

# **St. Charles Parish Department of Planning and Zoning**

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**Report to Parish Council**

**April 5, 2021**

**Director: Michael Albert, AICP**



# Department of Planning and Zoning

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**Land Use Planning**

**Coastal Zone/Floodplain  
Management**

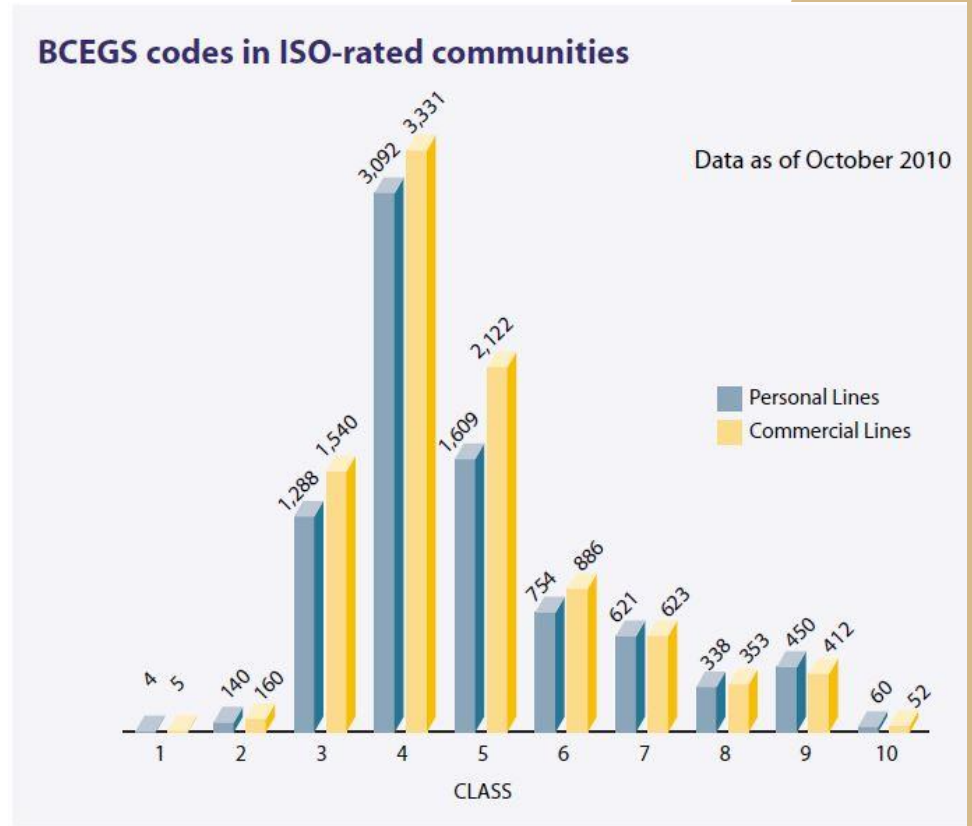
**Code Enforcement**

**Permitting**

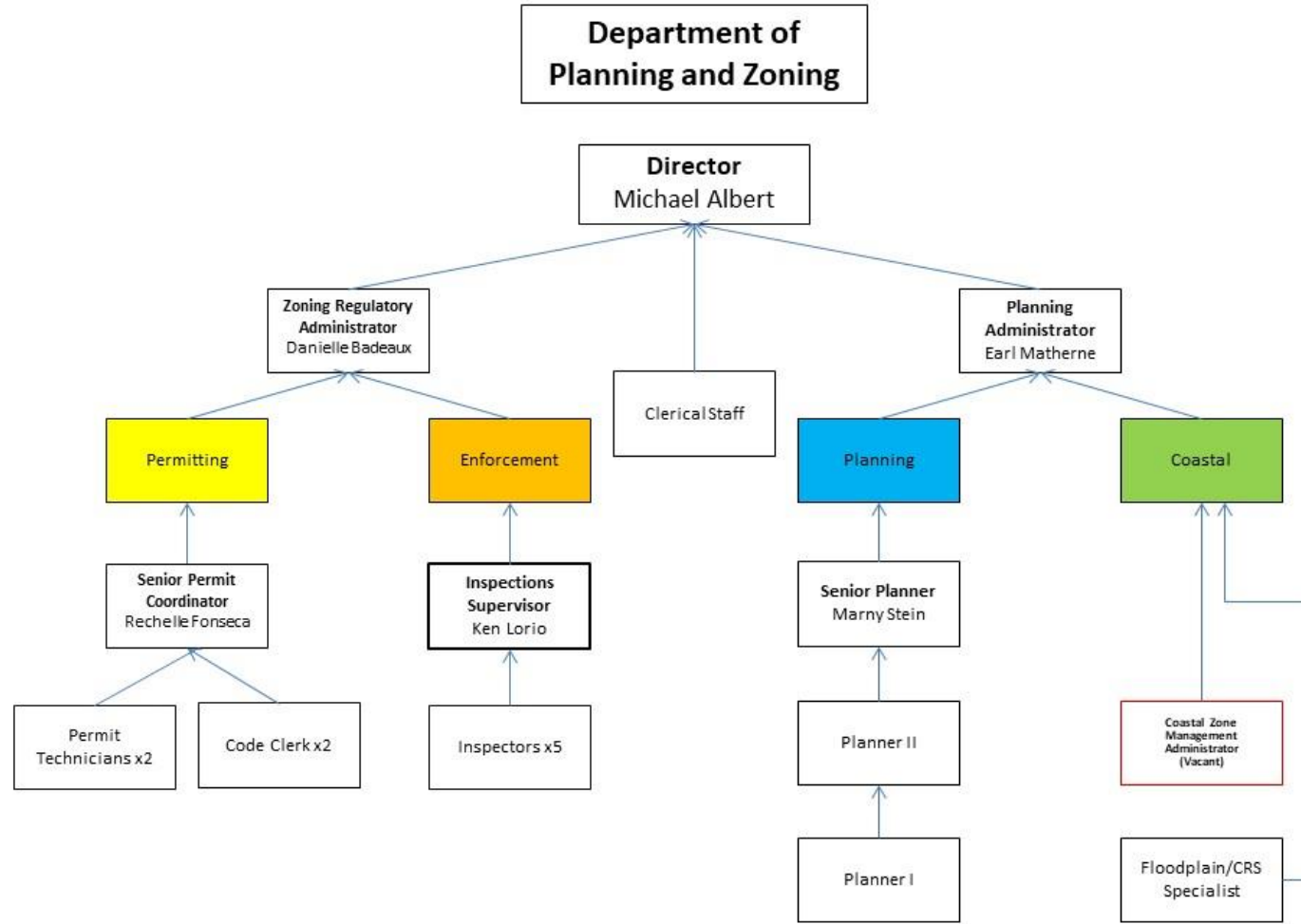


# 2020 Accomplishments

- BCEGS Rating:
  - Building Code Effectiveness Grade Schedule
  - Commercial: “3”
  - Residential: “4”
- Substantial updates to the Subdivision Ordinance
- CRS Rating:
  - Review process and submission completed for this review period
  - Rating is expected to improve to a “7”
- Emergency responses and stress testing of capacity



# P&Z Organization



# P&Z Digital Capacity

MyPermitNow.org
Welcome, Michael Albert

Plan review, inspections and alerts... Now! Log Out | Change Password | My Account | HTML5 Enabled

Home
Projects
Plan Review
Work Orders
Reports
Help

> Home

**Project Advanced Search**
+ Add New Project

You can search by partial information to broaden your results.  
 Searching for a partial Project Number like 8265 will find all Projects with that number in the Project Number field.  
 Example Results: 8265A-2008, 8265B-2008, 138265-2008...

Use Include Search

**Jurisdiction**  
St. Charles

**Project Number**  
Project Number

**Project Description**  
Project Description

**Primary Contact**  
Business Name

**Project Types**  
Permit x Planning and Zoning x

**Address (Number, Street)**  
14996

**Address Description**  
Address Description

**First Name**  
First Name

**City**  
City

**Last Name**  
Last Name

**Advanced Search Options**

**Project Status**  
- All -

**Lot Number**  
Lot Number

**Created After**

**Subdivision**  
Subdivision

**Parcel ID**  
Parcel ID

**Created Before**

**Citation Number**  
Citation Number

**Invoice Created After**

**Site**  
- All Sites -

**Assessment Number**  
Assessment Number

**Invoice Created Before**

**Search Results**

Time spent on query: 0.91 s

Setup Columns
Reset Columns

			Number	Type	Designation	Specific Use	Work Type	Address	Address ...	Created
	^	☀	30789	Permit	Commercial	Mechanical Trade Permit	Not Set	14996 River Rd		05/19/17 09:22
	^	☀	30450	Permit	Commercial	Generator	Not Set	14996 River Road		02/08/17 11:16



# Construction Permitting

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In 2020, the Department issued:

- 1,602 Total Permits
  - 136 New Homes
    - 163 Renovations
  - 13 New Commercial
  - 75 Home Occupation Permits
    - 63 of which were processed administratively

For the past 4 years, St. Charles Parish has held the Chairperson's seat on the Building Code Construction Council.



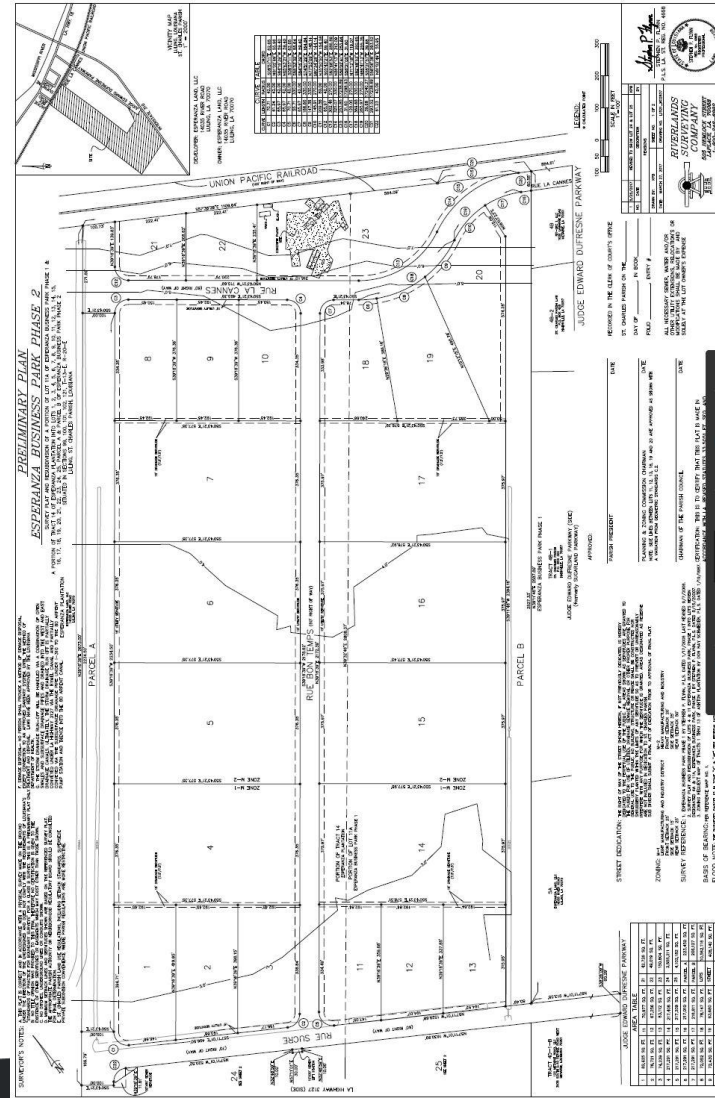
# Major Subdivision Activity

## Final Plats and Dedications:

- Esperanza Business Park, Luling
  - 16 Commercial Lots
- Plantation Business Campus 2, Destrehan
  - 15 Commercial/Industrial Lots
- Ashton Phase 2-B, Luling
  - 28 Residential Lots
- River Place, Phase 1, Hahnville
  - 42 Residential Lots
- River Road Estates, Phase 1, Hahnville
  - 83 Residential Lots (to be considered tonight, was under construction in 2020)

## Under Construction:

- Heather Oaks, Phase 1, Luling
  - 89 Residential Lots



# Land Use Applications

<b>Applications</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Rezone	17	17	9	22	19
Resubdivision	57	65	59	78	71
Special Permit Use	6	11	16	19	5
Home Occupation	29	16	23	64	75
Ordinance Revision	11	11	4	11	9
Variances	31	32	23	29	63





# Code Enforcement

The Department's Objective is to uphold the Parish's community standards by working with residents to achieve compliance.

**Before**



**After**



<b>Permits Closed</b>	<b>792</b>
Permits Open (as of 12/31/18)	517
Total Complaints Received	985
Total Complaints Resolved	806
Derelict vehicles tagged or removed	30
Illegal signs removed	816
Cases In Legal (as of 12/31/18)	92
Grass violations resolved	332

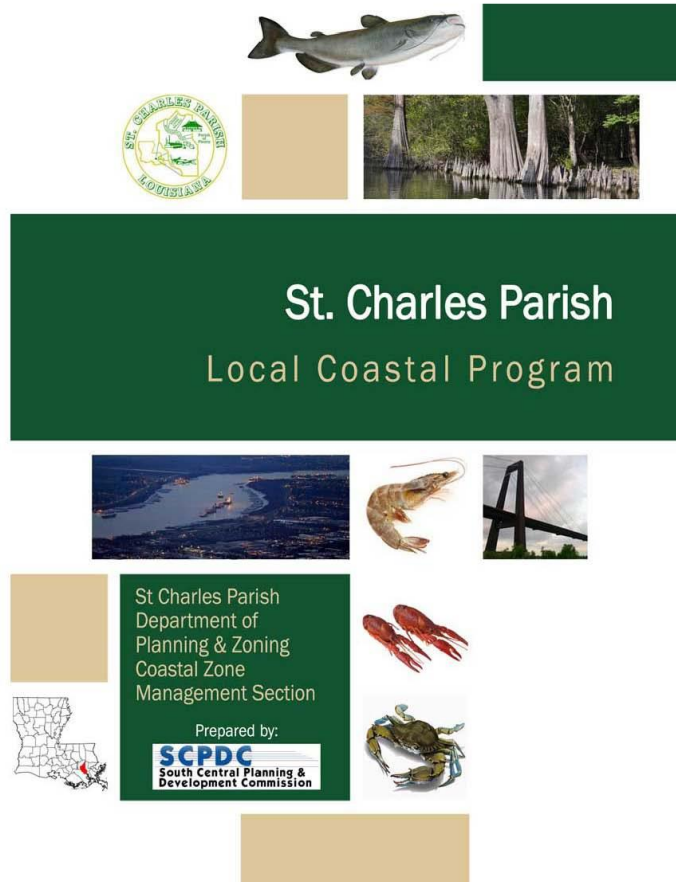
# Comprehensive Plan Update

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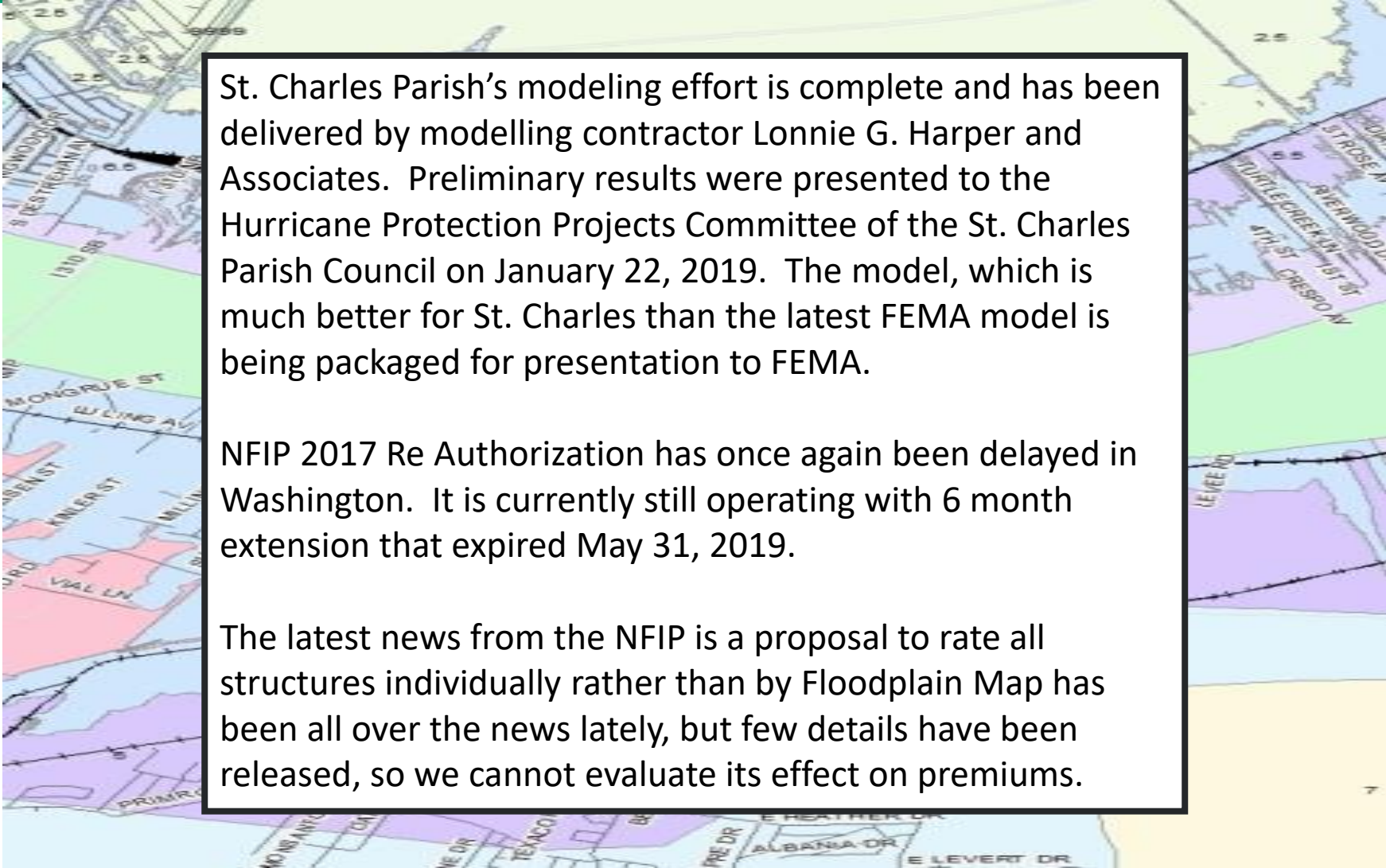
# Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. Since then the Local Program has been able to process 10 permits locally. This is keeping decisions local rather than out of Baton Rouge.
- Permits have included everything from a single family home to expansions of local industry.
- The contract with the State of Louisiana will be up for renewal before July 2019.





# Coastal Zone: Floodplain Management



St. Charles Parish's modeling effort is complete and has been delivered by modelling contractor Lonnie G. Harper and Associates. Preliminary results were presented to the Hurricane Protection Projects Committee of the St. Charles Parish Council on January 22, 2019. The model, which is much better for St. Charles than the latest FEMA model is being packaged for presentation to FEMA.

NFIP 2017 Re Authorization has once again been delayed in Washington. It is currently still operating with 6 month extension that expired May 31, 2019.

The latest news from the NFIP is a proposal to rate all structures individually rather than by Floodplain Map has been all over the news lately, but few details have been released, so we cannot evaluate its effect on premiums.