



**OFFICIAL MINUTES
PLANNING & ZONING COMMISSION
June 26, 2017**

Members present: Clay Breaud, Ed Delatte, Robert Mire and Mark Kearns

Members absent: Cheryl Thomas

Also present: Roland Soignet, Zoning Administrator, Liz Guidry, Secretary

Mr. Breaud stated we'll go ahead and call the meeting to order of the City of Thibodaux Planning and Zoning Commission special meeting for June 26, 2017, will everyone please rise and we'll say the Pledge of Allegiance. **Mr. Breaud stated we've been provided a copy of the minutes for the June 7, 2017 meeting; I'll entertain a motion to adopt or revise as your wishes, moved by Mr. Kearns to accept them as presented, 2nd by Mr. Delatte, all members in favor motion carries, thank you.**

The next item on the agenda is **to consider request by T. Baker Smith, L.L.C on behalf of Acadia Agricultural Holdings, L.L.C. to establish zoning classifications for the annexation of remaining undeveloped property along Percy Brown Road located in Sections 35, 36 & 37, T15S-R16E, City of Thibodaux, Louisiana.** Mr. Kearns moved that they open for discussion and it was seconded by Mr. Mire. Mr. Breaud stated ok, who is representing Acadia Land, give us your name and address for the record please. Mr. Joseph Fournet, 1100 S. Acadia Road, T. Baker Smith, came forward and stated what we're doing is we are requesting that the City annex the portion shown on the map that has been taped up against the wall right there. We are basically bringing in everything from Thibodaux Regional Wellness Center property line behind the new apartment complex that's being built right now, shifting everything and trying to basically bring everything to the Percy Brown Road and then right across the street from Percy Brown Road, basically bounded by Holiday Drive and LA Highway 1. As you can see on the map, the red tint, we're asking for a zoning designation of C-1, the green tint, we're asking for a zoning designation of R-1, and R-4 for the yellow designation. Does anybody have any questions? Mr. Breaud stated let me ask you a few questions, is there any other land owned by Acadia Holdings that has not been annexed yet or will be? Mr. Fournet replied yes, but that is a lot further south like towards the railroad, towards Acadia Woods towards the back. Mr. Breaud stated behind the T.N.D. District. Mr. Fournet replied correct, that's correct. Mr. Breaud stated are there any properties I guess west of Percy Brown Road remaining that would not be in the city limits? Mr. Fournet replied as this map stands it would be Tract 3, the Jamax tract and Tract 6 for Thomas & Karen Rouse but that is not owned by Acadia. Mr. Breaud replied but is there any reason why we wouldn't want to bring those tracts into the city. Mr. Fournet replied I can't speak for the Rouses and I think those discussions have happening between those two, I think it was a timing issue at this point. Mr. Breaud asked have these tracts been already subdivided? Mr. Fournet stated Tract 3 and Tract 6? Mr. Breaud replied no, the ones that are being proposed to annex tonight. Mr. Fournet replied Tract 20 has been subdivided with the parish, that is correct, and the Baptist Church is a tract. Mr. Breaud stated so Tract 20 and University Baptist Church is a tract of record, it has already been subdivided under the Parish Planning Commission approvals. Mr. Fournet replied that is correct and the R & S Holding, LLC that is a tract of record as well. Mr. Breaud stated and that was the tract I guess that had controversy over about Walmart coming in with much discussion about that. Are there any comments by any commissioners or any questions at this time? Mr. Kearns stated did you say that where the apartments are is or is not.... Mr. Fournet replied the apartments are in the city right now. Mr. Kearns replied already in the city. Mr. Fournet replied already in the city that is correct. Mr. Breaud stated and that would be the tract south of the one that is being proposed. Mr. Fournet stated correct, it is the Acadia Villas Thibodaux, 221D4, LLC that's the owner and the Wellness Center is in the City of Thibodaux as well. Mr. Kearns replied okay. Mr. Breaud asked does administration have any comments on this at this time as far as being able to handle this development with sewer and water, is administration in favor of this annexation, or has any comments at all on this. Mr. Soignet stated yes, we're ok with it, I checked with the sewer treatment plant and they said that the lift stations could handle it. Mr. Breaud stated and as far as extending water and stuff, we'll have no problem providing utilities to this tract. Mr. Soignet replied right, no. Mr. Breaud stated okay, well with that

being said I guess I'll open it up to any public comments. Thank you Joseph, let's get some public comments on this, does anybody in the public wishing to speak...we do have a map on the wall so now everybody should know what we are talking about, you know we tried this last month but we didn't have this map, so we were not sure of what we were talking about, that is why we are here back tonight at this special meeting; give us your name and address for the records.

Mr. Greg Torres, 302 Holiday Drive came forward and stated my house again faces the tract looking right up to the front Highway 1, my comments are first of all I want to say that I'm in favor of the annexation, ok. I'm in favor of the annexation; I'm concerned about the zoning of C-1 in so many other places. I'm concerned about standing on my front porch and looking out as I understand it C-1 could mean anything from a fast food chain to a drug store to heaven knows what else and I know it is limited. It's definitely not as heavy commercial as C-2 but my concern is what we do with C-1 and how it devalues the other properties around it. Holiday Drive is a small street, it is just a two lane road and whatever goes on that property in front of me, has the potential to, I guess it has the potential to increase value but it also has the potential to decrease value of my property and of those residents that live along that street, which there are five homes there. If and I guess the other concern is and again I'm speaking for mainly for what is in front of my home is that if there were some other way to guarantee like some other residential buffering, something that would go on, I know we don't....that property doesn't fit into the codes that they are doing in the new Acadia Land Development but you know when they built back there they have architectural demands that they have to meet, architectural standards. As I see it for C-1 there is not, there are not any architectural standards, it could be a metal building, it could be a metal building with half brick, and it could be a number of different things. So, as it stands, I have to speak out against it, mainly again from the personal noted of what it could possibly do to the value of the property that I have owned for the last 25 years. Mr. Breaud replied thank you for your comments.

Mr. Rick Louque, address 308 Holiday Drive came forward and stated I echo the comments that Greg made, I have been owning the property for 30 years and when I bought I thought it was going to be a residential area, I just feel like, it scares me that it could devalue our property, thank you. Mr. Breaud replied thank you. Is there anybody else in the public?

Mr. James Labit, 315 Fairfield Drive, came forward and stated that same section of property that we are talking about on the east side of Percy Brown between Holiday and Highway 1, my house is the 3rd house from the corner on Fairfield and that would put me directly on the back side of this property. I feel the same way, I know the property was bought to make money and I don't have any reservations with it going into the city but it is commercial, that is going to, everything on Fairfield Drive is just going to be degraded by almost anything you put up there. I've been there 48 years and in that many years they've got a big drainage ditch that separates on the back side of my property and that is the next concern because drainage is going to be a very important thing at that particular point, because we just barely can empty the Country Club now through that one ditch. You put anything commercial there, it is going to add to that water there, they're going to have to find another route, if it goes to the city then the city is going to have to try and do something about that, I'm assuming. If they try and drain it all through that back ditch and it is already in the parish, we're going to have problems for sure. I would like to see it stay residential, I would think the only buffer we'll have is Percy Brown, if you allow commercial development on that strip there will be no buffer between the houses and between the Country Club, we'll just have to take whatever comes our way. The only buffer we have is Percy Brown and I would like to see it stay residential. Mr. Breaud replied ok, thank you sir.

Mr. Rene Boudreaux, 201 Fairfield Drive came forward and stated I also echo his comments emphatically, we're concerned, my fiancée and I live close to the lot that was proposed to have put that Walmart there and I'm sure you all remember that saga, we thankfully beat that, or it changed; however you want to phrase it. We're happy to have residential behind our home, it would be fantastic to be looking over our back yard and be looking at a wonderful brick home but as he said I 100% agree residential would be perfect if we slap any commercial building there our property value will diminish, we've only been in the home three years and we don't want to see as well as ourselves and our young neighbor and my fiancée's father who lives next door, our property value would be cut significantly because we're looking at the back of a strip mall or the grease dumpster, or whatever. If any of you have ever been behind a strip mall, the employees that work there, they don't tend to always take the best care of what is behind it which you don't see and I'm sure a lot of us as he said, we don't want to have to deal with whatever gets thrown at us. That would be a horrible thing for us as people that worked hard to be in a fantastic neighborhood like the Country Club and to have wonderful neighbors to all have that burning in your chest that you know that no matter what is going to be built there, if it is not a beautiful home it is going to make your house value plummet. We all would love to see houses again, as he said, we can keep it commercial on the other side of Percy Brown that would be fantastic, unfortunately there is probably nothing we can do about it but we do appreciate you all having this meeting and hearing our thoughts about it and for those of us who couldn't be here, as many of the other people are working right now, I'm sure their sentiments would be the same. I don't think anybody would want to look over their back fences and see the back of a strip mall or whatever,

a gas station, pharmacy or whatever gets built back there. So thank you all gentlemen. Mr. Breaud replied thank you sir.

Mr. Aaron Melvin, 307 Killarney Place came forward and stated I am just here as a representative because I got a call from a parish councilman in that district and they just have concerns I guess from fear of the unknown, you don't know what is going to go up, we all have a vested interest in Lafourche Parish and I would just wish we would have a little more clarity on what may be going in there, it is not to say that any business would bring down the property value because we don't know what it would be or how it would be designed so I think that is mainly the general concern here. I appreciate you all hearing us and like I said I just got some calls, reviewed it and visited with the landowner and things, just trying to educate myself on how something is annexed and everything and like I said, we all have to live here and I'm a pro Lafourche type of guy and I'm from Larose and live in Thibodaux, so I like to brag about that but I like to bring the parish together and I just would hope that we could come together on this and you know definitely don't, I don't think anybody has a plan, hey let's go and diminish these people's property values, I don't think that is the goal at all, I don't think that is the intention. I would just hope that whatever is put there or you know would be for the betterment of the parish and the area. Personally, I would like to see houses, because if I lived on that strip I would want to open my door to a house to but that is just, again I am here as a representative for these folks and we just have some concerns about that. Mr. Breaud replied thank you for attending our meeting and expressing your concerns, thank you.

Ms. Fran Middleton, 100 Ormonde Drive came forward and stated I have a different concern to voice; Percy Brown Road is a very heavily travelled road. If this area gets developed as intensely as the map seems to imply you're going to have even more traffic, the traffic to the hospital, the traffic that is trying to avoid Thibodaux to get to Canal Boulevard and Percy Brown Road has only two lanes, so I don't see how Percy Brown Road as it currently exists could long remain as it is once development begins. An analogy of the situation is on North Canal in which you have houses on the east side and you have a very, very broad boulevard, you have four lanes of traffic with a landscaped boulevard with you know the kind of things that I think people are concerned about might be being built here and so I think that is something that needs to be taken into consideration and I'd also like to ask an informational question, is Percy Brown Road a state road? Mr. Breaud replied yes it is. Ms. Middleton replied ok, thank you. Mr. Breaud replied thank you, are there any other public comments?

Mr. Breaud stated let me try to address a few comments that were made and I guess inform the commission what our duties are up here, if you read in the Zoning Ordinance, section, on page 3-5 Section D-1, it says, "following a notice and a public hearing as required by this Ordinance, the Zoning Commission shall recommend to the City Council to approve, approve with conditions, or deny the proposed map amendment within sixty (60) days of filing of a complete application, except where such time period is extended by the applicant," and then if you go into the subdivision regulations and you know and in hearing the comments that is here tonight I think we've almost narrowed down the annexation and the questions, I never heard any negative comments about the zoning on the west side of Percy Brown Road. We have some R-4 residential, we have some C-1 residential and we have some R-1's on the west side of Percy Brown and all the comments that I have heard so far is on the east side of Percy Brown between the Country Club and Percy Brown Road. So I think we have kind of narrowed down some of the issues so if we can kind of discuss a few other things, if you look in the subdivision regulations on page 50 where it talks about non-residential subdivisions, it says, "Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffers strip when necessary," so you can think about that a little bit, you know we can make conditions to this zoning map that is being proposed to us and keep in mind, we are making recommendations to the City Council but we could go back to the City Council with recommendations on conditional approval of maybe some buffer zone, a landscaped buffer zone up against the proposed Country Club. I agree with the comments that were here tonight, I mean I wouldn't want to have a commercial development and when you look at the commercial subdivisions, there are no offsets, you could theoretically put a building right up against the property line, so I think we're not out of line by asking some kind of a buffer zone up against a residential, whether that be 20', 30', 50' or something and we can talk to developers about this in a minute, about having some kind of permanent landscaped buffer zone to back this thing away from the subdivision some. The other question that came up was drainage, there is a whole section in the subdivision regulations; tonight what is being proposed to us is just re-zoning the property. For this property to be developed and to be subdivided further it would have to come back in front of this planning commission, back in front of administration with drainage calculations to show us that they are meeting the drainage calculations of the city subdivision regulations. Those are pretty stringent regulations where they can't increase the runoff into the Country Club, they would have to find another way and we can hear from the developers engineer and the developer on what is there, some of the plans. You know as far as them committing to what is coming in here, I wouldn't trust what they are telling me because once we zone it C-1 it could be anything, it could be a bar room, it can be anything and I don't know if they know what is coming in or not but once we zone it something,

it can be anything. So what I'd like to do I guess is turn it back over either to the developer or the developer's engineer and try to address some of these questions maybe that have come up if you can.

Mr. Jacob Giardina came forward and stated I am one of the owners in the development, you know I'd like to address the concerns of the people, no question, do we know what is going to go there, no we don't, we don't have anybody chomping at the bit for a bite, we just thought that while we were taking care of this that we would take that in. At least, if it comes into the city it has restrictions, I'd like everybody to understand that as long as it is in the parish it has no restrictions, there are no restrictions on it now. At least coming into the city with zoning restrictions would give you some guidelines. As far as your comments Clay on the buffer, we have no problem with that; we can do things like that. I think everybody will, and I'd like to say in all earnest that we've done a fair amount of development for that southeast corner of the town. I think that has grown into being one of the nicest sections of the town so far when you look at all the expansion that is going on there. I'd also like to say that many times we have passed up sales that don't fit with what we want to do and what we want to do is have a place that looks good and is good and is pretty representative of us. We're not interested in just going in and dumping land for the sake of dumping land, that's not what we've done, that is not our tract record, you can go all the way on the far end where Chevron and the commercial developments are, with the Leblanc Brothers Cement and NBI Testing and Pro-Serve, etc., this is commercial developments that are over there and I think they are pretty nice for the area, or for any place, really. So this is sort of representative of what we do, what we have done and I think our tract record goes to speak for itself. Just come and drive around and see. Do we have something in mind for that section east of Percy Brown, no, no we don't. Another thing, it was mentioned about the lady spoke about Percy Brown Road and the size of the road, you know when we first came over here we left this strip, we still own the strip, but we left this strip all in the front of our development, you may or may not know that, but sufficient enough, the utilities are outside of that, for a four lane highway. We have tried and tried since we started this development of getting either a four lane and working with South Central Planning and all of that, either getting a four lane road through there or at least bringing the speed limit down to a considerable speed limit. The last director of the D.O.T.D. stood right on the corner of North and South Acadia and Percy Brown with Gene and I and we were trying to get a 35 mile an hour speed limit through there and he said gentlemen, we're in the business of moving traffic, not slowing it down. Now, this is the kind of things we're facing, we understand these things and we've left property to enhance it, you know to widen that thing, but we can't get to first base with the state and after you pass the canal, I mean there is no, there's been no provisions you know so far to do this and in talking with the highway people and all there is absolutely nothing on record to do anything right now with Percy Brown. I had heard about the circle, the traffic circle at the end by Canal Boulevard and the intersection of Percy Brown. I don't know what the story is, you may know something on that; I don't. We have talked about having a traffic circle at the junction of North and South Acadia and Percy Brown, in fact we, out of our own pocket have paid for a traffic study, we had T. Baker do it, do the counts and all of that and see what it takes to design a traffic circle in there. I mean this is what we have been doing so, I mean we have been, we will come out and say this but we have been trying to do everything to develop the area in such a way that we're all proud of it and so far I am. This isn't just a tract of land that is being developed like so many 20 or 30 acre tracts of land along the bayou that have been done where you just go in and cut a road and you put houses on either side, sell it and get your money and get the hell on out of there. If memory serves me right, when we started to discuss this what, about 12 or 13 years ago, when we took the first property in, I think the area of Thibodaux was about 3,100 acres, if memory serves me right, I could be wrong, but that is what I remember yet the whole hunk of property is 3,400 acres, so that piece of property is bigger than what the entire town of Thibodaux was at that time. So it is not something that we're going to go in there and just chop up and make a disaster out of it - that is not the intention. I know that once you have that and we're passed away and our great grandchildren are here trying to do something with it, it may be a different story, but I think we'll all be gone at that time anyhow. But I just wanted to have the opportunity to express those points.

Mr. Breaud stated let me ask you a few questions, Jake, I guess. Mr. Giardina replied sure and then I'll have another one for you after it just came to mind, go ahead. Mr. Breaud stated well when you all did do the T.N.D. I know you all weren't really in favor of reserving that extra width to do the roadway but it later makes a good point, this will be a collector road, I mean we've got all kind of development coming here, you all are getting ready to do another phase of the T.N.D. District, Percy Brown Road needs to be four lanes somewhere down the road. Mr. Giardina stated you're preaching to the choir. Mr. Breaud stated I know, but good planning does something about it now, you know should we reserve and it is going to be hard to do anything I guess on the east side of it because like you said, the canal is right there and I don't know if you all ever looked at what could be done, we may have to split it with a boulevard with a canal in the middle, but right now would be the time I guess to reserve a strip going north from where you're strip is reserved going south. What happens is, you know, all of these tracts are going to come in and we're going to get development, everybody is going to start putting water lines, they're going to put sewer lines and the first thing you know they're all in the front property and all of that has got to be re-located to widen the road out and the cost doubles or triples because now we put in some infra structure that has got to be moved out of the way to make some

improvements to widen the road. So would you all be in favor, I guess of reserving a strip. Mr. Giardina replied Clay we would have to, I understand where you are going with that, we would have to look at this because look we left this, 12 years ago. Mr. Farrell replied in 2004. Mr. Giardina stated we left it like this and prepared for it in 2004 and as of right now, if you go to South Central Planning, which is handling the Planning for what, 7 parishes in this area, there is no line on a piece of paper about making a four lane, we've talked with D.O.T.D. during these 12 or 13 years and there is no, nothing has been discussed on it and we often think, well now wait a while because we have a problem. We set aside the land and if you pass there you will see a line a flags often where for some reason that identify where all the lines are, the servitude is and then you put a bend in it, you've got a big vacant strip and this kind of off balance is that little area in there where we allowed it, yet we go through with it and we keep it there but there is nothing on paper. Now, this would be something really with this coming into the city, the city might have some muscle to get somewhere with the state to get this done; all you have to do is to drive to Lafayette and boy they've got some beautiful roads, and beautiful traffic circles running right through cane fields. Now we're not asking for that, we're asking to put it through a residential area, you may have more muscle if this thing is in the city, I can tell you, you don't have any in the parish.

Mr. Breaud replied the city, and I'm not sure if Archie or even Roland, the city we adopted a master transportation plan for the city probably 10 maybe 15 years ago, this was outside of the city so it is not on there but I think one thing we need to do is you know get you all to do a little study, Jake of this right here and see what can be done and it don't necessarily have to be addressed right now with the zoning because right now we're just zoning property but when the property gets to be subdivided you know at that time we can start reserving some strips because if we don't do it now, it is not going to happen and it only enhances the value of the property if we get it done you know. Mr. Giardina replied no; Clay, I understand this and we had a proposal how to solve that problem and you put a lane on each side of that canal, you know if you four lane this, put a lane on each side of the canal. I don't think they would want to go into the people's yards; you cut that hill down and you put a lane on each side of it, it is already too late to put that lane on that other side because you've already got these buildings going up now, you see. You are dead right, but 12 years have passed and we have nothing that has been on that. Mr. Breaud stated I think what we could is it is not really binding on you guys but when we do this, this zoning annexation that we make a condition that it be looked at by the developer to see what can be done to address the traffic issues along Percy Brown in the future and then come back to us and when this property gets subdivided you know we might find some kind of solution. It is not at your expense, you know but it is to come.... Mr. Giardina replied yes but...no, no it is, excuse me, but it is, because when you start laying utility lines that is the very first thing you do when you develop anything and you've got to leave that frontage. You've got to put that utility line far enough back from that road, you know that as well as I do to be able to have that road in there and we did that 12 years ago and it is within the city and all of that. I mean and there's been no movement toward that, I don't know how you stand further down from South Acadia all the way to Canal Boulevard, but nothing has ever been said, nor done or anything about that, so just keep that in mind. Mr. Breaud replied yes, I understand but you know as a planning commission we wouldn't be very good planners if we didn't give consideration to addressing this problem now because it is only going to get worse and it is only going to de-value, you know, if you look at all of the development these days where you've got a nice road that is where you get development. Where you have got a nice four lane road, you look at some of the road that is being built in Houma and that is where all of the development comes. When you've got these narrow two lane roads, you're going to get a certain amount of development but after a while, you know, people are going to see the traffic problems and you're going to have a tough time selling the property, so I would just ask that we look at it. Tonight it is only talking about zoning, we don't have to really address it and we could make a condition that it be looked at, looking at it don't mean a whole lot, so I think we can address the traffic in that manner. We still have to address the issue about being up against the subdivision deal. Mr. Giardina replied sure, okay that's...anything else. Mr. Breaud stated before you go, let's try to get some solutions and we'll throw it back at the public and see what they're thinking. Would a buffer zone of I don't know 30' wide buffer zone permanently laid landscaped buffer zone where you might have some hedges or something up against the subdivision and it would offset any kind of development that 30', would you all be agreeable to that? Mr. Breaud stated and there is a drainage ditch, you're saying in between right now, so... Mr. Giardina stated well let me just clue you in on that, there is a 50' servitude over there and it's not on the Country Club property, it is on our property, you know. I mean you're talking about that but whoever did that didn't care about the people on the other side which is now Audubon, ok. Now, you've got to have a servitude to dig that ditch, let's say today or tomorrow we go in there and develop it, and you correct me if I'm wrong but you not only have the ditch to worry about, you've got to have enough land in there so you can get an excavator in there periodically to drain you folks' property and that is on our side, so... Mr. Breaud asked so how wide is the ditch right now, do we know that? Mr. Giardina replied well it is a pretty good size ditch; it's a pretty good size ditch it's one of the better ditches in the whole Country Club. Mr. Breaud stated wait, we need you to come to the mic so we can get this recorded. Mr. Giardina replied look you start it in the front, you can start with the ditch one shovel blade wide but when you get to the back the top of the ditch is probably from here to there, am I right or wrong? We know the thing. Someone from the audience replied yes, sir. Mr.

Breaud replied so if you have an existing...Mr. Giardina replied is it done properly, no, what about the culvert under that ditch, I haven't checked the culvert under that ditch but I think, I mean we're draining Country Club water now and just bear this in mind, I think if you run the numbers on it, the thing might not, if it goes along with everything else it might not be sizeable before we even put anything there you see. So, you've got a lot of history in all this. Mr. Breaud stated let me ask the engineer, I guess about drainage a little bit, I know you don't know what is going there or how you are going to do it but are we planning on draining into that ditch possibly? Mr. Fournet replied if the existing drainage that is there now will drain into it but as you know when we develop we make provisions with ponds or some widening of ditches, widening of the Forty Arpent Canal, if we've got to upsize the culverts somewhere, you know we're going to make sure that the drainage analysis is sent to the City, submitted and approved ahead of time, no pre-existing flows will be exceeded. Mr. Breaud replied so what he is saying is when they go to pave this area for commercial development he can't increase the rate of runoff that is coming to that ditch now so whatever is in there, if it is going to require them to put some kind of retention on the property and restrict the flow through a smaller culvert that is what they would have to do such that they don't make, they're not there to correct any problems you all may have now, but they want to make sure that it is not going to get any worse. So if there is an existing 50' servitude there now, that servitude Archie is in the name of the parish, so does that come into the city? Mr. Chaisson replied that is what I was just whispering to Joe, we would take that ditch in because it is part of the property so it would be put on our maintenance schedule to dig. Mr. Breaud replied so that servitude would become a city servitude of 50' to maintain the drainage. Mr. Chaisson replied yes and I'm sure knowing Mr. Jake he will be on us to make sure that stuff is cleared on a regular basis. Mr. Breaud stated so let me hear it back from the public again, are you all satisfied with this 50' and any kind of buffer, go ahead Gene. Mr. Gene Farrell with Acadia Agricultural Holdings came forward and stated I can't add much to what Jake had to say, but with their concern about restriction, I just want you know that we haven't had a piece of property yet that we have sold that we don't have a fairly extensive group of restrictions, not all of the T.N.D. for this, we restrict everything which includes some degree of architectural control and so forth as you go forward and as Jake says, he, his family, and I'm understanding they're all going to be looking at this the same way so I want you folks to know that. Mr. Bread replied so, let me ask Jake one more question, Jake there is two tracts of property west of Percy Brown Road that is not incorporated into the city, are there any plans to bring that into the city at a later date? Someone from the audience stated your tract and the Rouses' tract. Mr. Breaud stated we talked about that before you walked in. Mr. Giardina replied two tracts on the west side? Mr. Breaud replied your tract and the Rouses' tract next door that would be left out of the city right now, everything else would be in the city limits except those two tracts; any plans to bring those in in the future? The reason I'm asking that...Mr. Giardina replied no, no, no wait awhile, wait awhile I've been thinking about it I really am, in fact I went over and talked to Wendy Thibodaux to see what is the difference in taxation and from what I can gather from Wendy, 40 cents an acre which is nothing, if you come into the city, I'm just going over that to see and this just came up last week I sat with her and talked about that. Mr. Breaud stated and I'm just asking a question, it just makes a clear delineation you know the Rienzi house stayed outside of the city limits for years and years and the only thing was the Rienzi house you know, it just didn't make sense to have one little tract outside the city where the rest of it was. I'm not putting you on any commitment right now, I'm just asking you if there are any plans in the future and you answered my question. Mr. Giardina replied look, I've been looking at it monetarily speaking there is very little difference, you know the house sits on 33 acres so 33 times .4 would probably give me about \$15 a year added taxes that is about it. I might have a ...I might put something in there that I'd like to have, I don't know, I got a hell of a squirrel problem and every now and then I got to kill some, you can't pick a fig...Mr. Breaud replied you get a lot more services if you get into the city. Mr. Giardina replied listen, you can't pick a fig, you can't pick a pecan, you can't pick a peach, you can't do anything, citrus is about the only thing they don't eat. I might have that restriction in there, I can shoot them. Mr. Breaud stated alright let me go back to the public comments and see if we incorporate that 50' drainage servitude if that makes it any better.

Mr. Greg Torres of 302 Holiday Drive came forward and stated that and thank you Jake, I can't speak for the 50' servitude other than I think it is a great idea, it doesn't affect my home personally. I can tell you that I am in, I have always been in favor at least in some of the other conflicts that came up in the last several months of annexation, I am in favor of annexation and if there is some sort of provision that you can put in there again, it is great to hear that there is something that we can do to take care of developing that property directly in front of our homes from those five homes that face Holiday Drive. I'm sure the homeowners, at least for me; I'm in favor of that. Mr. Breaud replied thank you. Mr. Breaud asked if there was anybody else that made comments that would like to comment based upon the proposition on the table right now?

Mr. Rene Boudreaux of 201 Fairfield Drive came forward and stated I will say he's absolutely correct, the property behind our homes on Fairfield Drive does drain fantastically; we've never had any flooding issues. Now, I live way on the North end just three houses behind Dr. Tenney off of LA 1 and we never have any problems with drainage, it is kept up perfectly, we can't complain about that. The servitude is a fantastic thing and it does seem to work fine, we do see excavators come back there every now and then to clean out the grass and keep things up, so we can't say anything negative

about that and the 50' servitude would be a fantastic thing as long as there is some type of buffer zone to not have that building up against that ditch where we would be right up against another business or so. Providing that is something that they want to emphasize in the future, I don't see the residents having too much of an issue with it but it would still be nice to have residential only but I guess we'll see as things come along in the future. I'm sure the residents would be ok with that. Mr. Breaud replied the definition of servitude is that no structure can be built in that servitude, even the fences need to be backed off on a servitude so that the city can get in there and maintain it. We can expand the definition of the drainage servitude to include a landscaped buffer zone if we want but we don't want to get in there and start putting landscaping in there because then they won't be able to maintain the ditch, so if we put landscaping it would have to be on the back side of the servitude. Mr. Boudreaux stated correct; thank you. Mr. Breaud replied I appreciate your comments.

Mr. Corbert Chaisson, 387 Percy Brown Road came forward and stated that I've been a landowner there for about 30 years now, I just want to voice my concerns about the traffic with this development whatever it may be, may arise, as we all know that when I got there 30 years ago there was barley any traffic, now it is horrendous. There were a lot of accidents at the red light, I foresee a lot of accidents being happened at North Acadia, South Acadia intersection because that is a nightmare, I try to avoid that every time I can. Just take the traffic into consideration whatever you all decide to do; I'd appreciate it, thank you. Mr. Breaud replied thank you.

Mr. Breaud stated you all said a traffic study was done already on Percy Brown, do you want to come up and give us the results of what the recommendation of that was. Mr. Joseph Fournet of T. Baker Smith came forward and stated Acadia did provide a traffic study and basically what it stated was that a roundabout is needed, it's just more from a line of sight issue and just for the flow of traffic. We are working with partnerships and trying to work with D.O.T.D. trying to get some safety funding, we're looking at this whole thing from a bunch of different angles and we're trying to do something to improve the intersection there. I pass through the intersection there every day, it is right next to my office, these guys pass through it every day, we know it is a problem and we're trying to organize an effort to improve that intersection. Mr. Breaud replied so the study was just based on the intersection, not the whole corridor to LA 1? Mr. Fournet replied it was based on the intersection that is correct. Mr. Chaisson replied the roundabout is in the transportation improvement plan with South Central Planning, there is no funding dedicated to do that. Mr. Breaud replied ok, thank you for coming.

Mr. James Labit, 315 Fairfield Drive came forward and stated I have no problem with the property at back of my house being annexed into the city that would be great at least somebody is looking over our shoulder for us, but the only reservations I have is what goes on the property since it is so close to mine. You talk about the width of that drainage ditch, I'm at the wide part, it is about 10 to 12 wide at the back of my house where it starts at it starts at a couple of feet wide and it gets wider as it goes all the way up to Holiday. I'm assuming and I assume that anything that would go on the property, I'm sure the drainage would be taken care of one way or another but it will be a problem if they attempt to come to the back, it might have to go underneath the highway to go back towards the Forty Arpent Canal or even through Highway 1 to the bayou, that is always another option, I assume but whatever, I assume the drainage would be taken care of when development comes in but I just, it is a complete eyesore if I've got to stare at the back of something that is not too pretty, but the buffer zone sounds great. Mr. Breaud replied well you know we're talking about a buffer, we can expand on this a little bit more, we've got a 50' drainage servitude in there now, that servitude is not going to obstruct any vision across there, we want a clean shaven trees removed site of vision so they can maintain this ditch and I don't want to extend this too much further, maybe we should get another 5' or 10' buffer zone landscaped area on the back side of that servitude in that 50' outside of it just for site obstructions and that could be some hedge rows or it could be some type of fencing; that could be placed on the developer when he comes to develop this property. It's not uncommon; we had this in the subdivision regulations forever that when a commercial zone abuts a residential zone we required either a hedge row or a fence. Mr. Kearns stated fence. Mr. Soignet stated right. Mr. Breaud stated that's been in the regulations so it wouldn't be extreme I guess to add another 5' buffer zone or landscape zone to either add a fence or some type of hedge row outside of that 50' just for site obstruction so you guys are not looking out your backyard or trying to have some kind of private party in the backyard looking at this stuff and I don't know how the developer, we will have to get their comments on this and see how they feel about it but it's a good point you're bringing up. Mr. Labit stated okay, thank you. Mr. Breaud stated thank you sir.

Mr. Breaud stated developers, do you all want to comment on that. Mr. Jake Giardina of 918 E. 1st Street came forward and stated look I don't know what we are going to have going there, we're mainly looking at this thing, you know if memory serves me right, we're the ones that are going back to people's fences and cutting the trees that was all in there when we took over the property, ok and I'm talking about like look that is your property line and here is the ditch and you've got a fence and you've got a tree growing between the fence and the ditch. We're the ones that got in there and took care of this; you would think it would have been the property owners, so they've got a lot of sides to this folks. You know, if we're going to hang the laundry on the line, we're going to see where all the holes are in

what clothes you know, it is a long story. Mr. Breaud stated is that when Archie was the Public Works Director for the parish because the parish should have been maintaining those ditches. Mr. Chaisson stated let the record reflect that I was never the Public Works Director. Mr. Giardina stated I mean look, you can what if this thing to death, it's not saying I don't want to do it or we don't want to do it, but you can what if this thing to death. Mr. Breaud stated but Jake I mean we do have regulations that says that you have to got have some buffer between commercial and residential you know and that was on the books and I think the new regulations still have that in there. Mr. Giardina stated that can be looked at to put in when you sell a piece a property. Mr. Breaud replied yes, exactly. Mr. Giardina stated if that is in the ordinance that you require it because then when we sell a piece of property we're going to put in there and it has got to follow the ordinance and the ordinance says a buffer zone, does it, I'm asking you? Mr. Breaud replied it did, I'd have to go back, we re-wrote all of those zoning regulations. Mr. Giardina stated well go back and check it and if it calls for it, then what is the discussion for, it calls for it, it is simple you know. Mr. Bread stated you know and it would have to be outside of the 50' because we don't want to put any kind of obstruction in that 50' because the City is going to start maintaining. Mr. Giardina replied we won't come anywhere near the 50', we don't get involved in the 50'. Mr. Breaud stated the City is going to start maintaining that ditch. Mr. Giardina stated sure; I have one question, I guess you know we had the T.N.D. rulings, the codes and all within the T.N.D. but with the new planning regulations that were unfolded by the City, what happened to the T.N.D. rules and regulations, I'm asking you? Mr. Breaud stated they're still in place, they are still in place, we addressed that last month when they came in front of us and we made the conditions that they follow the T.N.D. rules because those were established, I mean you had a master plan for all of that land in there and we continue to follow those rules. Mr. Giardina replied ok. Mr. Breaud stated now there is some other stuff in the regulations that were put for other T.N.D.'s that they've got to follow, so if any other T.N.D.'s come in there are some regulations that have to be followed. Mr. Giardina replied thank you. Mr. Breaud stated thank you, are there any further comments from the public? Second call for the public, 3rd and final call for the public, are there any commissioner further comments or questions. Mr. Kearns stated I think we covered everything and I think the issue about the fence is going to come up as part of the regulations and amendments that are already in place, so that part is taken care of in addition to having that 50', so are we ok with that? Mr. Torres asked does that include Holiday? Mr. Breaud asked which one is Holiday? Mr. Torres replied Holiday is the one going into the club from Percy Brown Rd. Mr. Breaud stated across from Ardoyne, well you know, they have no control over what's on the other side, on the South side of Holiday because that exists, so whatever happens on the North side we're asking if there is a buffer on the North side of Holiday, is that the question? Mr. Torres replied yes. Mr. Chaisson replied Clay Joe is saying that there will be a 50' drainage servitude on that side too. Mr. Breaud replied on the north side too? Mr. Fournet stated no, no not right here. That's just butting up against the...I guess it's really not butting up against the subdivisions, but you get to get the right of way and have a road. **Mr. Breaud stated we can make that a condition because I mean traffic or sight obstruction is a big concern at this intersection, we sure wouldn't want to have a commercial building up to that property so, with all of this being said, do you want to make a motion, do you want me to try and state the motion?** Mr. Kearns replied yes, I would. Mr. Breaud replied ok, I'd entertain a motion to accept the annexation of the property of Acadia Holdings as presented on the map presented by T. Baker Smith dated 6/18/17 with the zoning requirements shown on that map with the conditions that a 50' servitude be recognized on the eastern side of the tract adjacent to the Country Club as well as a 20' servitude or easement on the north side of Holiday Drive and that the traffic be looked at such that some solution can be planned for future development of this property. It is not binding to look at something but it is something that we can say that we're looking at, I think it is in the best interest of everybody and then when you come back and Roland comes back to us to subdivide the property, we can require something at that time to try to resolve some of these issues. So, did you get that motion Liz? Ms. Morvant replied most of it. Mr. Breaud stated do you, and before we vote on it, does the developer anticipate subdividing this property or coming to us in the very near future to do anything with the property in the next couple of months or anything? Mr. Giardina replied no. Mr. Breaud replied ok, so we've got a little time to look at the traffic and come back. Mr. Gene Farrell stated you're speaking only to the east side of Percy Brown right now, or the whole... Mr. Breaud replied well, I think you're widening, I don't know Jake said we might have the lane on both sides, whatever it may be, whether we add a lane to both sides or if we add a lane to the other side of the ditch, just come back with something. Mr. Farrell replied we do have something that we're working on. Mr. Breaud stated we would like to look at that and maybe present this to the City of Thibodaux for their master transportation plan. Like I said Jake, the only way to get this thing moving is we start putting some stuff in place and I know this is a state highway, this is not the city that is going to have to do this work, so we've got to get some money from the state to make these improvements but if we don't start somewhere it is not going to happen. We're going to start putting in all of these utilities in place and then the cost is going to be twice as much when we want to try and do something. I'm just asking that we take a look at it right now. Mr. Kearns replied yes, it is non-binding...Mr. Breaud stated we've got the motion, do you all understand the motion, is everybody good with the motion. Mr. Kearns replied I so move. Mr. Breaud

stated moved by Mr. Kearns, seconded by Mr. Delatte, and is there any further discussion? All members were in favor, motion carries.

Mr. Breaud asked if anybody else wanted to make any comments before we adjourn? Is there any other business Roland? Mr. Soignet replied no. Mr. Breaud stated thank you all for showing up and expressing your concerns on this thing to make it happen. Thank you all, meeting adjourned.