

Town of Windsor

Memorandum

July 12, 2016

TO: The Honorable Mayor and Town Council
FROM: Michael Stallings, Town Manager *MS*
SUBJECT: Planning & Zoning Report

I am enclosing the planning and zoning report.

I recommend that you receive and file this report.

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

July 1, 2016

Memorandum

**To: Michael Stallings, Town Manager
Honorable Mayor Richardson and Town Council
Planning Commission**

From: Dennis Carney, Planning and Zoning Administrator

Subject: Annual Planning and Zoning Report for FY-2015-2016

Zoning Permits: FY-2015-2016 was a fairly normal year for Zoning Permits. The total number dropped off to 80 from the 2014-2015 high of 91 permits. The number of new residential construction exceeded the previous year by three. However it is noted that next year this number will in all likelihood be substantially less because the first phase of Holland Meadows is almost completely built out and the second phase of the subdivision has not been approved. It is also noted that many of the "infill" parcels in the older neighborhoods such as on Virginia Avenue have now been built upon. In other categories, accessory buildings increased as well as the slight increase in the "Other" category which includes business location and home occupations. Most of the other decreases were marginal. The decrease in the total permits is attributed to the sizable decline in permanent signs and in the fence category.

Violations: The number of violation cases decreased by 23 percent from the 100 cases in FY 2014-2015. The decrease was slight for inoperative motor vehicles and much more dramatic for tall grass, signs and the "Other" category (generally junk and trash and chickens). For the tall grass cases, perhaps we have finally got most of the habitual violators (generally absentee landlords or properties in default) to keep their properties mowed. It is recognized these violations ebb up and down and are always subject to change.

There were 94 inoperative motor vehicles either made operable or removed out of the cases resolved in 2015-2016. There were two cases where a vehicle had to be towed. As far as the "Tall Grass" and sign cases, all of them have been resolved. Most of the violations are from repeat offenders.

Overall, the citizens of the Town are complying with the Town's laws, and when they learn they are in violation, they correct the matter fairly promptly.

Board of Zoning Appeals: The Board of Zoning Appeals had a case that was withdrawn at the public hearing. Also two training sessions were held in 2015-2016.

Planning Commission: As for the Planning Commission, there were no rezonings or conditional use permits in 2015-2016. Nevertheless, the Commission had a very busy year. It finished the work on the Land Development Ordinance which was adopted last October and completed the 2016 Comprehensive Plan which had been delayed because of the protracted U.S. Route 460 Bypass project. So in that sense, this was a very important and productive year for the Commission. The Commission is still working on the “Olde Towne Windsor” sections that were described in the Comprehensive Plan. It is hoped that this sub-area plan will be completed this summer with recommendations being made this fall.

Summary: FY2015-2016 was a very productive year, full of many challenges. With a continued commitment to planning for these challenges, and the coordinated policy making of our Board of Zoning Appeals, Planning Commission, and Town Council, we can continue to grow and prosper.