

# The Tangipahoa Parish Planning Department Newsletter



September-December 2011

## **From the Planning Director**

As we start 2012, it seemed as though this was the slowest year for development that we have seen in a long time...until you run statistics!

	2009	2010	2011
<b>In-House Divisions</b>			
Family Partitions	44	50	60
Mini Partitions	66	56	39
Mortgage Divisions	7	15	10
<b>Major Developments</b>	<b>12</b>	<b>7</b>	<b>7</b>
Subdivisions	4	3	2
Business Subdivisions	4		
Townhomes	2		
Condominiums			1
Apartments	2	2	4
Mobile Home Parks		2	
Additional Phases to Existing Subdivisions		2	
Additional Phases to Existing Apartments			1
Additional Phases to Existing Townhomes		1	

Although single-family residential developments have slowed down, the apartment complexes are up. Maybe this has a "little" to do with the lending industry??!! It could have a little to do with the fact that we had so many residential lots created after Katrina that it is taking this long to fill them! Regardless of the reasons, we are hoping for a better 2012!

The Code Committee will resume meetings to further discuss updating the subdivision regulations in February and then discuss further land use regulations and how to move forward with the code.

## **Activities**

1. GIS has obtained the 2010 aerial imagery set of the Parish and is preparing it for publication to the online map service. This imagery was taken at 6-inch resolution, which provides four times the level of detail as the existing 2008 imagery, taken at 1-foot resolution. GIS has also finalized the Council district boundary data following conclusion of the Plan B redistricting, and has published those to the map service as well.
2. Department personnel met with numerous parties interested in property divisions and answered phone calls and visits concerning related issues.

## **Continuing Education and Events**

## In-House Approvals

	<u>Family Partitions</u>	<u>Mini Partitions</u>	<u>Mortgage Purposes Only</u>
September 2011	Patricia Bauers Joseph Saltzman Lucille Williams	Keith Fairburn Jemeland Tolleiv	Bradley Gulotta
October 2011	Anthony/Murphy Jerry Bankston Jack Lamonte Estate Ruby Martin Gary Oliver	Pilara	Lorkin Hughes Michael Tolbert
November 2011	Lyn Ezell Zilphia Raiford Spencer/Brumfield Marvin Thompson	Joseph D'Antonia Kelly Milton Ramona Savoie	
December 2011	David Adams Estate Stanley Smith Estate	Darren Frettrich Holly Hayden Erwin and Elaine Methe	Howard Wells

## Major Subdivision Approvals

September 2011	Final	Under Angels' Wings Apartments, Bennett Road, Amite
October 2011	Preliminary	Harper Villas Apartments, Iverstine Lane, Hammond
	Final	Natalbany Gardens Apartments, Highway 1065, Natalbany
December 2011	Preliminary	Covington Garden Townhomes, Old Covington Highway, Hammond
	Final	Harper Villas Apartments, Iverstine Lane, Hammond
		Bedico Meadows Subdivision, Phase IIIA, CC Road, Ponchatoula

## Permits

The Permit Department continues its daily activities aimed at enforcement of International Building Codes (IBCs) and Floodplain Management in the Parish. Following is a breakdown of permits issued, by category.

## Permit Totals

### September 2011

Commercial, New Construction	Commercial	0	unchanged	from August
Residential, New Construction	House	30	↓ 18.9%	from August
Residential, New Construction	2-, 3- or 4-Plex	4	↑ 400%	from August
Residential, New Construction	Shed/Barn/Shop	4	↑ 33.3%	from August
	<b>Total New Construction</b>	<b>38</b>	<b>↓ 5%</b>	<b>from August</b>

### October 2011

Commercial, New Construction	Commercial	2	↑ 200%	from September
Residential, New Construction	House	25	↓ 16.7%	from September
Residential, New Construction	2-, 3- or 4-Plex	4	unchanged	from September
Residential, New Construction	Shed/Barn/Shop	3	↓ 25%	from September
	<b>Total New Construction</b>	<b>34</b>	<b>↓ 10.5%</b>	<b>from September</b>

### November 2011

Commercial, New Construction	Commercial	1	↓ 50%	from October
Residential, New Construction	House	44	↑ 76%	from October
Residential, New Construction	2-, 3- or 4-Plex	8	↑ 100%	from October
Residential, New Construction	Shed/Barn/Shop	7	↑ 133.3%	from October
	<b>Total New Construction</b>	<b>60</b>	<b>↑ 76.5%</b>	<b>from October</b>

### December 2011

Commercial, New Construction	Commercial	0	↓ 100%	from November
Residential, New Construction	House	27	↓ 38.6%	from November
Residential, New Construction	2-, 3- or 4-Plex	1	↓ 87.5%	from November
Residential, New Construction	Shed/Barn/Shop	6	↓ 14.3%	from November
	<b>Total New Construction</b>	<b>34</b>	<b>↓ 43.3%</b>	<b>from November</b>