

St. Charles Parish Department of Planning and Zoning

Report to Parish Council

May 8, 2023

Director: Michael Albert, AICP



Department of Planning and Zoning

Land Use Planning

**Coastal Zone/Floodplain
Management**

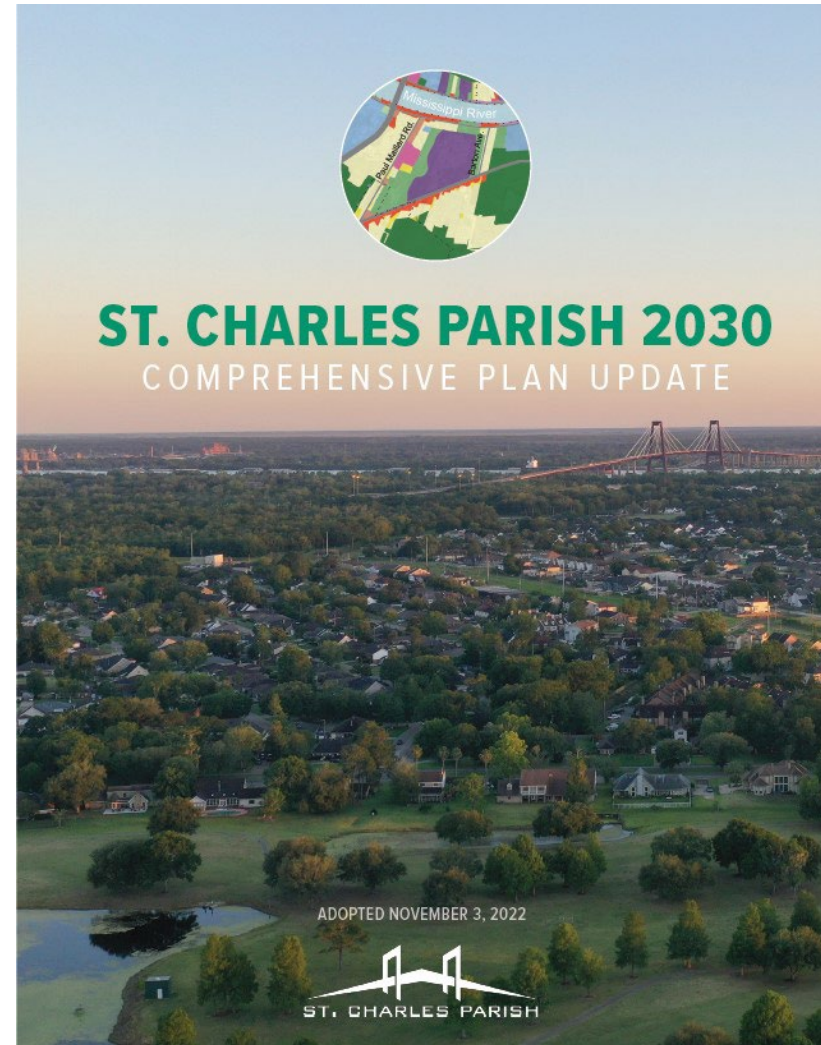
Code Enforcement

Permitting

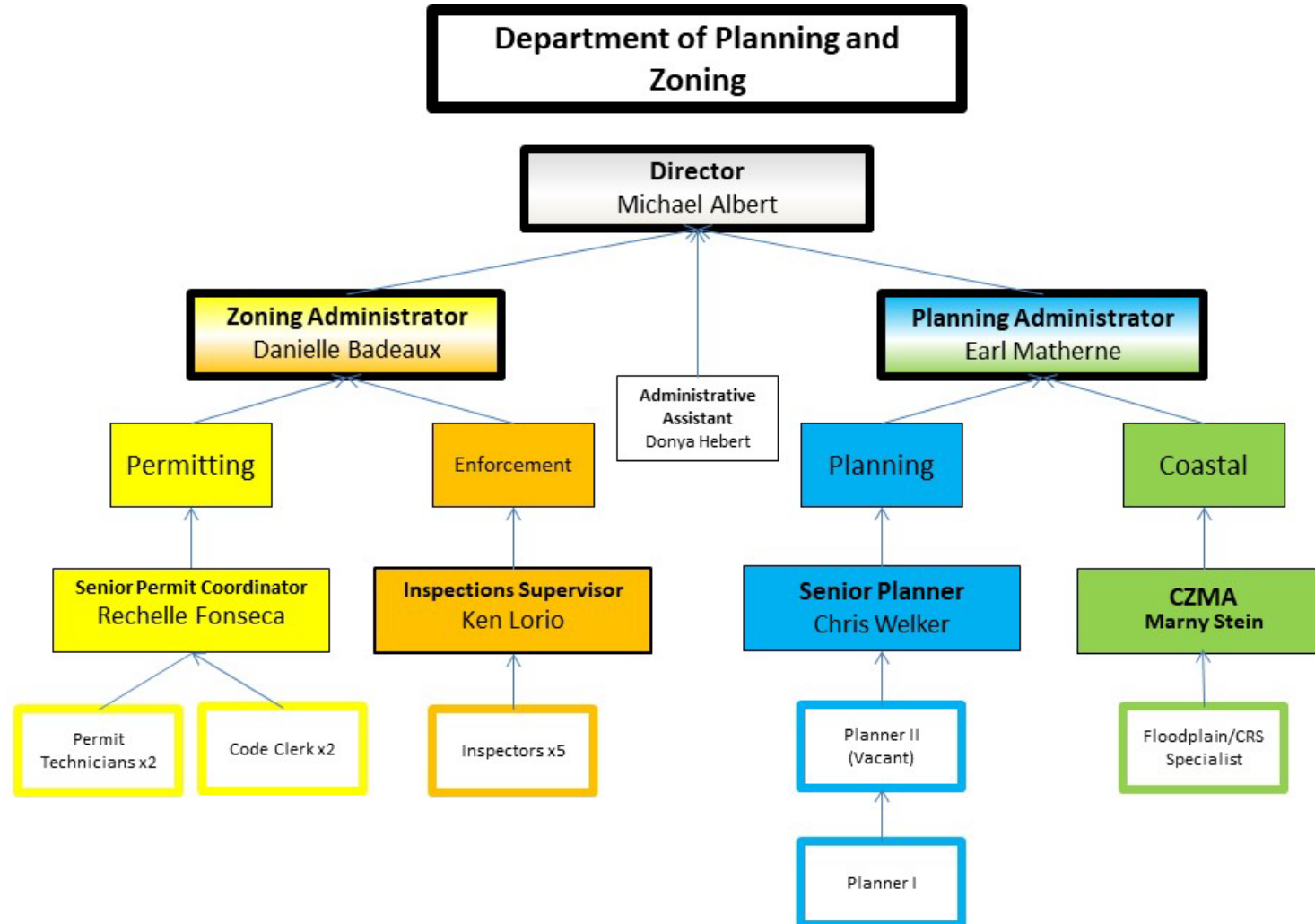


2022 Accomplishments

- Successful adoption of the 2030 Comprehensive Plan update
- Research and Drafting of Solar Farm regulations (Adopted into law early this year)
- Incident response and assistance for the November and December tornado incidents



P&Z Organization



Construction Permitting

In 2022, the Department issued:

- 1,545 Total Permits
 - 142 New Homes
 - 543 Renovations
 - 22 New Commercial
 - 61 Home Occupation Permits
- The yearly volume of permitting activity was still impacted by the aftermath of Hurricane Ida.



For the past 6 years, St. Charles Parish has chaired the Building Code Construction Council.



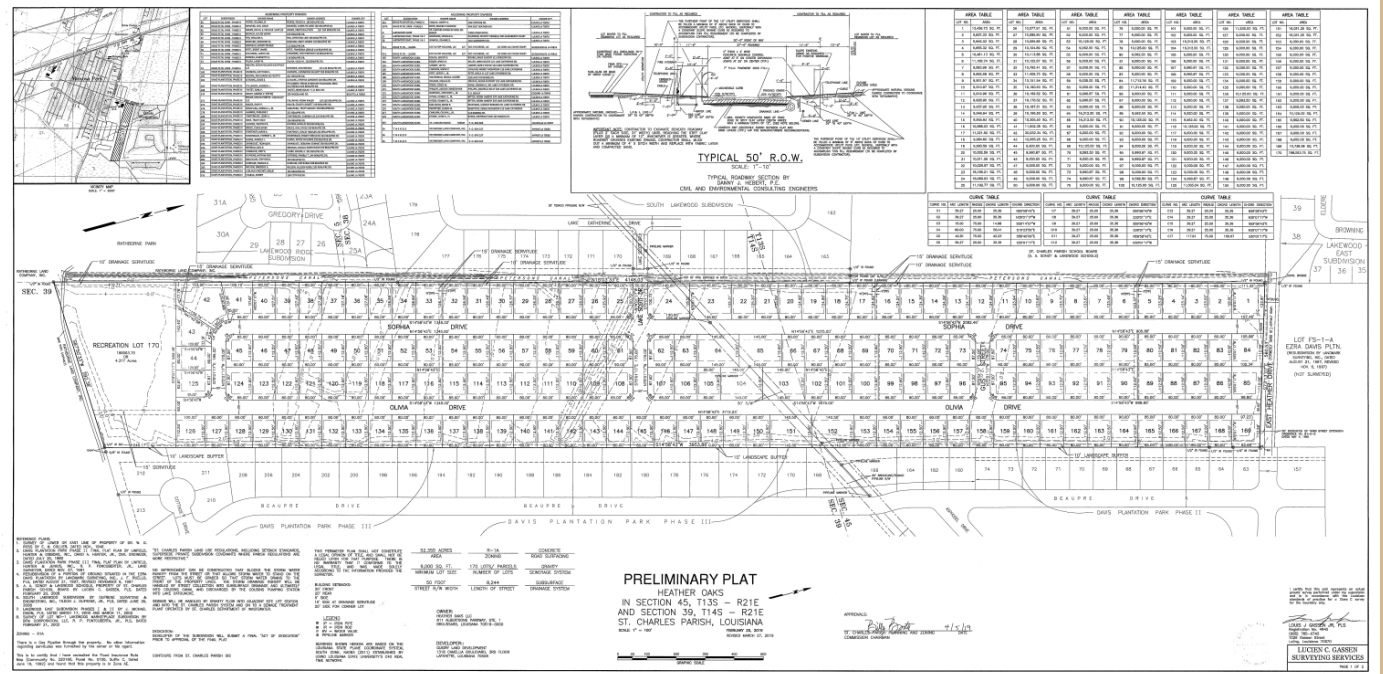
Major Subdivision Activity

Final Plats and Dedications:

- Heather Oaks, Phase 1, Luling
 - 89 Residential Lots
- River Road Estates, Phase 2, Hahnville
 - 36 Residential Lots

Under Construction during 2022:

- Heather Oaks, Phase 2, Luling
 - 80 Residential Lots
- Two active Major Subdivisions are currently under review and are expected to take Preliminary Plats to the Planning Commission in June or soon thereafter. Both are located on the East Bank.



Land Use Applications

Applications	2018	2019	2020	2021	2022
Rezone	9	22	19	15	21
Resubdivision	59	78	71	56	71
Special Permit Use	16	19	5	10	17
Home Occupation	23	64	75	75	61
Ordinance Revision	4	11	9	9	3
Variances	23	29	63	67	43



Code Enforcement

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

Before

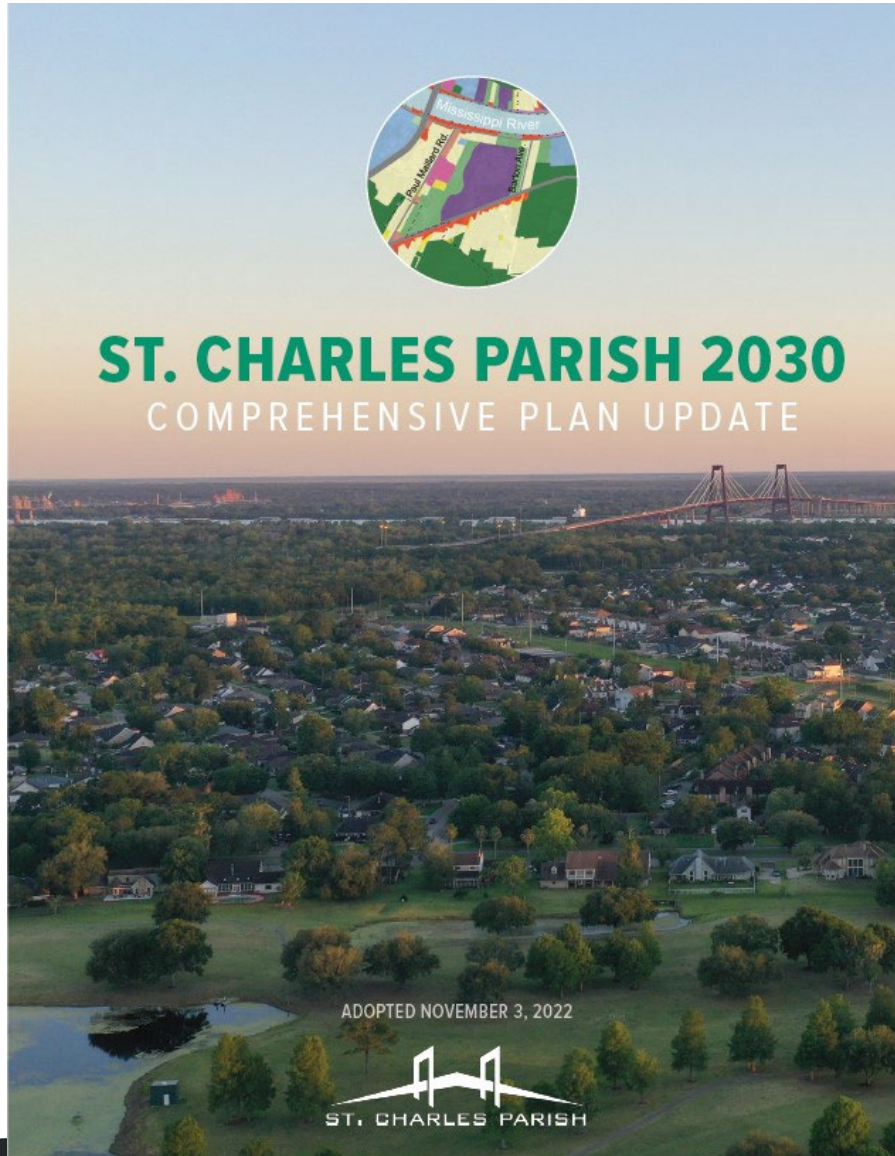


After



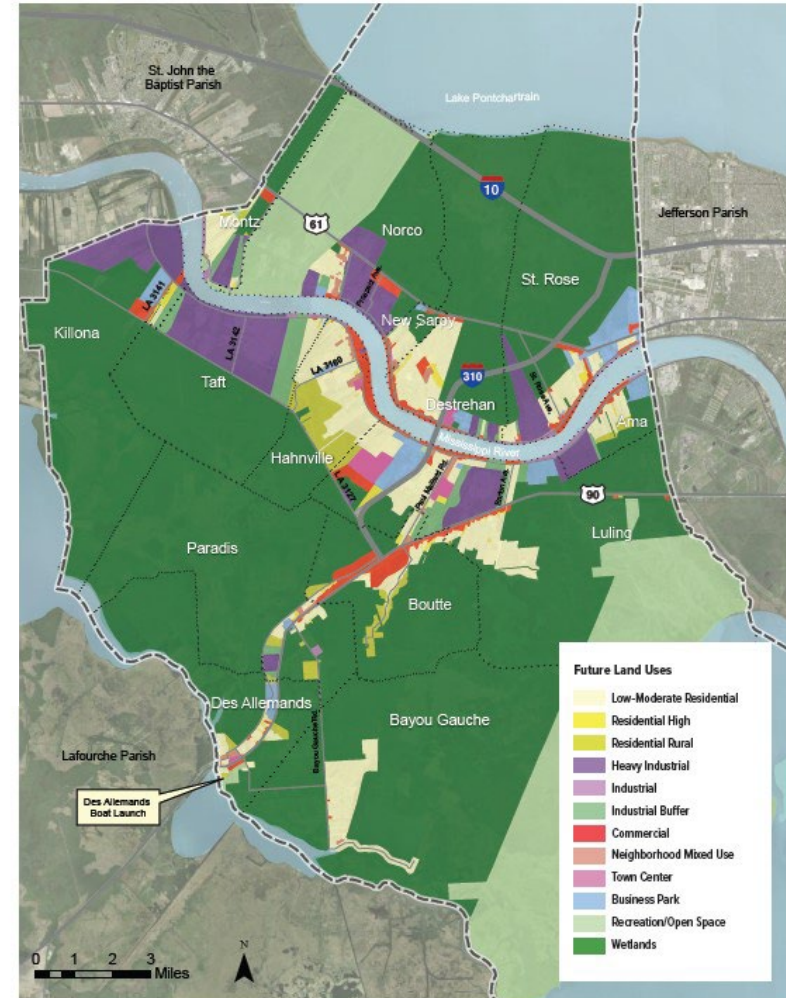
Permits Closed	2,366
Permits Open (as of 12/31/21)	924
Total Complaints Received	553
Total Complaints Resolved	1,123
Derelict vehicles tagged or removed	10
Cases In Legal (as of 12/31/21)	140
Gross violations resolved	530

Comprehensive Plan Update Adoption



“The needs of the people of the parish have evolved, so should the Parish”
 – Public meeting attendee

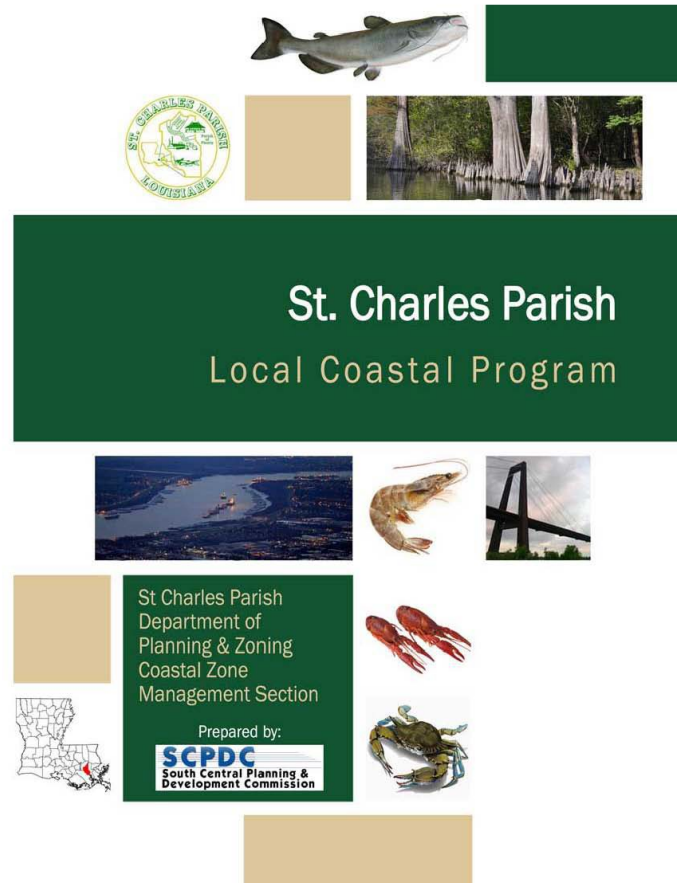
Figure LU-8: Future Land Use



Source: St. Charles Parish/CPEX May 2022

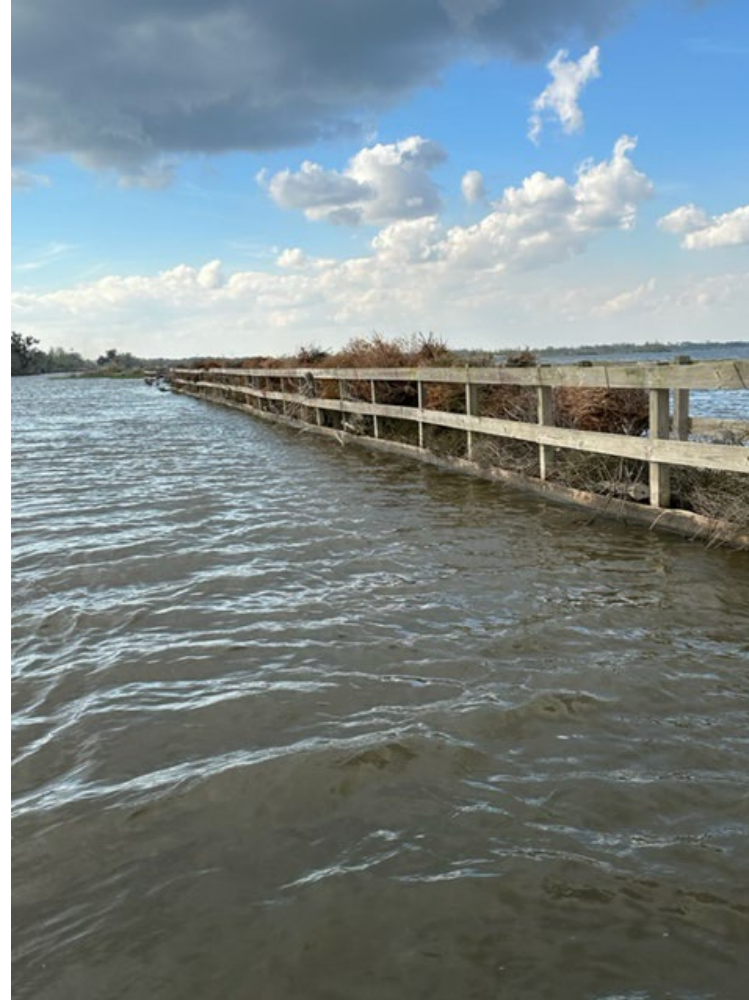
Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. In 2022 the Local Program processed 9 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 has made the move from our Planning Section to Coastal Zone Management Administrator.



Coastal Zone

- The St. Charles's Parish Christmas Tree Program place over 3000 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 bid and awarded by the state. The project is slated to start construction in summer 2023 and will run for approximately 500 days (until around fall of 2024).



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.

