

St. Charles Parish Department of Planning and Zoning

Report to Parish Council

June 1, 2026

Director: Michael Albert, AICP,
CFM



Department of Planning and Zoning

Land Use Planning

**Coastal Zone/Floodplain
Management**

Code Enforcement

Permitting

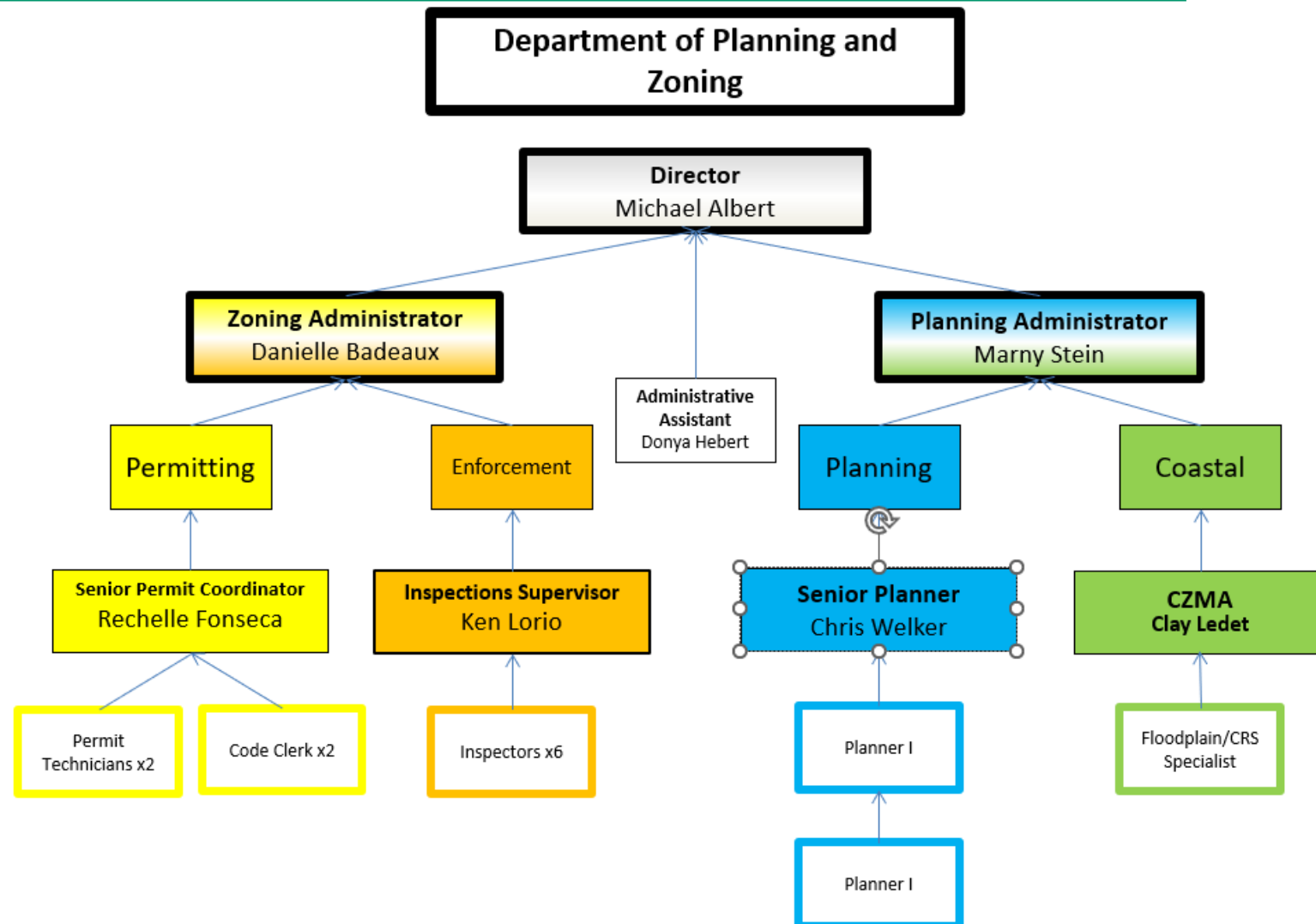


2025 Accomplishments

- Lowered St. Charles Parish's CRS rating to a "6" granting a 20% discount on full-risk premium policies.
- Several updates to the Flood Damage Prevention Ordinance and Wetland Zoning District.
- Drafting a substantial update to the Commercial Zoning District's organization at the Commission's request.
- Re-established the Coastal Zone Advisory Committee and hired new staff to professionally guide the process.



P&Z Organization



Construction Permitting

In 2025, the Department issued:

- 763 Total Permits
 - 100 New Homes
 - 125 Renovations
 - 30 New Commercial
 - 508 Trade
- Trade, Renovation, and New Home Starts accounted for the highest volumes.

For the past 9 years, St. Charles Parish has chaired the Building Code Construction Council.



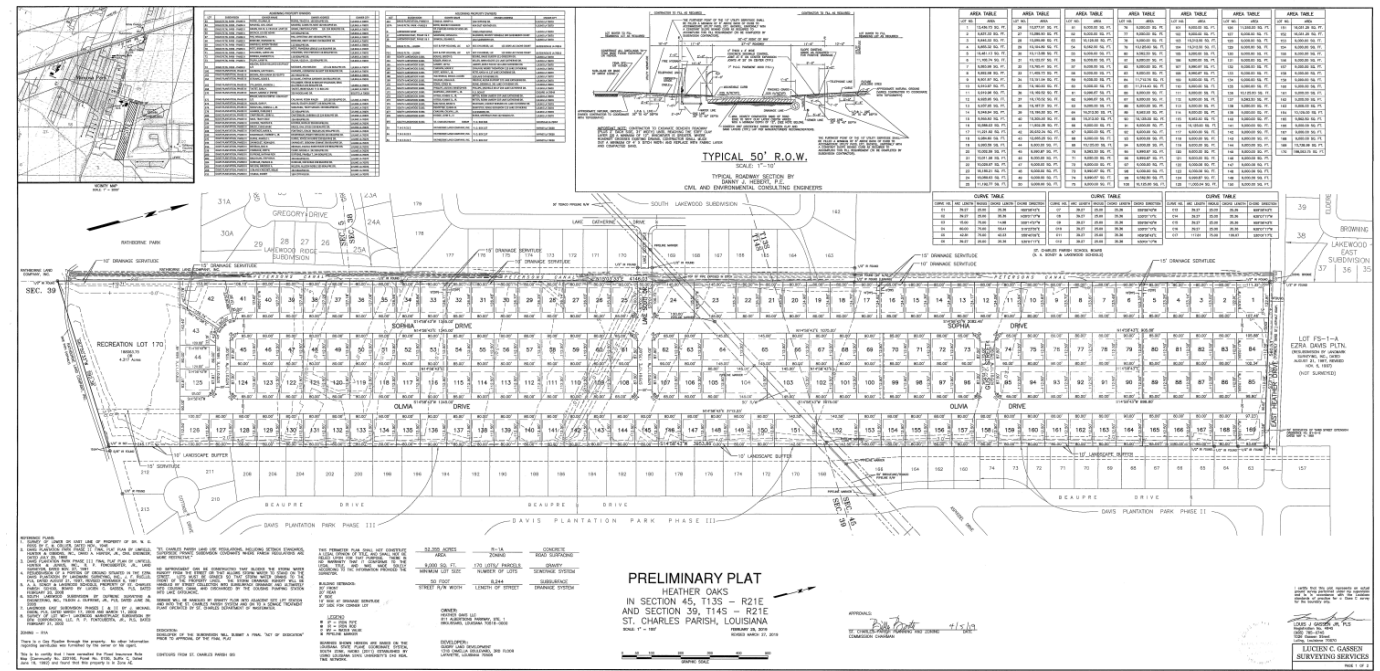
Major Subdivision Activity

Final Plats and Dedications:

- Ashton Phase 2B, Lulling
 - 4 Residential Lots

Under Construction Review:

- Ashton Patio Homes, Luling
 - 42 Residential Lots
- Madison Place, Hahnville
 - 102 (62 in Phase 1) Residential Lots
- Plantation Business Campus Section 3
 - 17 Commercial/Industrial Lots



Land Use Applications

Applications	2021	2022	2023	2024	2025
Rezone	15	21	17	27	13
Resubdivision	56	71	55	78	70
Special Permit Use	10	17	6	8	7
Home Occupation	75	61	77	17	58
Ordinance Revision	9	3	2	3	9
Variances	67	43	56	59	49



Code Enforcement

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

Before



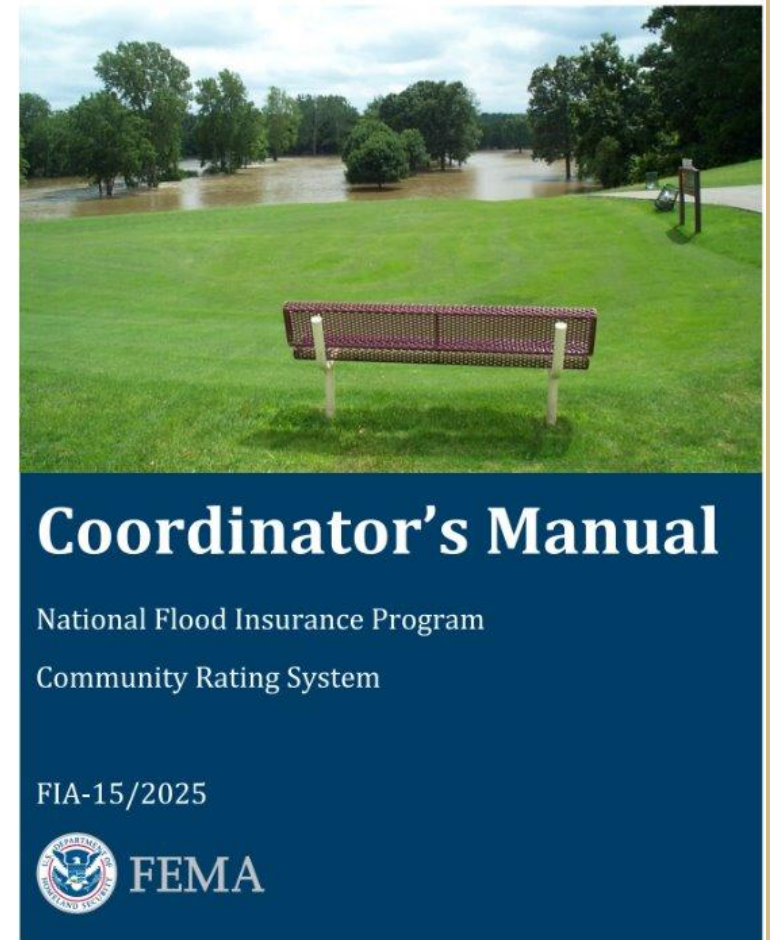
After



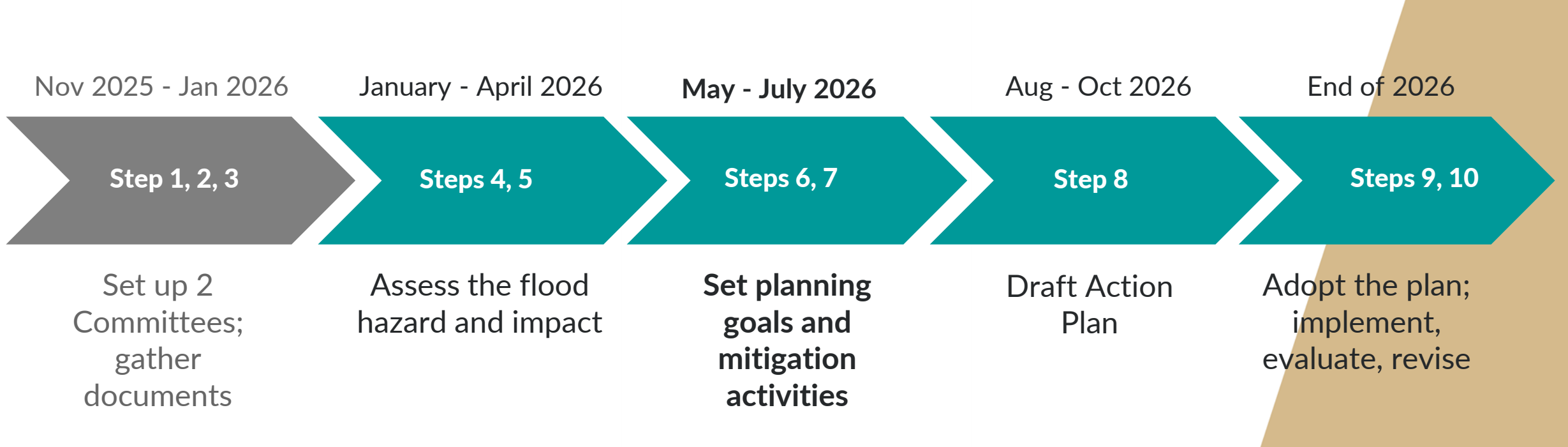
Permits Closed	903
Permits Open (as of 12/31/21)	444
Total Complaints Received	134
Total Complaints Resolved	869
Derelict vehicles tagged or removed	79
Cases In Legal (as of 12/31/25)	231
Grass violations resolved	470

Floodplain Management

- Began preparations for the 5-year CRS cycle.
- Facilitated Ord. No 25-6-1 to increase the maximum square footage from 200 to 600 sq. ft. to allow wet floodproofing of residential accessory buildings. Wet flood proofing is a more affordable flood damage prevention treatment that allows accessory buildings to be placed closer to grade.
- Began work on a Flood Insurance Coverage Improvement Plan and Natural Floodplain Functions Plan to improve our standing in the Community Rating System (CRS).
- Completed a 5-year CRS Cycle with a score of 2022 which improved our rank to Class 6. Policies at the full risk premium should be receiving the resulting 20% premium discount in October 2026.
- Began work on a 1-year Floodplain Management Planning effort to improve the CRS rating further.



Floodplain Management Planning Timeline



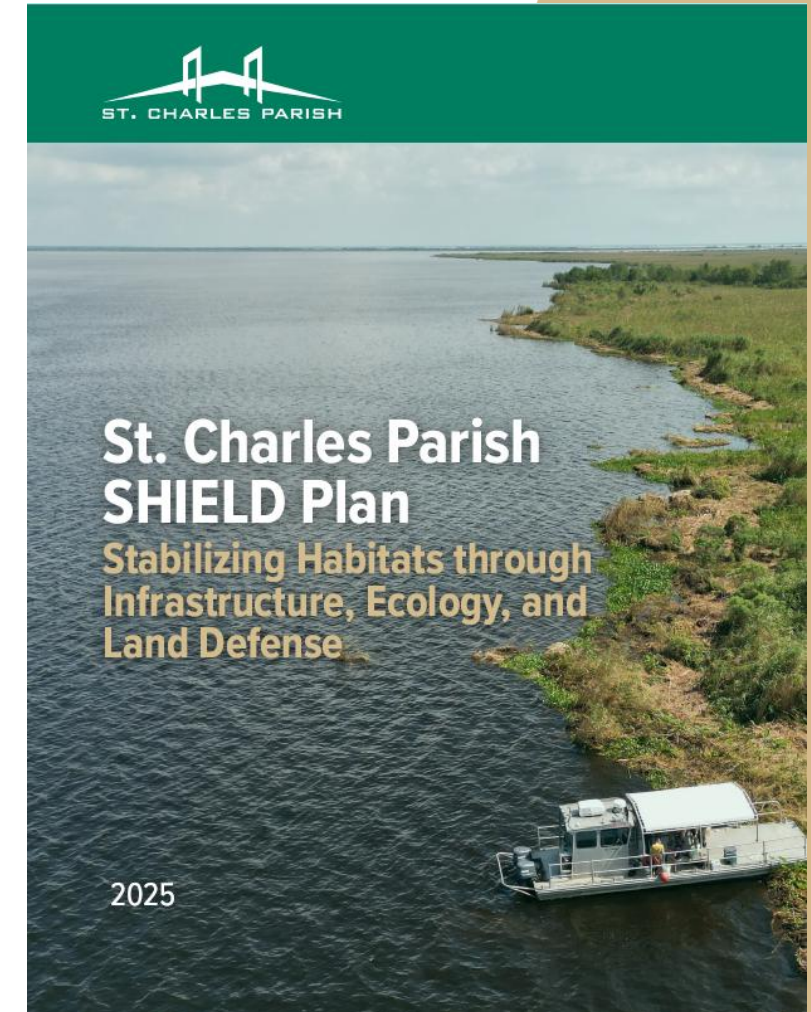
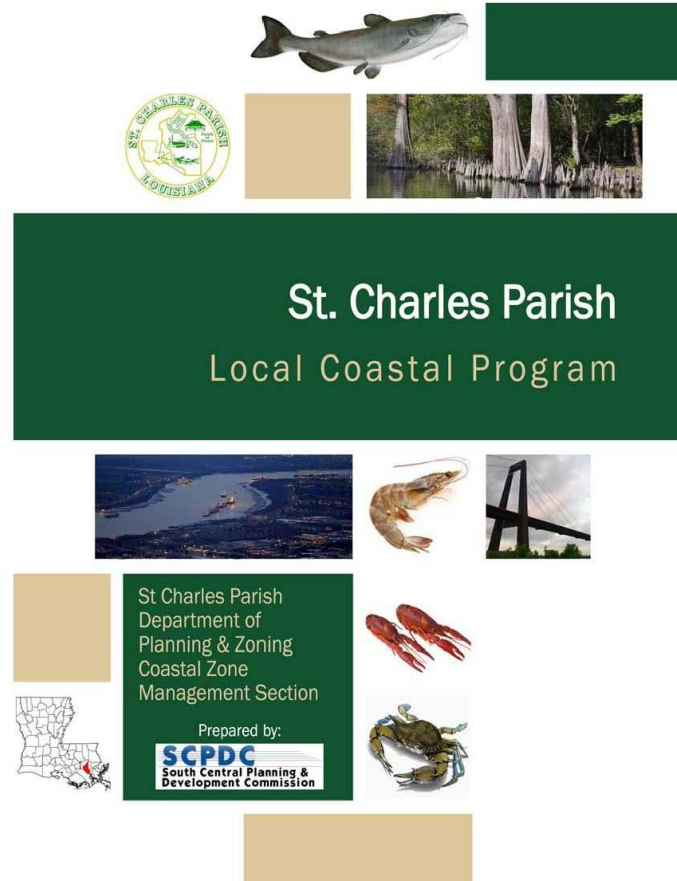
Technical Committee Meetings

Public Steering Committee Meetings

Public Information Activities

Coastal Zone

- St. Charles's Local Coastal Program went into effect late in 2017. In 2025 the Local Program processed 10 permits locally.
- Reviewed, processed, and readied for adoption the SCP SHIELD Plan.
- Updated our database to back-log over 60 previous applications.
- Re-engaged with LDENR's Office of Compliance to solidify our Local Coastal Program.
 - So, what does that look like?



Coastal Zone

- Edits to Chapter 25 of the code to ensure internal consistency.
- Re-establishment of the Local Coastal Zone Advisory Committee and engagement of their public oversight.
 - Monthly meetings, information sessions, and coordination with State agencies.
- Development of the Coastal Use Permits in SCP “Do I Need One?” document.
- Internal processes to ensure that Coastal considerations are presented and accounted for at step one of the development process.



Check Before You Start ✓

Before starting any clearing or construction, contact the St. Charles Parish Coastal Zone Management Administrator to see if a Coastal Use Permit is required.

→ A quick call to 985-783-5060 could save you time, money, and potential mitigation costs.

Coastal Permit Process

- 1 Before you begin your project or purchase new land, contact the St. Charles Parish Coastal Zone Management Administrator (CZMA) at (985) 783-5060 to find out if you need a Coastal Use Permit (CUP).
- 2 If a permit is required, complete a Joint Permit Application available on the St. Charles Parish website www.stcharlesparish.gov/departments/planning-and-zoning/coastal-zone-management.

**Coastal Use Permits are separate from building permits.*

Types of Coastal Use Permits

- When you submit a Joint Permit Application to the Department of Conservation and Energy (DoCE), it is automatically forwarded to the U.S. Army Corps of Engineers (USACE) and the local CZMA for review.
- Most projects within the Parish are determined to be exempt or to have no direct or significant impact. These are authorized to proceed within a few days without a CUP.
- If your project is a Local Concern, the CZMA will review the application.
- If your project is a State Concern, the DoCE and USACE will review the application.
- If your project requires a CUP, it will require a 25 day comment period. During this period, public comments are accepted and considered as part of the review process.

Did you know?

Wetlands provide natural flood protection, filtration, and are biodiversity hot spots!



Compensatory Mitigation

If a project will destroy or permanently impact sensitive habitats, it may require compensatory mitigation. If your project requires mitigation, the CZMA will coordinate with DoCE and recommend mitigation options to you. Final mitigation requirements must be approved by USACE.

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.

