

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING OF February 18, 2025**

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of February 18, 2025, of the Board of Adjustment to order at 5:03 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. Tyler Legnon. Absent at the time of Roll Call were: Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:
  - a) The Chairman recognized Councilman Clyde Hamner of Council District 6 for being in attendance.
  - b) The Chairman welcomed Mr. Tyler Legnon, new member on the Board of Adjustment.
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of December 17, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Tauzin, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Variance to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd.
    - 1) The Chairman recognized Mr. Chad Ducote of 1783 Martin Luther King Blvd, who stated that the request for the variance is to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd. Mr. Ducote stated that the Chicken Salad Chick will be opening at this location.
    - 2) There was no one from the public present to speak on the matter.
    - 3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Legnon, Mr. Harris and Mr. Newton; NAYS: None; ABSTAINING: Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a structure variance for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd. He stated that Staff recommends approval of the request.
    - 5) Mr. Legnon moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the structure variance to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Tauzin, Mr. Harris and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - B. Structure Variance: Side yard setback variance from the required 5' to 2' for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street.

1) The Chairman recognized Mrs. Jeanice Mitchell of 335 Grace Street, who stated that the side yard setback variance from the required 5' to 2' is to allow for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street.

2) The Chairman recognized Mr. Ashley Perkins of 344 Duet Street, who expressed his concerns about the mobile home being only 2' away from the property line.

3) The Chairman recognized Mr. Tony Mitchell of 335 Grace Street, who stated that it was possible to take down half of the existing shed on the property to make room for the new mobile home to avoid the need for a variance.

4) The Chairman recognized Mr. Harry Perkins of 344 Duet Street, who stated that he would go along with Mr. Tony Mitchell's statement of avoiding the need for a variance.

5) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be continued to the next scheduled meeting."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, Mr. Legnon, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC CONTINUED TO THE NEXT SCHEDULED MEETING.

C. Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a pool on a C-2 zoned lot located at 215 Rue Saint Cameron.

1) The Chairman recognized Mr. James Antoine of Arcement Enterprises, Inc., who stated that the side yard setback variance from the required 5' to 3' is to allow for the construction of a swimming pool on a C-2 zoned lot located at 215 Rue Saint Cameron.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a side yard setback from the required 5' to 3' to allow for the construction of a 10' x 12' pool on a C-2 zoned lot located at 215 Rue Saint Cameron. He stated that Staff recommends approval of the request.

5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the side yard setback variance from the required 5' to 3' to allow for the construction of a 10' x 12' swimming pool on a C-2 zoned lot located at 215 Rue Saint Cameron."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Legnon, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Structure Variance: Building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.

1) The Chairman recognized Ms. Kayla Brown of 138 Sagewood Drive, Thibodaux, who stated that the building site area variance from the required 7,200' to 3,200' is to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.

2) There was no one from the public present to speak on the matter.

3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Legnon, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street. He stated that Staff recommends approval of the request.

5) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Harris, Mr. Newton, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. Special Exception: Exception to allow for "liquor sales not to be consumed on the premises" on a C-3 zoned located at 1317 Savanne Road.

1) The Chairman recognized Mr. Werlien Prosperie III of 360 FoF-1, LLC, who stated that the exception is to allow for "liquor sales not to be consumed on the premises" on a C-3 zoned lot located at 1317 Savanne Road.

2) The Chairman recognized Mrs. Priscilla Larpenter who resides off Savanne Road. Mrs. Larpenter expressed her concerns about the traffic backing up on Savanne Road.

3) The Chairman recognized Councilman Clyde Hamner of Council District 6. Councilman Hamner requested the Board grant additional time to gather more information on this matter and asked that the item be continued until the next scheduled meeting.

3) Mr. Tauzin moved, seconded by Mr. Harris: "THAT the Public Hearing be continued until the next scheduled meeting as requested by Councilman Hamner."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, Mr. Legnon, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

6. NEXT MEETING DATE:

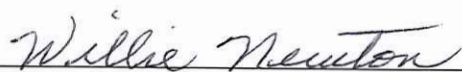
a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, March 17, 2025.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:59 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, and Mr. Harris, Mr. Legnon and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Mr. Willie Newton, Secretary  
Board of Adjustment