

# TOWN OF WINDSOR

Town Elected Officials  
 Carita J. Richardson, Mayor  
 Clint Bryant-Vice Mayor  
 Durwood V. Scott  
 Greg Willis  
 N. Macon Edwards, III  
 Patty Fleming  
 Tony Ambrose



Town Manager  
 Michael R. Stallings  
  
 Town Clerk  
 Terry Whitehead  
  
 Town Attorney  
 Wallace W. Brittle, Jr.

Established 1902

May 26, 2016

## Memorandum

**To: Hon. Mayor Carita J. Richardson and Town Council**

**From: Dennis W. Carney, Planning and Zoning Administrator**

**Subject: Draft 2016 Comprehensive Plan**

**Issue:** The 2016 Comprehensive Plan if adopted by the Town Council of the Town of Windsor after public hearing will replace the existing Comprehensive Plan (adopted 2008). The Comprehensive Plan for the Town of Windsor is used by Town citizens, staff, the Planning Commission and Town Council as a guide for future decisions affecting the Town including, but not limited to, decisions related to future land use, zoning actions and the appropriate location of public infrastructure. The Plan area encompasses all of the Town of Windsor. The Plan does not rezone land, but it suggests ordinance amendments and other policies that will facilitate implementation of the Plan after adoption by the Town of Windsor Town Council.

**Facts:** Over the last several years, the Planning Commission has held numerous work sessions on the various sections and topics of the 2016 Comprehensive Plan. The Plan designates areas for commercial, low and high density residential, industrial, public/institutional, agricultural and conservation uses for the Town. It provides for a future study area to protect and revitalize the older sections of Windsor. The Plan recommends goals, objectives and strategies on the subjects of Community Appearance, Economic Development, Transportation, Environment, Land Use and Housing and Community Development. The Town's Future Land-Use Map should be used as a general guide for future development patterns within the Town. It should be followed by the Planning Commission and Town Council in the decisions that they make on land use and development requests and guide their decisions for the development of policies and infrastructure throughout the Town.

The Virginia Department of Transportation forced a major correction of the Plan when the "southern route" for the U.S. Route 460 Bypass was abandoned and a northern route entirely bypassing the Town was put in its place. However, currently there is no funding available if the project otherwise passes muster with the federal environmental rules and the Commonwealth's new procedures on funding transportation needs, and thus the project is in limbo. Whether another iteration of it is brought forward in the next several

years is highly dubious. Because of this the U.S. Route 460 Bypass was removed from the plan in its entirety (except for a mention that it may arise again). Areas where the southern route would have made potential commercial uses feasible have now been reverted back to the earlier plan to prevent a sprawling situation with no new major traffic artery (the Bypass) to mitigate any transportation problem. Also because of the time elapsed due to the Bypass conundrum, some other minor changes were made to bring the Plan up to date.

**Planning Commission Public Hearing and Recommendation:** The Planning Commission held a duly advertised public hearing on May 25, 2016. Staff received a history of the portion of the Bank Street area from a citizen from that area that otherwise was neither in favor nor in opposition to the proposed Comprehensive Plan. There were no other comments from the public prior to or at the public hearing. The Planning Commission after a short discussion recommended that the Town Council approve the 2016 Comprehensive Plan

**Staff Recommendation:** Staff recommends that Town Council set a public hearing for the regularly scheduled July 12, 2016 meeting.