

# St. Charles Parish Department of Planning and Zoning

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Report to Parish Council

May 16, 2022

Director: Michael Albert, AICP



# Department of Planning and Zoning

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**Land Use Planning**

**Coastal Zone/Floodplain  
Management**

**Code Enforcement**

**Permitting**



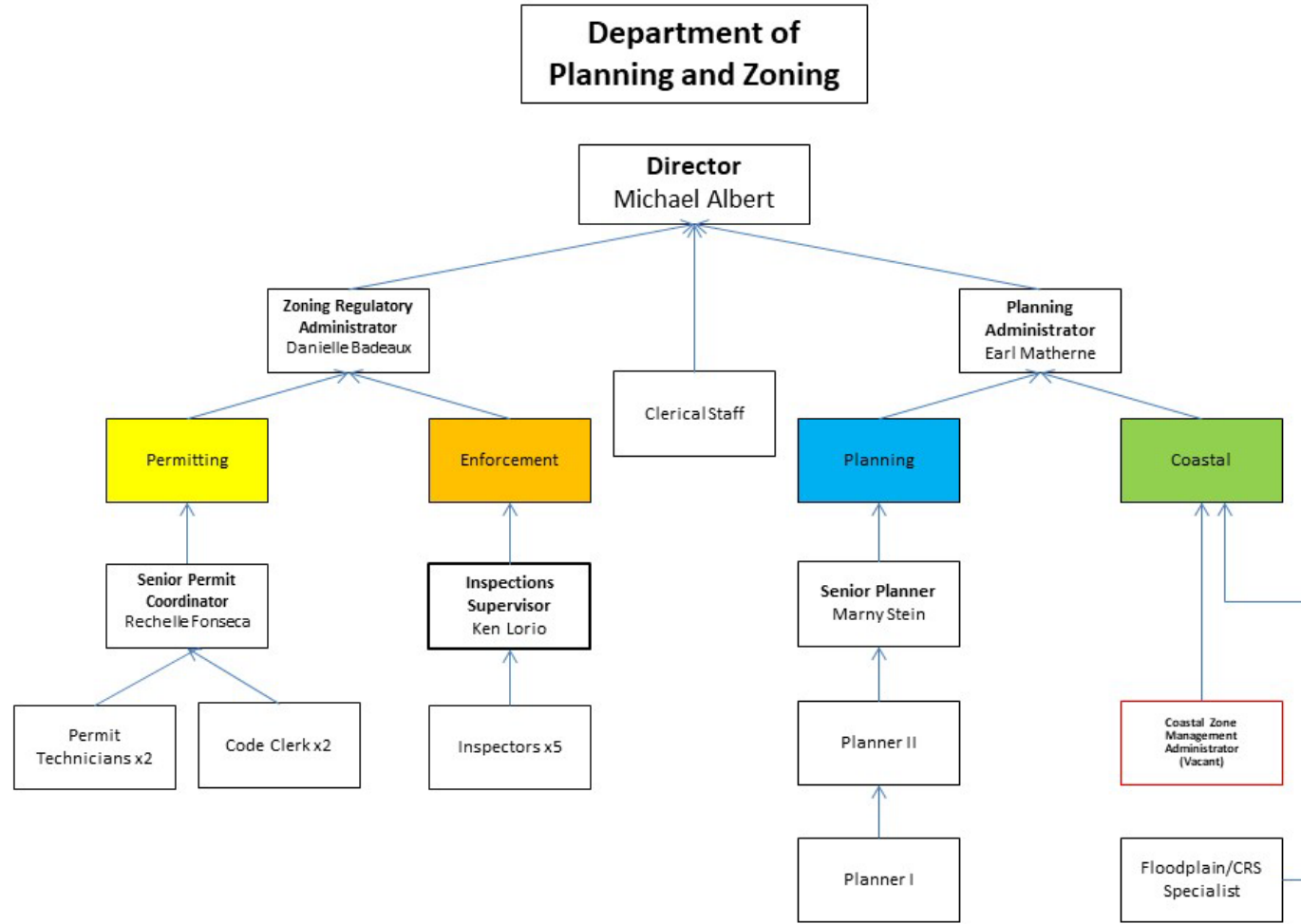
# 2021 Accomplishments

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- Adjacent Lot Runoff ordinance
- Updates to vehicle based use regulations in commercial and industrial zoning
- Successful public outreach for the Comprehensive Plan update
- Emergency responses to Hurricane Ida



# P&Z Organization





# Construction Permitting

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In 2021, the Department issued:

- 3,154 Total Permits
  - 169 New Homes
    - 2,489 Renovations
  - 11 New Commercial
  - 75 Home Occupation Permits
- This is approximately double the average yearly output of permitting.



For the past 5 years, St. Charles Parish has chaired the Building Code Construction Council.



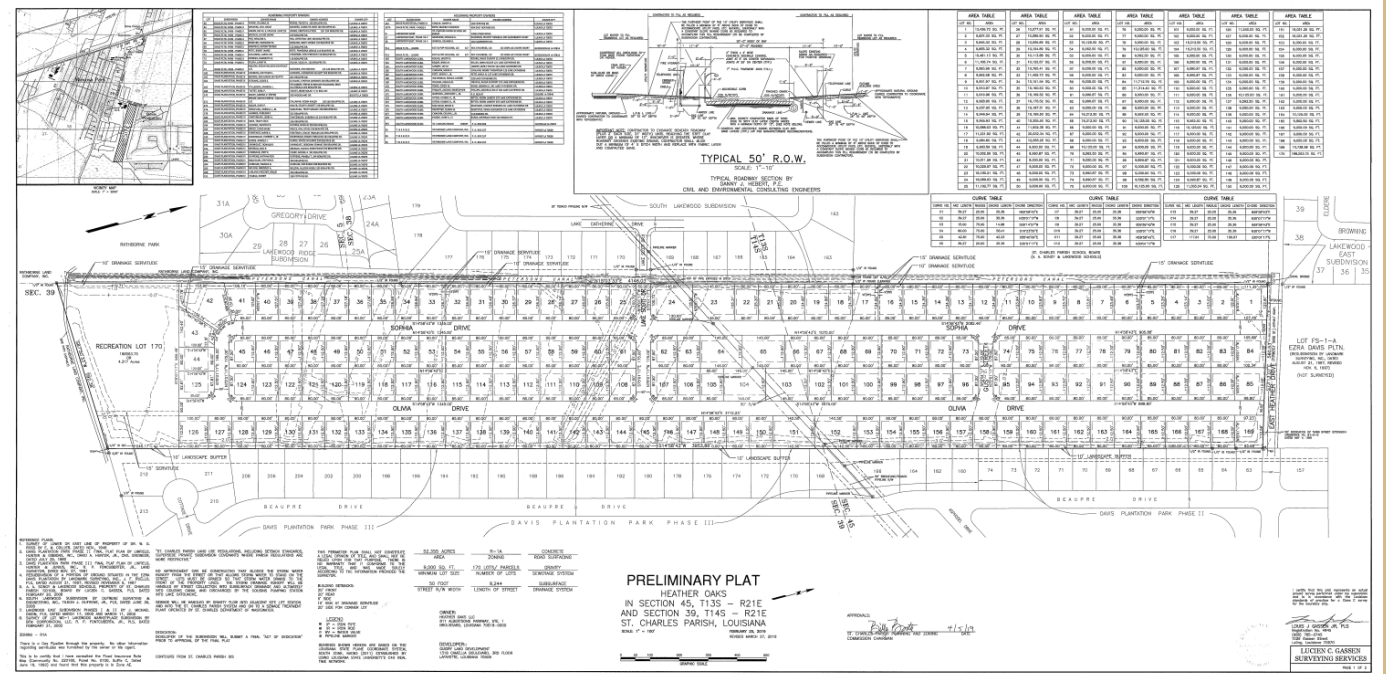
# Major Subdivision Activity

## Final Plats and Dedications:

- River Place, Phase 1, Hahnville
  - 42 Residential Lots
- River Road Estates, Phase 1, Hahnville
  - 65 Residential Lots

## Under Construction during 2021:

- Heather Oaks, Phase 1, Luling
  - 89 Residential Lots
- River Road Estates, Phase 2, Hahnville
  - 36 Residential Lots
- Both of these have since gone to Final Platting and approval process.



# Land Use Applications

Applications	2017	2018	2019	2020	2021
Rezone	17	9	22	19	15
Resubdivision	65	59	78	71	56
Special Permit Use	11	16	19	5	10
Home Occupation	16	23	64	75	75
Ordinance Revision	11	4	11	9	9
Variances	32	23	29	63	67



# Code Enforcement

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

**Before**



**After**



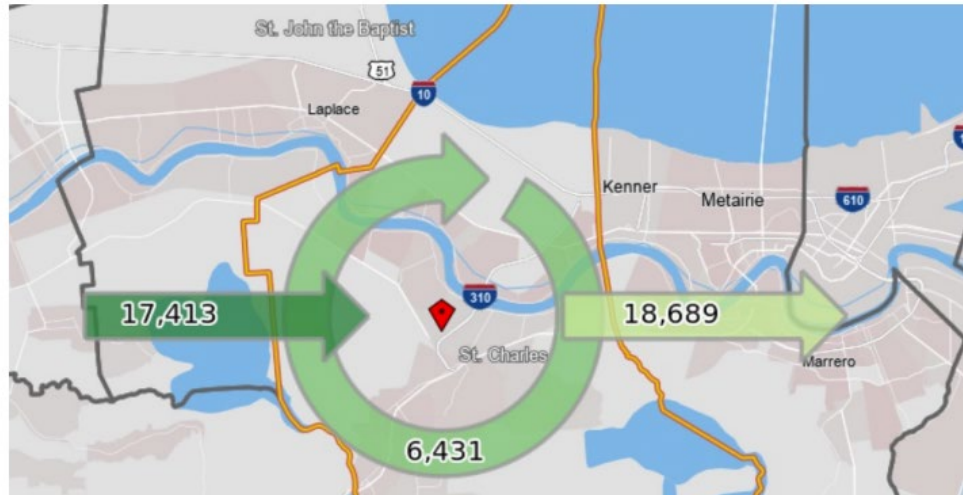
<b>Permits Closed</b>	<b>4,820</b>
<b>Permits Open (as of 12/31/21)</b>	<b>2247</b>
<b>Total Complaints Received</b>	<b>189</b>
<b>Total Complaints Resolved</b>	<b>813</b>
<b>Derelict vehicles tagged or removed</b>	<b>34</b>
<b>Illegal signs removed</b>	<b>6,496</b>
<b>Cases In Legal (as of 12/31/21)</b>	<b>122</b>
<b>Grass violations resolved</b>	<b>361</b>



# Comprehensive Plan Update



Figure 13: Inflow/Outflow Job Counts



Source: U.S. Census Bureau, Center for Economic Studies, 2019 LEHD

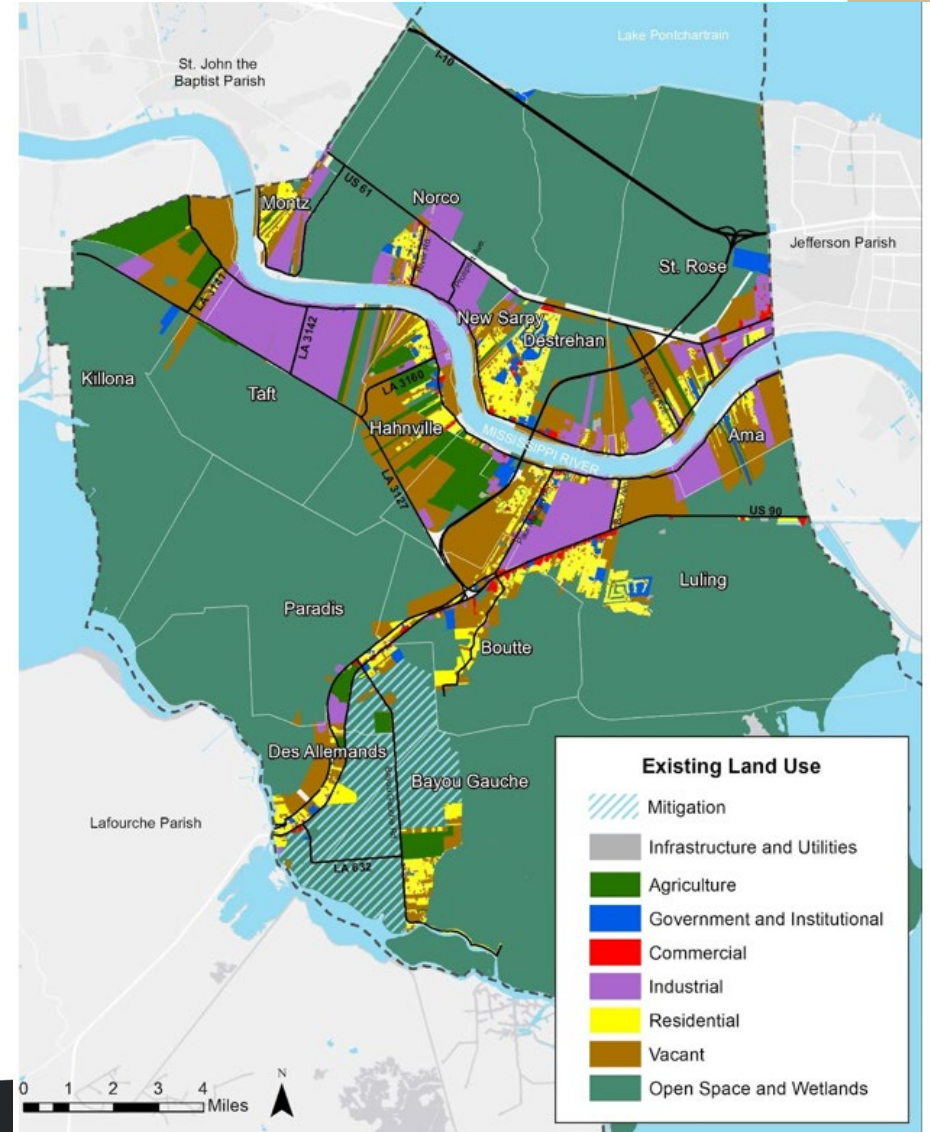
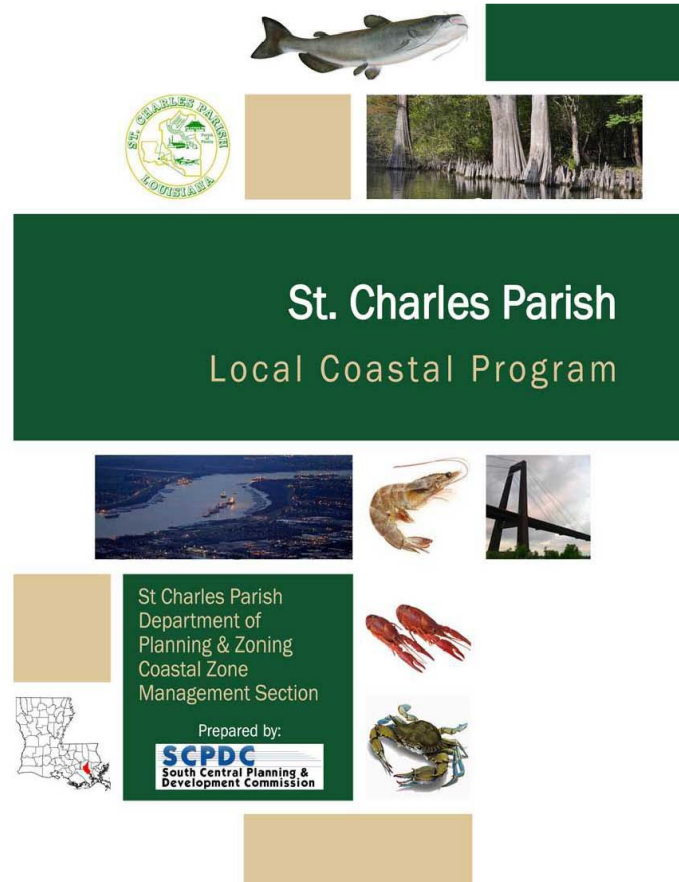


Figure LU - 1: Existing Land Use (Source: St. Charles Parish Planning and Zoning and CPEX, 2022)

# Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. In 2021 the Local Program processed 13 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 is currently up for renewal.





# Hurricane Ida Recovery and Impact

- Planning and Zoning in coordination with the Department of Emergency Operations and GIS, organized, staffed, and ensured an orderly, safe, and efficient assisted evacuation.





# Hurricane Ida Recovery and Impact

Within the first few days of conducting the damage assessment, the Staff was identifying areas where immediate assistance was most needed.





# Hurricane Ida Recovery and Impact

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The Department mobilized to conduct the initial damage assessment. Every structure on every street that could safely be approached was evaluated.

- 14,723 structures showed some degree of damage
- 969 of those fell into the category of “major damage”
- 452 were damaged to the degree that they were considered “destroyed”



# Hurricane Ida Recovery and Impact

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FEMA under the NFIP, requires that the Parish evaluate structures with “major damage” to determine if they are “Substantially Damaged”. This is defined as a structure in a SFHA with repair costs exceeding 50% of the home’s value.

These structures are required to be brought up to the current Base Flood Elevation if they are to be repaired. This is a Federal mandate that we are subject to.

The Department has utilized every possible administrative option to minimize the impact on residents, keep people in their homes, and keep the Parish within the requirements of the NFIP to ensure Flood Insurance is still available.

# Hurricane Ida Recovery and Impact

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Here is what we did and where we currently stand:

- In coordination with the Parish Council, the DFIRM was suspended for a period of one year, removing thousands of properties from consideration.
- This left 969 properties in question. 87 of those were removed from the list because they had documentation on file showing they were either at elevation already or were built to the Effective FIRM.
- Two rounds of letters have gone out to the remaining 882 properties requesting either proof of elevation or statements showing that the repair costs were below the threshold. Under 600 properties remain in question.
- This effort that we are undertaking is to help residents avoid potentially intrusive inspections by the Federal Government.



# Hurricane Ida Recovery and Impact

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Our goal has been to assist residents and to lessen the impact of this post storm challenge.

We are continuing to review submissions and clear properties from the list, but we do need property owners to respond and help us with the documentation that can clear them from consideration.

The Administration is currently working on a program to help property owners clear lots with damaged structures. It should be up and running in the next few weeks.





# Resilient, Recovering, and Ready

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The impact of Hurricane Ida can't be overstated, but neither can the strength of the community, its leaders, and civil servants.

The Parish staff was ready and went beyond the call of duty to serve the communities of the Parish at every level. Direct aid was sent out in the most difficult times and every effort was made to ease the challenges of re-housing and re-building.

The recovery efforts have been swift and the results both on the ground and in the data prove how resilient the community is.

