

# Town of Windsor

## Memorandum

November 8, 2016

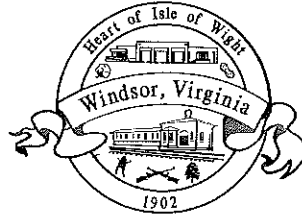
**TO:** The Honorable Mayor and Town Council  
**FROM:** Michael Stallings, Town Manager *MS*  
**SUBJECT:** Planning & Zoning Report

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

November 2, 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: October 2016 Planning and Zoning Report**

**Zoning Permits:** The number of Zoning Permits continued to decrease in October. There were only three new Zoning Permits compared to the four in September. It is noted that there were nine in October 2015. The permits were for a utility building, a home occupation and a new business.

**Violations:** In October there were six violations down from the nine in September. Three were for inoperative vehicles, two were for tall grass, and one for a sign violation. Also there were five cases resolved; three for inoperative motor vehicles, a tall grass case, and the aforementioned Zoning case in the "Other" category.

**Planning Commission Activity:** The Planning Commission at its regular meeting held a very productive community meeting with the residents of the Church Street and North Court Street areas as part of the Olde Town Windsor study. Many residents from both streets spoke on the concept of allowing compatible mixed uses (some types of commercial and apartments) on these streets as requested in order to preserve the houses and quaint nature of the community. Several residents, particularly on North Court Street, did not agree with the concept. Overall it was a good meeting.

In general, it is felt that the Planning Commission may wish to consider a scaled back mixed use area as a "pilot program" focused more on Church Street for this portion of the Olde Town Windsor study. This matter, along with the input received in September for the Bank/Griffin/Maple and B portion of Olde Town Windsor, will be the primary focus of the November 16, 2016 regular Planning Commission meeting. Because of Thanksgiving this meeting is being held a week earlier than usual as is the Commission's custom. From this meeting, Staff will be given direction as to how to complete the study which will lead to possible adoption of the study for the Olde Town areas next year. This we trust will lead to a great future for these communities.

# MONTHLY REPORT PLANNING & ZONING

October 2016

	<u>October</u>	<u>FYTD</u>
<b>Number of Zoning Permits Issued:</b>	<b>3</b>	<b>24</b>
Residential New Construction:	0	2
Commercial New Construction:	0	0
Building Additions:	0	0
Accessory Buildings:	1	2
Signs:		
Temporary:	0	3
Permanent:	0	0
Fences:	0	2
Pools:	0	2
Decks:	0	4
Driveways:	0	0
Other:	2	9
<b>Notices of Violation:</b>	<b>6**</b>	<b>39**</b>
Inoperative vehicles:	3	27
Tall grass:	2	8
Signs:	1	1
Other:	0	5
<b>Number of Violation Cases Resolved:</b>	<b>5**</b>	<b>26**</b>
Inoperative vehicles:	3	15
Tall grass:	1	6
Sign	0	0
Other:	1	5

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 violations