

Town of Windsor

Memorandum

May 10, 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



Established 1902

May 3, 2016

Town Manager
Michael R. Stallings, Jr.

Town Clerk
Terry Whitehead

Town Attorney
Wallace W. Brittle, Jr.

Memorandum

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

From: Dennis W. Carney, Planning and Zoning Administrator

Subject: April 2016 Planning and Zoning Report

Zoning Permits: The number of Zoning Permits increased to ten in April from the seven permits in March. This is slightly more than the nine permits in April 2015. The permits were for two single family homes, five accessory buildings (a carport and four utility buildings), a temporary and a permanent sign, two decks and a fence. Because two permits had two separate uses on each one, the numbers of items exceed the total permit number. The total number of Zoning Permits is approximately five less than at this point in 2015. Hopefully, it will pick up in the next month. It is also noted that in all likelihood the number of new homes will be drastically reduced with the build-out of Holland Meadows and Phase II of Holland Meadows not even submitted for the requisite subdivision at this point.

Violations: New violations cases have finally begun to decrease (down to eight in April from the fifteen in March). However all but one of these were for inoperative motor vehicles (the other was for an unlicensed day-care). It is noted that some of the usual problem cases for tall grass are starting to arise – so May will likely have an increase in violations. We also resolved twelve cases in April (eleven inoperative vehicle cases and one junk and trash), so on balance the work-load decreased.

Planning Commission Activity: The Planning Commission reviewed the Draft Comprehensive Plan and with one minor update to reflect the 2016 water permit request by the Town, the Commission set a public hearing for the May 25, 2016. They also amongst other topics discussed the potential permitting by right under certain circumstances, poultry in the A-1 Agricultural District. It was agreed for Staff to put together a potential Ordinance amendment for the Commission to discuss at the May meeting.

MONTHLY REPORT PLANNING & ZONING

April 2016

	<u>April</u>	<u>FYTD</u>
Number of Zoning Permits Issued:	10	72*
Residential New Construction:	2	19
Commercial New Construction:	0	0
Building Additions:	0	2
Accessory Buildings:	5	12
Signs:		
Temporary:	1	9
Permanent:	1	4
Fences:	1	8
Pools:	0	2
Decks:	2	3
Driveways:	0	1
Other:	0	15
Notices of Violation:	8**	61**
Inoperative vehicles:	7	54
Tall grass:	0	1
Signs:	0	1
Other:	1	4
Number of Violation Cases Resolved:	12*	84**
Inoperative vehicles:	11	75
Tall grass:	0	4
Sign	0	2
Other:	1	4

A list of addresses and tax map numbers for the permits and violations are available at the Town Office.

*Some Zoning Permits include several accessory items but are delineated by item on this report.

**The discrepancy between the number of types and the total numbers of violations reflect that some violations notices cite two or more classes of violations