



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
May 5, 2021**

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, May 5, 2021 at 5:00 P.M.

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

The minutes of the March 3, 2021 and April 7, 2021 Planning and Zoning Commission were approved as written.

Andy Positerry of G.F.P. Architecture, 307 Canal Blvd. addressed the Board on behalf of Premier One Investments, L.L.C. requesting to be granted a special exception as per the provisions of the C-1 Zoning District regulations to construct and operate a 12 unit, 10,440 sq. ft. mini-warehouse at 1200 Canal Boulevard within a C-1 Zoning District. You have a site plan-it is where the old Above Board Homes metal building is. Grady is going through his due diligence to purchase the property and wants to make sure that he can build what he has envisioned. He is doing a market study with a mini-warehouse consultant & the climate controlled portion wouldn't be any bigger than the existing footprint of the building. The 1st phase would involve tearing down the building & rebuilding a climate controlled mini-warehouse within the footprint. Additionally there will be a 2nd structure for a mini-warehouse not climate controlled and access from inside the property & on the back along Ridgefield. Discussions for the climate controlled part is that we will add a covered drop off so you can pull in with your vehicle & come up to a door that may be centrally located & then branch out along the long access of the building with a corridor. The intent for the Ridgefield portion is strictly off of Ridgefield- there won't be any thru traffic from Ridgefield onto the rest of this site, we'll limit that from Canal. The idea is to align the driveway entrance where the existing cut is on Canal Blvd. for ease of traffic to get in there. Breaud noted anything they put there would be better than what they have now & asked if the other old building on the northwest corner would be coming down. Positerry noted that building would be demolished. Later on he has an undeveloped lot that he plans to put an 8,000 sq. ft. building after these first 3 projects. Breaud noted this is a C-1 zone & it allows for a special exception and all utilities are available for the site. They would have access off of Canal and Ridgefield. On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the special exception to construct and operate mini-warehouse facilities at 1200 Canal Blvd. in a C-1 Zoning District...upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews
NAYS: None
ABSTAINED: None
ABSENT: Cheryl Thomas

Breaud noted the next item was to consider a request by T. Baker Smith, L.L.C. on behalf of Jaron Land Development Company, L.L.C. for sketch and preliminary plat approval of division of a portion of Project C of Acadia Plantation into Tracts C4 to C8 and D1 to D10 located on the south side of Percy Brown Road west from Rue Marguerite in Section 37, T15S-R16-E, City of Thibodaux, Louisiana. This is right at the main entrance, it is the open property on the left hand side as you are going into the subdivision. He confirmed with Soignet that all the necessary utilities were available. He requested that T. Baker Smith be notified that a representative should attend these meetings to be able to answer their review questions. He noted this was really starting to develop and fill up and I guess they want to continue. Up against Percy Brown Rd. they've got a 54' reserved strip that was reserved to widen Percy Brown Rd. if we ever had to because of all of the apartment complexes in there and one day Percy Brown Rd. needs to be four lane from LA 1 all the way back to Canal. That strip is reserved at least in this area not all the way down because the Country Club encroaches on some of this but as a planning commission this is the kind of thing we need to look at so we don't become congested with traffic and our place to have some vision and look in the future. It is a beautiful development, they shouldn't be against this because if you start having traffic problems it's not good for their development either. On motion of Kearns, seconded by Andrews the Board voted on a motion to accept the sketch and preliminary plat approval for Project C of Acadia Plantation into Tract C4 to C8 and Tract D1 to D10 located on the south side of Percy Brown Road west from Rue Marguerite in Section 37, T15S-R16-E, City of Thibodaux, Louisiana....upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Thomas, Andrews
NAYS: None
ABSTAINED: None
ABSENT: Cheryl Thomas

Breaud noted it didn't make the agenda tonight but there has been some interest and discussions about a commercial solar system or a solar farm on North Levert's land where it is low & they can't develop anymore property. You've seen these solar panels that are put up to sell electricity back to Entergy & environmentally are supposed to be cleaner and eventually cheaper and I wanted to bring it to your attention if you want to research this since it will be on our next agenda. We are drafting some regulations right now and are going to have a public hearing. We may have some of people against this but I don't see this to be hazardous or having a negative impact. The panels would have to be fenced in and they have to be designed to the wind codes. It is automated so if a hurricane is coming they lay them flat and they don't have the wind blowing up against them. It would be a 30 year lease they would have to make with J. B. Levert Land so before that commitment is made they want the planning commission and the Council to make a decision on whether or not we are going to do this, so the question is how do we do this from a zoning standpoint. We talked about making a special solar panel district and after much discussion decided that wasn't a good idea so we agreed to draft regulations for it to be a special exception. You can't put them anywhere and the only place you can really put them is back where we're talking about since it will take quite a bit of acreage and there is nothing available in the City.

There being no further business the meeting was adjourned.

Ruby Maggio, Secretary

Roland Soignet, Jr., Zoning Administrator