

St. Charles Parish Department of Planning and Zoning

Report to Parish Council

May 6, 2024

Director: Michael Albert, AICP



Department of Planning and Zoning

Land Use Planning

**Coastal Zone/Floodplain
Management**

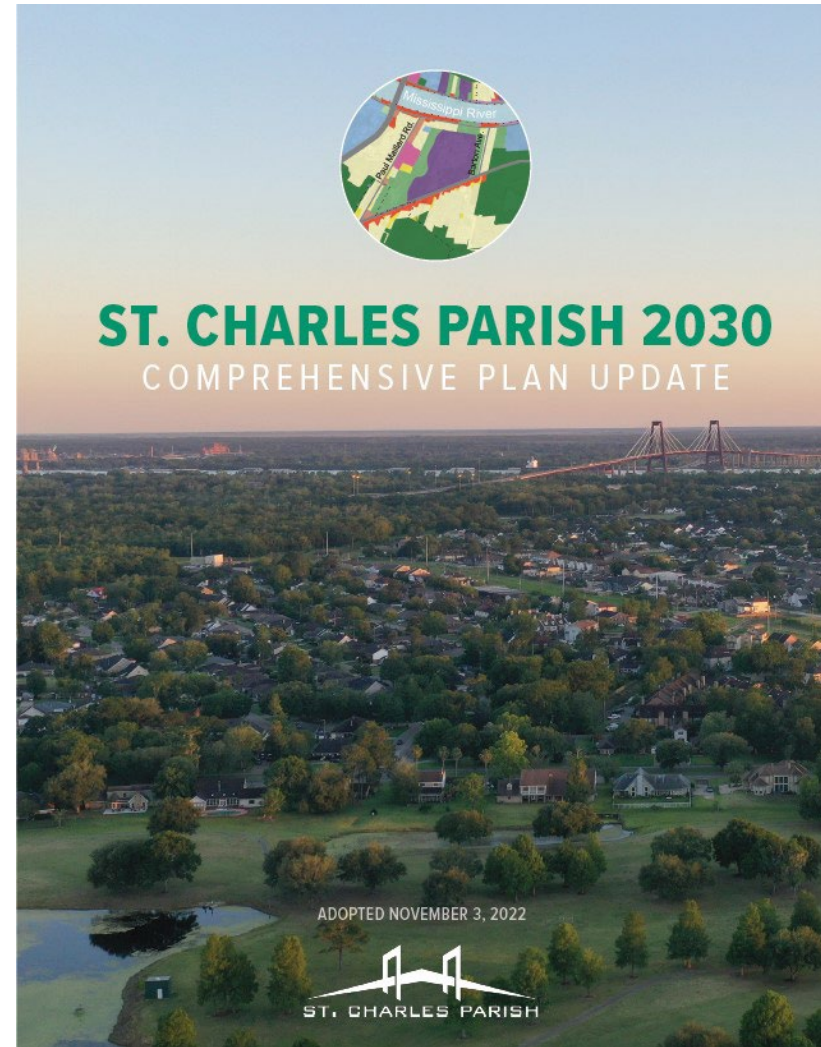
Code Enforcement

Permitting

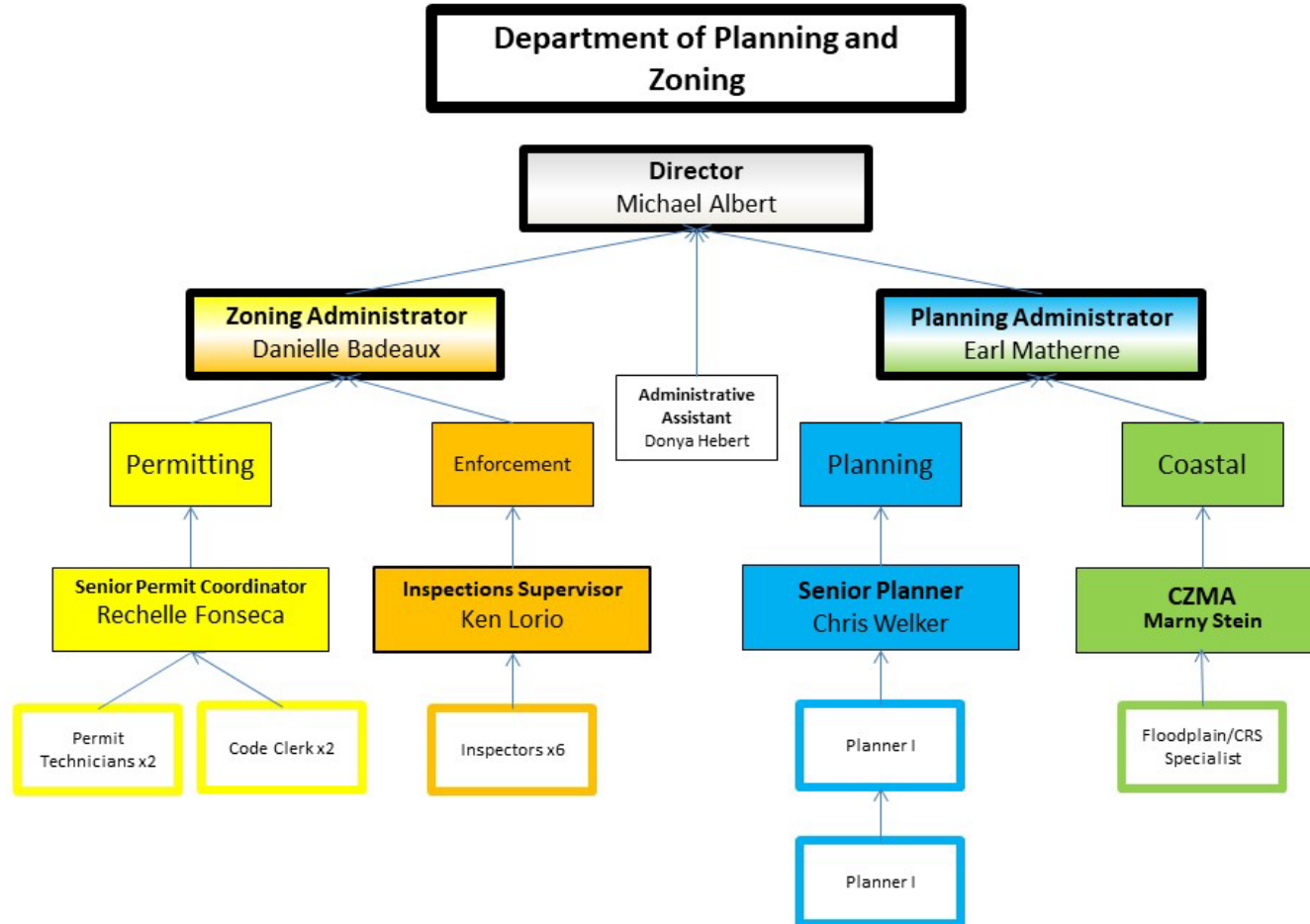


2023 Accomplishments

- 2023 was our in-house training year
- Doubled our number of Certified Floodplain Managers
- Permits and Code Enforcement hosted training events focused on communication and MyPermitNow
- The Planning Division attended the State Planning Conference (first full travel training since the pandemic)



P&Z Organization



Construction Permitting

In 2023, the Department issued:

- 2,064 Total Permits
 - 87 New Homes
 - 219 Renovations
 - 21 New Commercial
 - 77 Home Occupation Requests
- Trade, Renovation, and Accessory Structures accounted for the highest volumes.

For the past 7 years, St. Charles Parish has chaired the Building Code Construction Council.



Major Subdivision Activity

Final Plats and Dedications:

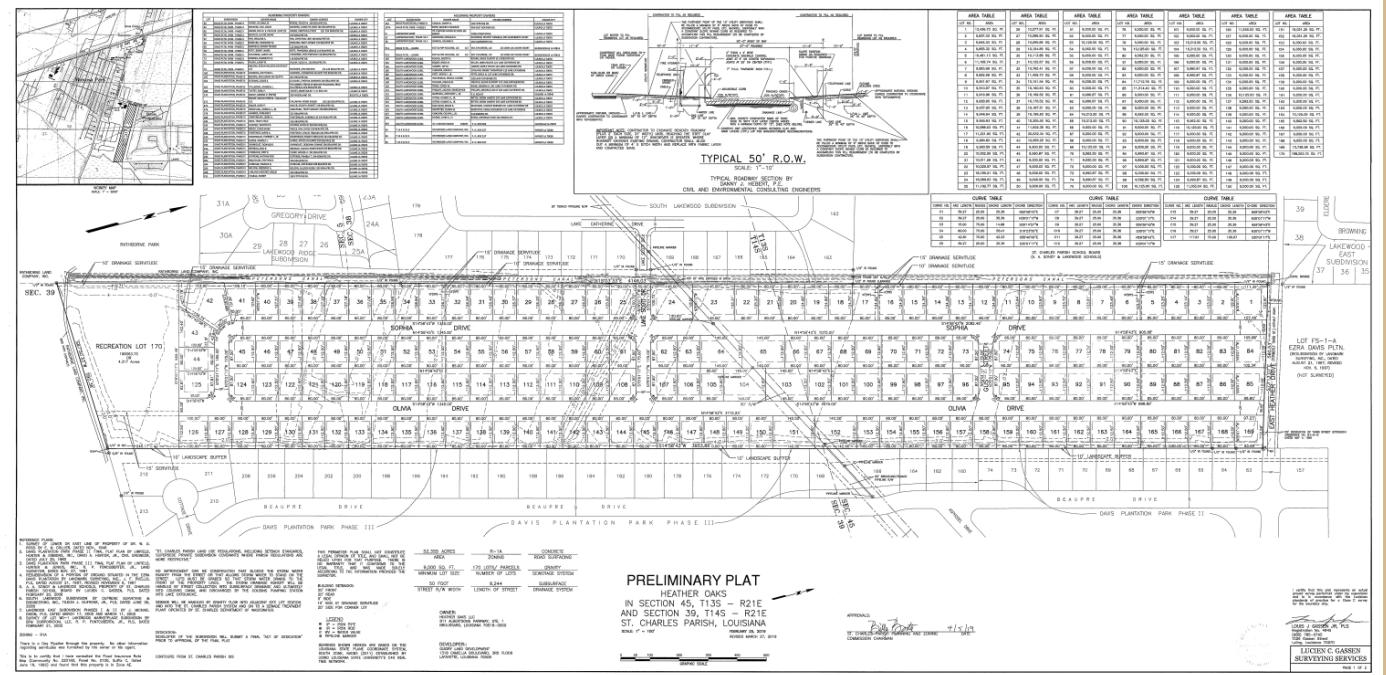
- Heather Oaks, Phase 2, Luling
 - 80 Residential Lots

Under Construction Review:

- Almedia Gardens, St. Rose
 - 186 Residential Lots
- River Place Phase 2 (21 lots, Hahnville)

Four (4) major subdivision applications were submitted for preliminary plat review (three of them remain in review):

- Ashton Patio Homes (42 lots, Luling)
- Ashton Phase 2B Addendum (4 lots, Luling)
 - (recently approved)
- Plantation Business Campus Section 3 (17 commercial/industrial lots, Destrehan)



Land Use Applications

Applications	2019	2020	2021	2022	2023
Rezone	22	19	15	21	17
Resubdivision	78	71	56	71	55
Special Permit Use	19	5	10	17	6
Home Occupation	64	75	75	61	77
Ordinance Revision	11	9	9	3	2
Variances	29	63	67	43	56



Code Enforcement

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

Before



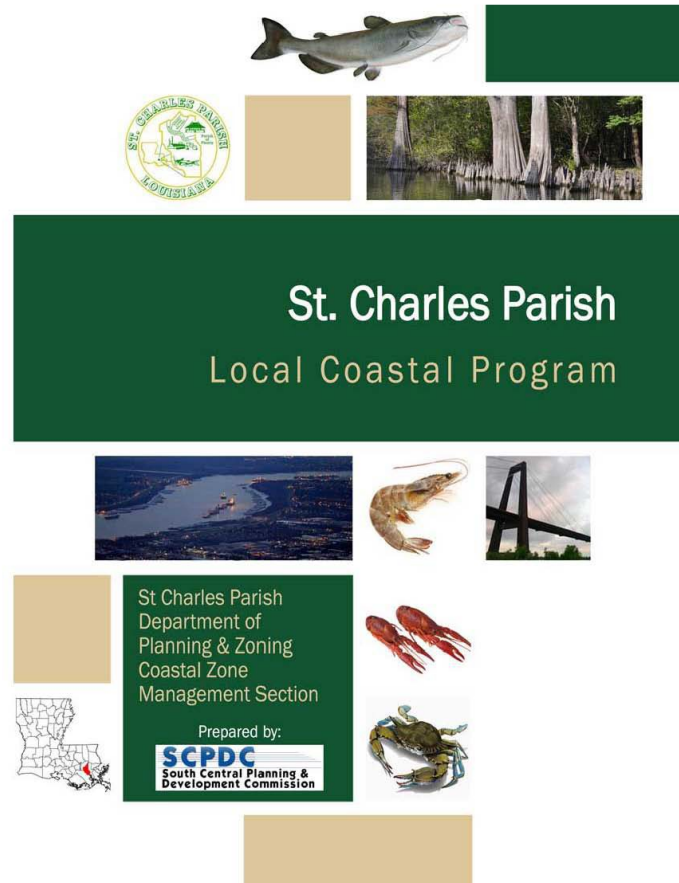
After



Permits Closed	1,057
Permits Open (as of 12/31/21)	740
Total Complaints Received	488
Total Complaints Resolved	1,121
Derelict vehicles tagged or removed	42
Cases In Legal (as of 12/31/21)	293
Grass violations resolved	471

Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. In 2023 and so far in 2024 the Local Program processed 11 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 was renewed for State Fiscal Years 2023 through 2025.
- Marny Stein is the new Coastal Zone Management Administrator.



Coastal Zone

- The St. Charles's Parish Christmas Tree Program place over 2600 live Christmas trees into existing cribs in the Simonaux Ponds area of Bayou Gauche. The project continues to build land and keep that material out of landfills.
- The much-anticipated Marsh Creation Project PO-75, which will create 1200 acres of marsh in the LaBranche Wetlands has been started. The containment dikes for the fill project have been completed and dredging will happen in the summer.



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.

