

MINUTES
BOARD OF ADJUSTMENT
MEETING OF March 17, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of March 17, 2025, of the Board of Adjustment to order at 5:08 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: None. 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 - b) Staff stated that agenda items 5b, 335 Grace Street and 6a, 221 Peters Street were withdrawn upon the applicant’s request.
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 February 18, 2025.”

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: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
 - A. 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 Councilman Clyde Hamner who expressed his concerns about clustering of alcohol sales and traffic issues on Savanne Road.
 - 2) The Chairman recognized Ms. Kelly Guidry, representing the applicant. Ms. Guidry discussed the benefits of solar power and stated that liquor sales were allowed in a C-3 zoning district.
 - 3) The Chairman recognized Mr. Bernard Sanders of Bellingrath Drive who questioned why another establishment of this type was needed in the area.
 - 4) The Chairman recognized Ms. Ann Bourg of Nottoway Drive who agreed with Councilman Hamner and Mr. Sanders concerns. Ms. Bourg expressed her concerns about traffic issues and her supporting the local business owner at the Cypress Stop at the corner of Hwy 311 and Savanne Road.
 - 5) The Chairman recognized Mr. Mark Duplantis of Godchaux Drive who questioned the benefit of granting the special exception for this location.
 - 6) The Chairman recognized Mr. Troy Cunningham of Compton Place who expressed his concerns about demolishing the existing building and fuel spills.
 - 7) The Chairman recognized Mr. Kelly Guidry who asked the Board to consider only the special exception for liquor sales not to be consumed on the premises.
 - 8) The Chairman recognized Councilman Clyde Hamner who asked the Board to deny the request due to Section 28-178(f)(3)(a)(b)(h). of the Terrebonne Parish Code of Ordinances.
 - 9) The Chairman recognized Mr. Troy Cunningham who expressed his concerns for the sale of liquor.
 - 10) The Chairman recognized Mr. Pulaski who stated that C-3 zoning is a Neighborhood Commercial Zone and does not allow for a bar or tavern and that the liquor license is specific for this applicant.

11) The Chairman recognized Ms. Kelly Guidry who expressed that a C-3 zoning district allows this type of request. She also stated that this location was chosen due to price and zoning.

12) The Chairman recognized Mr. John Benoit of Bellingrath Drive who questioned asked who's the applicant applying for the liquor license and who's the property owner.

13) The Chairman recognized Ms. Kelly Guidry who stated she was there to represent the applicant due to the applicant not being able to attend the meeting.

14) The Chairman recognized Jeremy Rau of Godchaux Drive who expressed his concerns about the this special exception.

15) The Chairman recognized Ms. Cheryl Ledet of Godchaux Drive who expressed her concerns on traffic issues.

16) The Chairman recognized Ms. Ann Bourg of Nottoway Drive who expressed her concerns about cluster of alcohol sales and the possibility of hurting the existing business at the corner of Hwy 311 and Savanne Road.

17) The Chairman recognized Mr. Kelly Guidry to stated that C-3 zoning allows for fuel stations, restaurants, and liquor sales.

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

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

19) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a special exception for "liquor sales not to be consumed on the premises" at a fuel station on a C-3 zoned lot. He stated that the Board has approved similar requests in C-3 zoning districts in the past. He stated that Staff recommends approval of the request.

20) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment deny the special exception request on the basis that the request does not meet review criteria identified in the standards and conditions as stated in Sec. 28-178(f)(3)(a)(b)(h) as listed below:

(a) That the exception will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought.

(b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained.

(h) That the exception will not adversely affect the public health, safety or welfare or the master plan."

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

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 under announcements that Mr. Brighton Schmill stated this application was withdraw at the request of the applicant and a variance was no longer needed.

6. NEW BUSINESS

A. Structure Variance: Front yard setback variance from the required 25' to 8' for the construction of a Restore LA home on a C-2 zoned lot located at 221 Peters Street.

1) The Chairman recognized under announcements that Mr. Brighton Schmill stated this application was withdraw at the request of the applicant and a variance was no longer needed.

B. Structure Variance: Rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Malo Street.

1) The Chairman recognized Ms. Stacy St Pierre of Partners in Construction, LLC who stated that the request is to allow for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Malo Street.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Mao Street. He stated that Staff recommends approval of the variance request.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Sant Malo 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: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

C. Structure Variance: Parking space variance from the required 240 spaces to 190 spaces for a multifamily development on a C-2 zoned lot located at 5041 Imperial Drive.

1) The Chairman recognized Mr. Victor Smeltz of Renaissance Neighborhood Development Corporation who stated that parking variance is to allow for the construction of a multifamily development on a C-2 zoned lot located at 5041 Imperial Drive.

2) The Chairman recognized Mr. David Landry of 315 South Hollywood Road who express his concerns on an increase to the traffic flow on South Hollywood Road.

3) The Chairman recognized Ms. Mary Hipp of 504 Raquet Lane who expressed traffic concerns on South Hollywood Road.

4) The Chairman recognized Councilman Clyde Hamner who expressed his concerns regarding parking and narrow streets on Imperial Drive.

5) The Chairman asked the applicant if a prior traffic study was conducted.

6) The Chairman recognized Ms. Pamela Porche of 500 Raquet Lane who express concerns on increase of traffic, decrease in property value, parking, noise and asked that the Board deny the request.

7) The Chairman recognized Mr. Victor Smeltz who stated that a traffic study was not required for this development.

8) The Chairman recognized Jeannette with Volunteers of America who stated that this development was possible through CDBG funding.

9) The Chairman recognized Ms. Pamela Porche who questioned why the residents are just finding out about this project.

10) The Chairman recognized David Landry who expressed his concern on the increase of traffic between 7:30 am – 5:00 pm

11) The Chairman recognized Mr. Rick Price of WoodmenLife who questioned the parking variance and if a fence would be constructed with the development and what's the plan if the request was denied.

12) The Chairman recognized Ms. Connie Bourg of 5953 Alma Street, who stated that she is a concerned citizen and agrees with the residents on the traffic concerns but stated that there is a need for additional housing in Houma.

13) The Chairman recognized Mr. Victor Smeltz who stated that they would like to work together with the residents for this development.

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

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

15) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a parking variance from the required 240 to 190 spaces for the construction of a new multifamily development on a C-2 zoned lot located at 5041 Imperial Drive. Mr. Pulaski stated that the applicant is required to obtain Planned Building Group Approval from the Houma Terrebonne Regional Planning Commission. Mr. Pulaski stated that Staff recommends approval of the request.

16) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment continue this item until the next scheduled meeting to allow time to gather more information."

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: None. THE CHAIRMAN DECLARED THE ITEM BE CONTINUED TO THE NEXT SCHEDULED MEETING.

D. Structure Variance: Rear yard setback variance from the required 25' to 7' on an R-1 zoned located at 203 Ash Street.

1) The Chairman recognized Ms. Mr. Keneth Rembert of Keneth L. Rembert Land Surveyors who stated that the applicant is asking for a rear yard setback variance from the required 25' to 7' due to a redivision of property, to create 2 lots at 201 and 203 Ash Street. He stated the location currently has 2 dwellings on 1 lot and the applicant wants to divide the lot into 2 separate lots.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 7' on an R-1 zoned lot located at 203 Ash Street. He stated that due to a redivision of property, to create 2 lots at 201 and 203 Ash Street and that the location currently has 2 dwellings on 1 lot and the applicant wants to divide the lot into 2 separate lots but by doing that a rear yard setback would be required on 203 Ash Street. He stated that Staff recommends approval of the request.

5) Mr. Legnon moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 7' on an R-1 zoned lot located at 203 Ash Street."

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

7. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, April 21, 2025.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. 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 6:55 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: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Board of Adjustment*