

Planning & Zoning Department

Land Use Planning

Coastal Zone Management

Floodplain Management

Code Enforcement

Permitting

The Department of Planning and Zoning is committed to upholding Parish ordinances by providing fair and consistent service to all individuals while treating everyone with courtesy, dignity and respect. We shall provide the public with technical assistance, professional expertise and quality service needed to live, work and maintain a high quality of life in St. Charles Parish.



2016 Accomplishments

- The Department has established a comprehensive Policy Manual.
- Initiation of adjudicated property auctions – one currently listed with perpetual roll outs over the next few years.
- Our Code Enforcement Inspectors attended a training conference with the American Association of Code Enforcement.
- Tech Upgrades: Code Enforcement Staff now has mobile tablet support for field inspections and reporting. Our plotter has been updated to allow for large zoning map production.

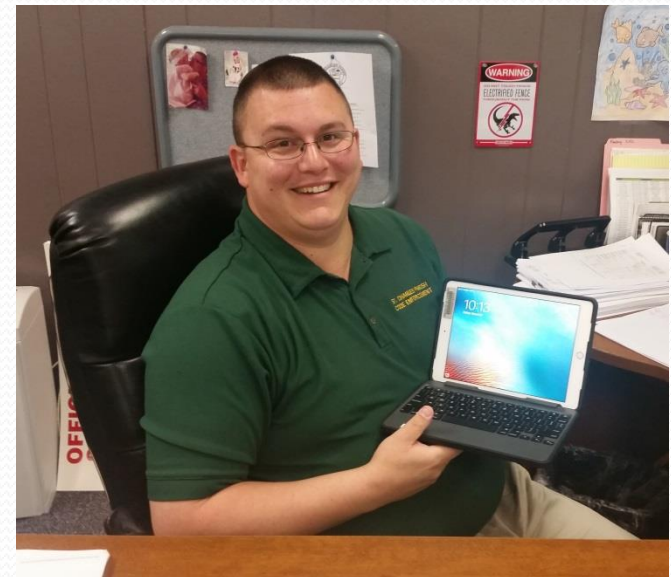
Annual Education Conference



Ken Lorio

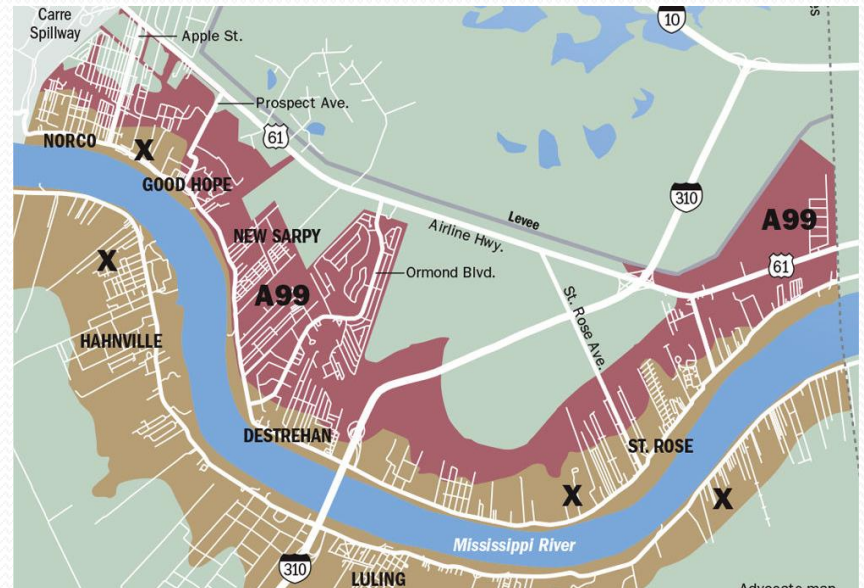
Teresa Adrian
President - Teresa Adrian

Greg Carr
Conference Chair - Greg Carr

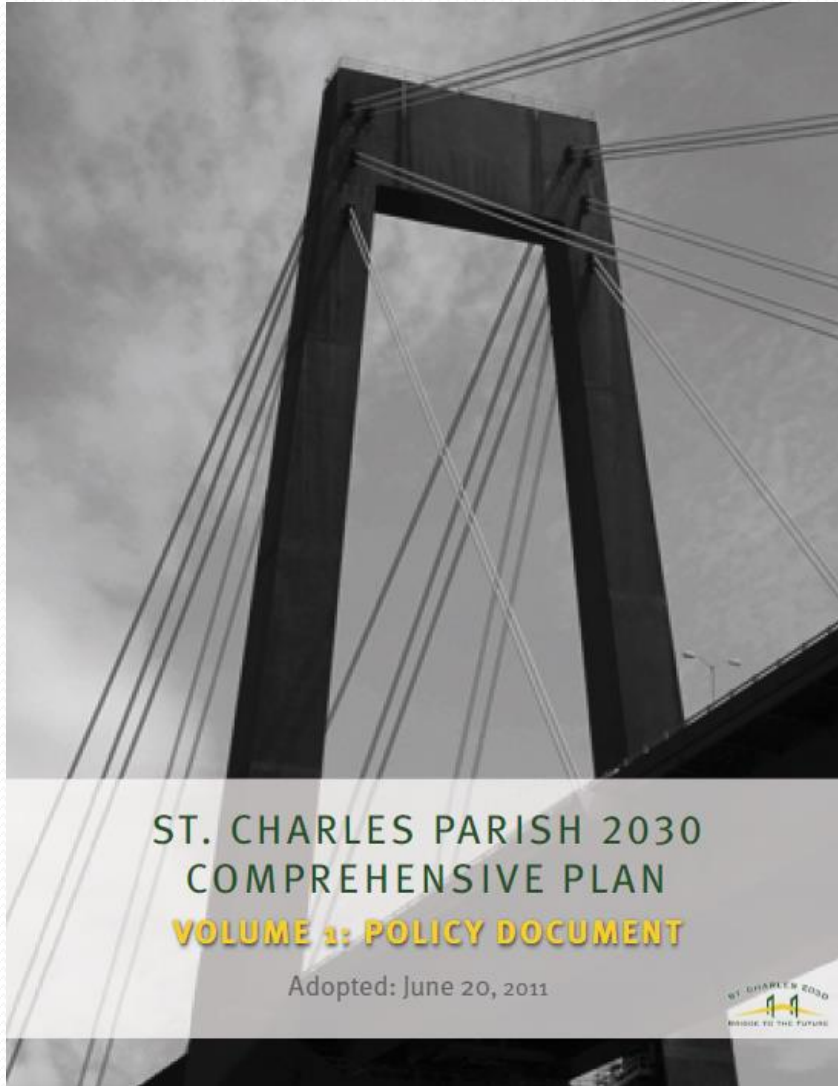


2016 Accomplishments

- Coordination with the Public Information Office to establish the Flood Aware program.
- The Department identified the insurance savings that residents in the A99 flood zone could take advantage of.
- Our professional planning staff coordinated on and drafted the Parish's new Garden Home Ordinance allowing for diversification of housing options.



Comp Plan 2030



2016

- Implementation Audit - Completed
- Digital Zoning Maps – Completed
- Future Land Use Map Update - Underway
- Bicycle & Pedestrian Safety Plan - Underway
- Coastal Master Plan – Approved
- Zoning Code Modernization Phase II
 - Evaluating the best path forward to ensure a focus on community input

P&Z Permitting Staff

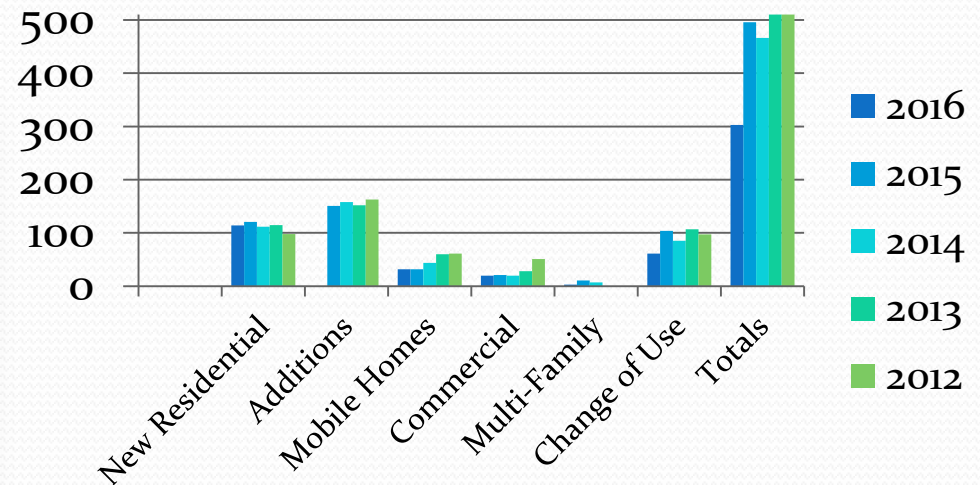


Building Permit Numbers

Permit Type	2016 Total	2015 Total	2014 Total	2013 Total	2012 Total	2011 Total
New Residential	114	121	112	115	98	67
Additions	26*	151	158	152	163	145
Mobile Homes	32	32	44	60	61	58
Commercial	20	21	20	28	51	45
Industrial	0	0	0	0	1	2
Religious	0	1	1	0	0	0
Multi-Family	3	11	7	0	0	0
Medical	0	0	0	4	1	2
Educational	0	5	1	0	4	5
Swimming Pools	47	50	38	44	35	38
Change of Use	61	104	85	107	97	127
Totals	303	496	466	510	510	483



*In previous years, carport and patio covers were counted as additions.



P&Z Planning and Coastal Staff



Land Use Applications

Applications	2012	2013	2014	2015	2016
Rezone	14	25	19	29	17
Resubdivision	35	45	56	43	57
Special Permit Use	7	18	13	23	6
Home Occupation	17	17	6	12	29
Ordinance Revision	8	15	14	10	11
Variances	29	43	33	32	31



P&Z Code Enforcement Staff



Code Enforcement

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

Before



After



Code Enforcement

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

Before



After



Planning and Zoning Serving St. Charles Parish

Public Service

- Planning and Zoning is a regulatory agency.
- We serve the public by guiding them through complex and necessary regulations.

Modernization

- The Department is working to update practices and reporting methods.
- We are actively addressing and fixing Zoning Regulations and technological issues.

Partnerships with the Community

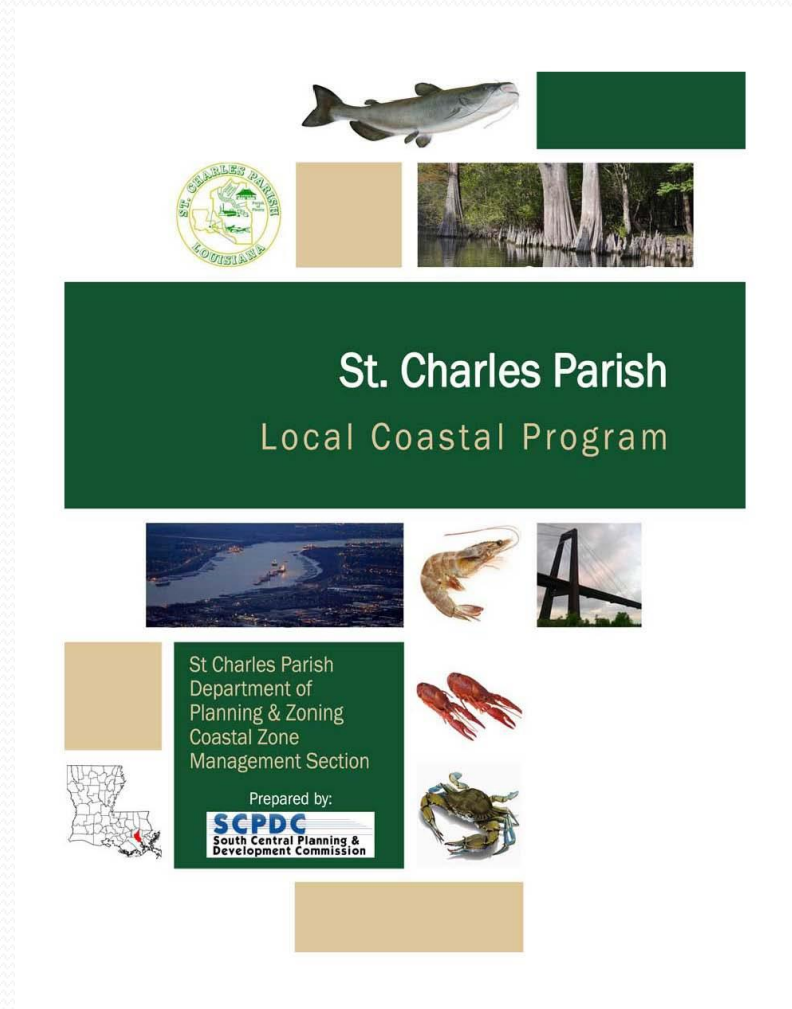
- The Department is strengthening its relationship with the development community.
- Pre-application meetings, permit coordinating, & direct contact with designers are our approach.

Fulfilling the Administration and Council's Vision for Growth

- Focus on customer service & stewardship of the public process.
- Taking up the Comprehensive Plan, as approved by Council as our action plan for growth.

Coastal Zone

- St. Charles's Local Coastal Program was submitted to LADNR and was approved on September 27, 2016. It received Federal Approval from NOAA on November 10.
- The next step is to consider a contract with the State of Louisiana to defer some of the operations cost.
- Once contract is signed we will begin receiving and considering Local Coastal Permits. We expect that to begin July 1, 2017 with the State's Fiscal Year.

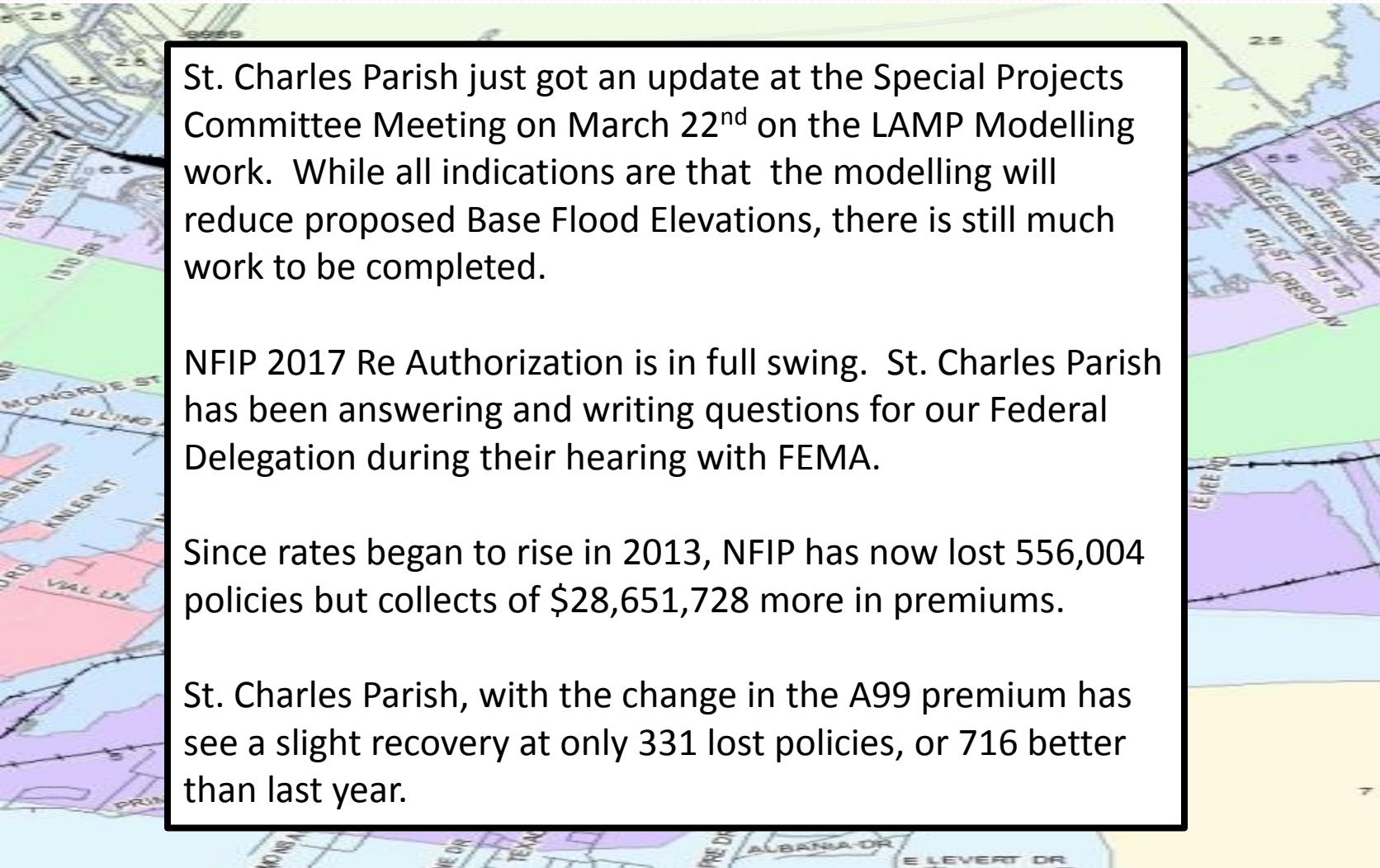


Coastal Zone

- ✓ Through a donation from Arkema, the CZM Section along with the Recreation and Public Works Departments were are to concrete the end of the Fishing Jetty at WWP.
- ✓ Immediately after this was completed, Eagle Scout Candidate Anthony Distofano installed benches as part of his eagle Scout Project.



Coastal Zone Floodplain Management



St. Charles Parish just got an update at the Special Projects Committee Meeting on March 22nd on the LAMP Modelling work. While all indications are that the modelling will reduce proposed Base Flood Elevations, there is still much work to be completed.

NFIP 2017 Re Authorization is in full swing. St. Charles Parish has been answering and writing questions for our Federal Delegation during their hearing with FEMA.

Since rates began to rise in 2013, NFIP has now lost 556,004 policies but collects of \$28,651,728 more in premiums.

St. Charles Parish, with the change in the A99 premium has see a slight recovery at only 331 lost policies, or 716 better than last year.

Coastal Zone Floodplain Management



FLOOD AWARE COMMITTEE

- The CZM Section in Cooperation with the Public Information Office and the Emergency Operation Center has started the “FLOOD AWARE” Program. The Flood Aware Committee was formed to compile a plan for public information that informs residents of local flood risks and promotes flood insurance coverage.
- Once the Plan is complete, it will be submitted to FEMA through their CRS Program to help further reduce Flood Premiums through the discount program.