

St. Charles Parish Department of Planning and Zoning

Report to Parish Council

May 19, 2025

Director: Michael Albert, AICP



Department of Planning and Zoning

Land Use Planning

**Coastal Zone/Floodplain
Management**

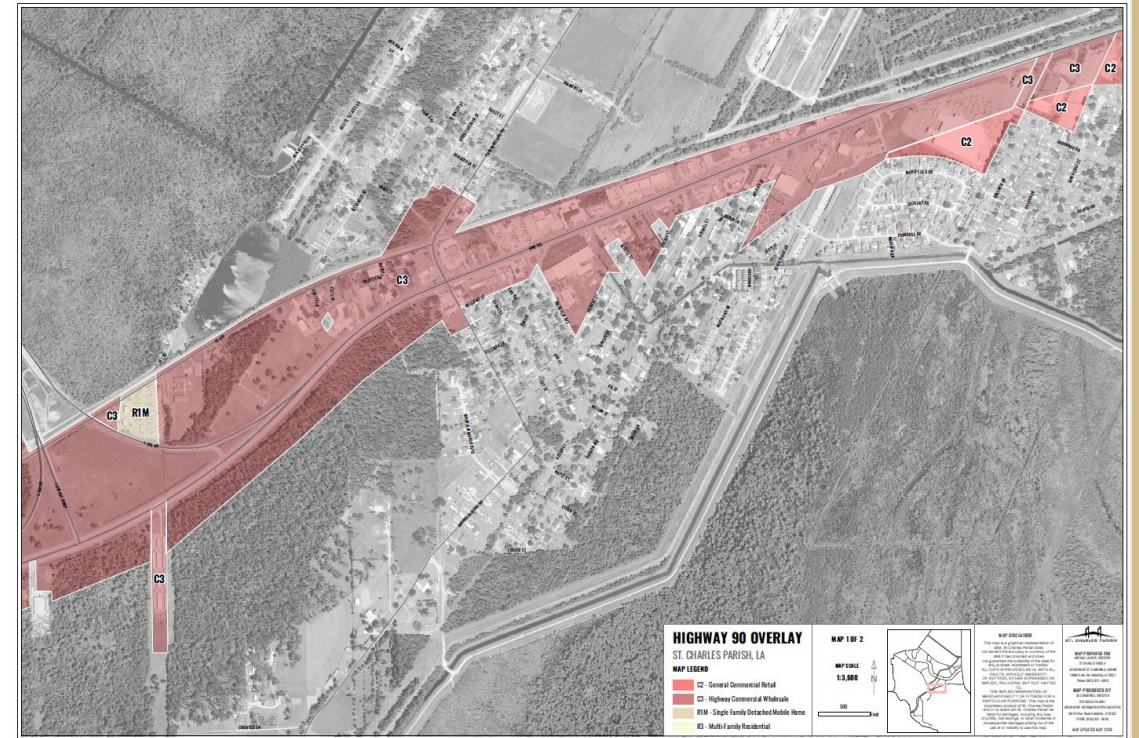
Code Enforcement

Permitting

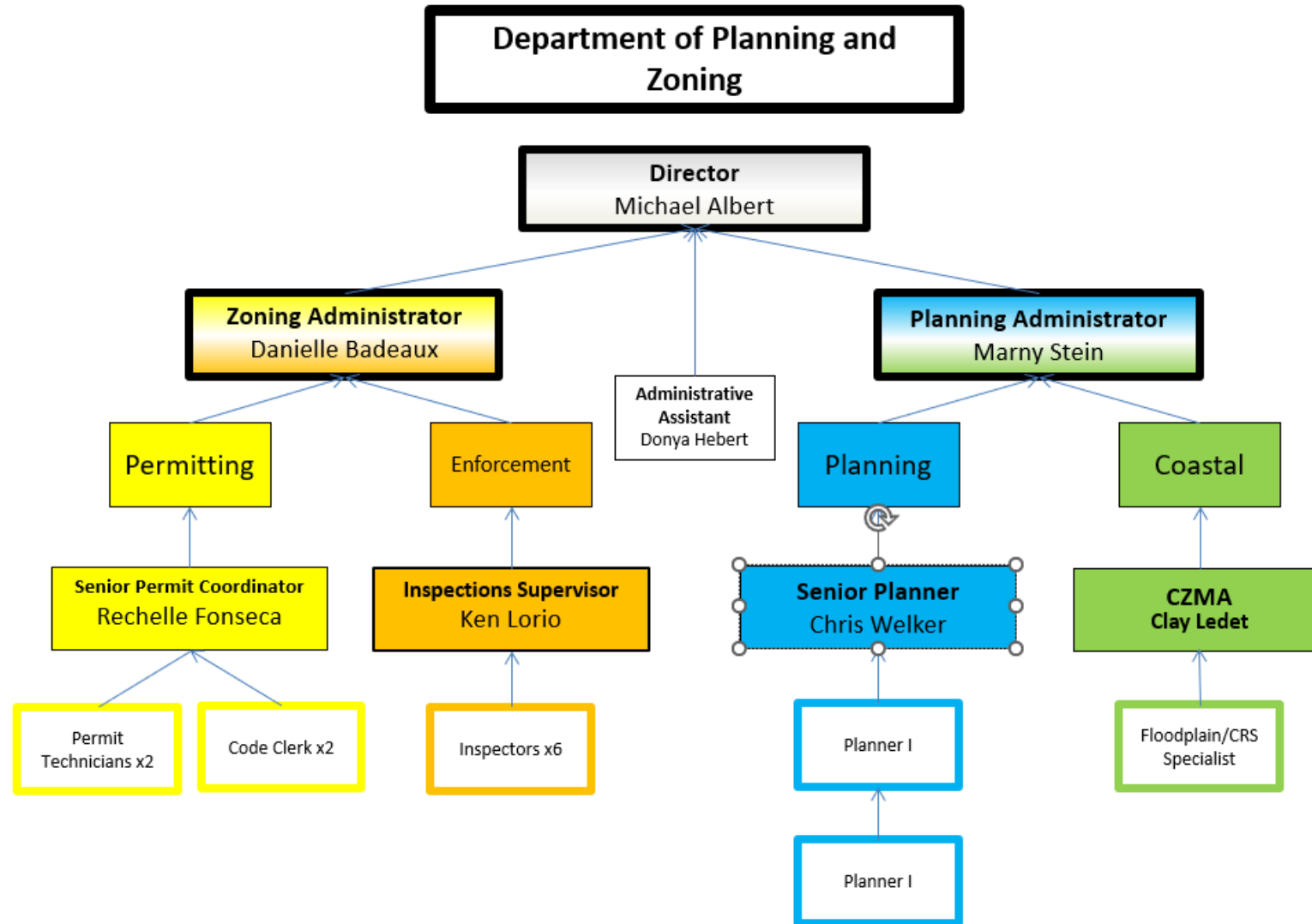


2024 Accomplishments

- Added two Certified Floodplain Managers
- Successfully helped draft and adopt the Highway 90 Corridor Overlay Zone
- Continued to help prepare the Coastal Strategy Document
- Closed out the remaining Hurricane Ida temporary housing



P&Z Organization



Construction Permitting

In 2024, the Department issued:

- 1617 Total Permits
 - 75 New Homes
 - 266 Renovations
 - 28 New Commercial
 - 916 Trade
 - 17 Home Occupation Requests
- Trade, Renovation, and Accessory Structures accounted for the highest volumes.

For the past 8 years, St. Charles Parish has chaired the Building Code Construction Council.



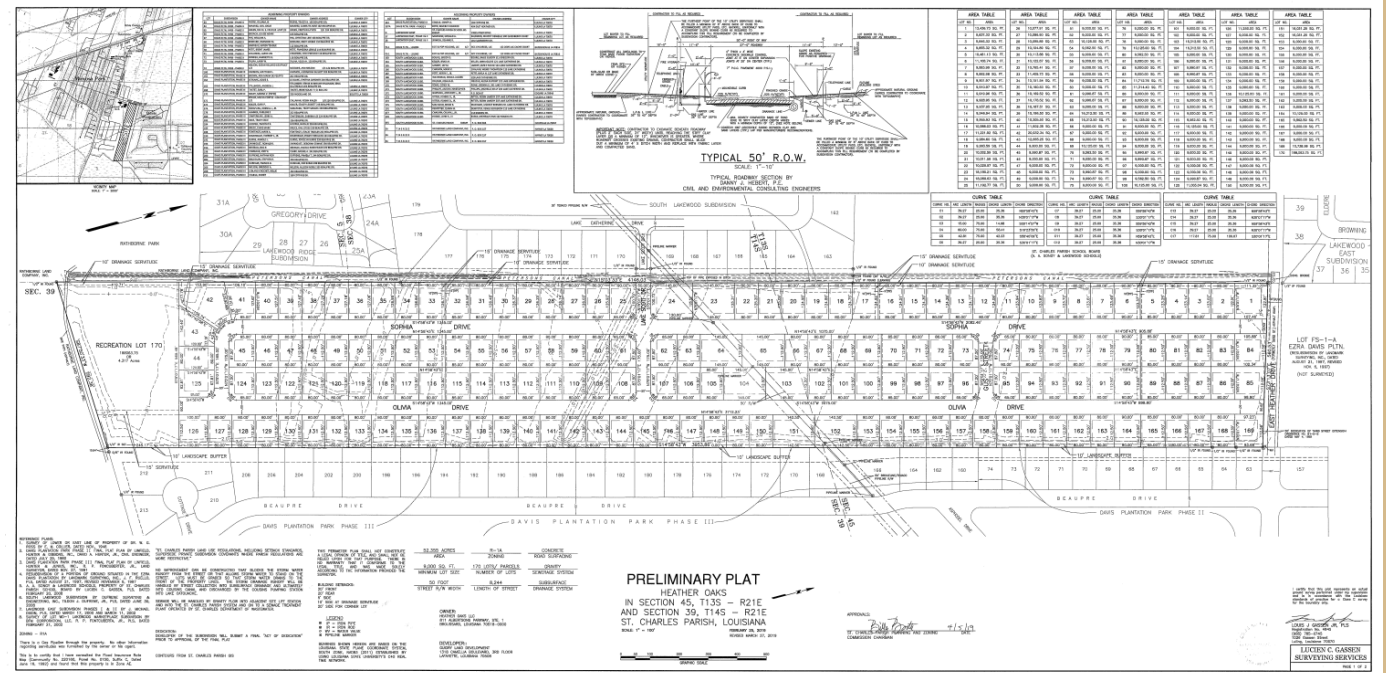
Major Subdivision Activity

Final Plats and Dedications:

- River Place, Phase 2, Hahnville
 - 21 Residential Lots

Under Construction Review:

- Almedia Gardens, St. Rose
 - 186 Residential Lots
- Ashton Phase 2B, Luling
 - 4 Residential Lots
- Ashton Patio Homes, Luling
 - 42 Residential Lots
- Madison Place, Hahnville
 - 102 Residential Lots
- Plantation Business Campus Section 3
 - 17 Commercial/Industrial Lots



Land Use Applications

Applications	2020	2021	2022	2023	2024
Rezone	19	15	21	17	27
Resubdivision	71	56	71	55	78
Special Permit Use	5	10	17	6	8
Home Occupation	75	75	61	77	17
Ordinance Revision	9	9	3	2	3
Variances	63	67	43	56	59



Code Enforcement

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

Before



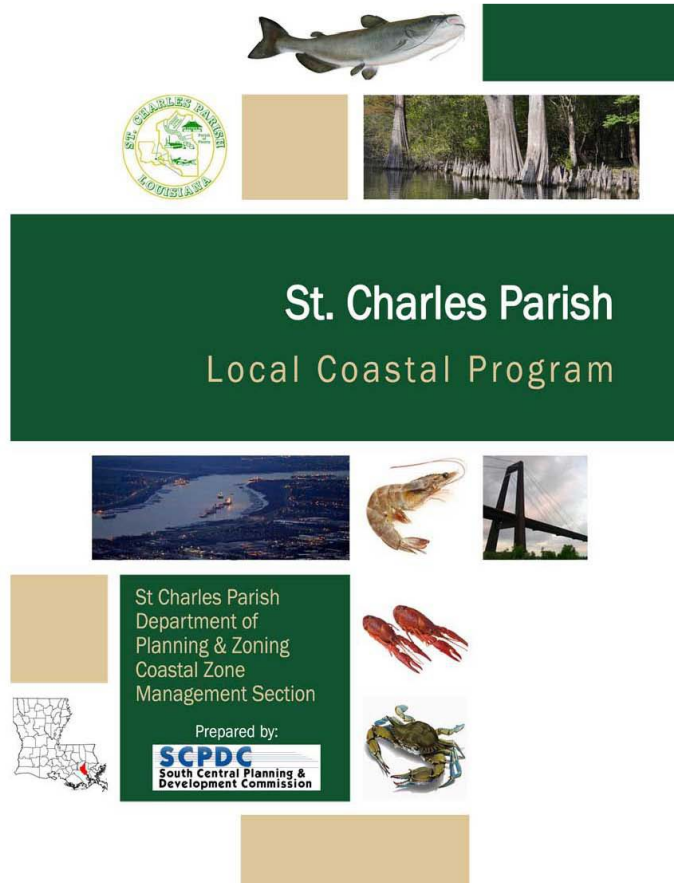
After



Permits Closed	1,079
Permits Open (as of 12/31/21)	635
Total Complaints Received	209
Total Complaints Resolved	1,232
Derelict vehicles tagged or removed	63
Cases In Legal (as of 12/31/21)	274
Grass violations resolved	455

Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. In 2024 the Local Program processed 10 permits locally. This is keeping decisions local rather than out of Baton Rouge.
- Permits have included everything from a single-family homes to expansions of local industry.
- The contract with the State of Louisiana was renewed for State Fiscal Years 2023 through 2025.
- Clay Ledet is the new Coastal Zone Management Administrator.



Coastal Zone

- The St. Charles's Parish Christmas Tree Program placed approximately 300 live Christmas trees into existing cribs in the Simonaux Pond area of Bayou Gauche.
- The LaBranche Wetlands Marsh Creation Project (PO-75) created approximately 1,500 acres of marsh and completed in December 2024. Marsh areas are growing, and the project has been turned over to CPRA.



Dependable, Resilient, and Ready

The Department of Planning and Zoning continues to follow through on its mission of protecting community safety and standards.

Our staff is qualified and accredited per their responsibilities and we promote from within whenever possible. The team provides dependable service on a wide array of needs and responsibilities.

The Department is always looking to improve and respond to changing needs of the residents.

