulet explained that she spoke to the applicants and discussed their options. She noted that, if they had requested to add this use as a "special Exception", they would have to go to Planning & Zoning and City Council to get approval; to amend the ordinance, and then go back to Planning & Zoning and City Council to request a Special Exception for their property. Reulet stated that the length of time that process would take was a factor in their decision to request to add this use as "Permitted".

On motion by Ledet, seconded by Kearns, the Board voted to approve the request by Monique S. Green to amend and re-enact Article 5, Table 5.3 - Residential District Permitted Uses and Special Exceptions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Add "Group/Community Home, Small" as "Permitted" in an R-2 zoning district.

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

YEAS: None

NAY: Breaud, Kearns, Shanklin, Ledet

ABSTAINED: None

ABSENT: Andrews

This request was denied.

Breaud introduced a request by High Tide Consultants, LLC on behalf of J B Levert Land Co to be granted sketch and final plat approval for the re-division of Lot 2-A of the Levert Business and Industrial Park into Lots 2-A-1 and 2-A-2 located on the East side of St Patrick Street, approximately 25 feet South of the intersection of Kearny Drive and St Patrick Street in Sections 42 and 43, T14S-R16E, City of Thibodaux, Louisiana.

Shane Guin, 700 Canal Blvd, was present to represent this request. He explained that this lot will be divided into 2 lots for professional service offices. Breaud noted a servitude that is indicated on the plat. Guin confirmed that they are private access servitudes. Breaud requested that they be labeled as such, and suggested Guin add "in favor of Lot 2-A-1 and 2-A-2" so that no other properties or business could claim access.

On call for City comment Public Works Director Josh Bourgeois stated that they would need to add a second sewer tap for the new lot they are creating.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by High Tide Consultants, LLC on behalf of J B Levert Land Co to be granted sketch and final plat approval for the re-division of Lot 2-A of the Levert Business and Industrial Park into Lots 2-A-1 and 2-A-2 located on the East side of St Patrick Street, approximately 25 feet South of the intersection of Kearny Drive and St Patrick Street in Sections 42 and 43, T14S-R16E, City of Thibodaux, Louisiana.

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

YEAS: Breaud, Kearns, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews

Breaud introduced a request by High Tide Consultants, LLC on behalf of Executive Thibodaux New Orleans Hotel, LLC to be granted sketch and final plat approval for the re-division of Lot E-1-A into Lots E-1-A-1 and E-1-A-2 located on the East side of N. Canal Boulevard approximately 200 feet North of the intersection of LA Highway 308 and N. Canal Boulevard in Section 115, T15S-R16E, City of Thibodaux, Louisiana.

This request was pulled by the applicant. Breaud stated that although they would not be voting on this item tonight, he did have a question for Guin. He reference the hatched area indicated on the plat and wanted to know if this was an existing servitude. He was able to confirm that it was. Breaud also asked about driveway access for these two new lots, noting the plat shows access through and along other properties. Troy Bellanger, 204 E Bayou Road, stepped forward to comment, stating that there are some separate cross-access easements in these areas that have been recorded. He discussed some previous conversations amongst those property owners regarding the upkeep and repairs of these driveways. Bellanger added that it is possible that the owners of these new lots may choose to discuss making an agreement with the neighboring property owners regarding those driveways.

Breaud reminded Guin of our Landscaping Ordinance.

There being no further business, this meeting was adjourned.