

Town of Windsor

Memorandum

July 8, 2014

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
Wesley F. Garris-Vice Mayor
Clint Bryant
Durwood V. Scott
Greg Willis
N. Macon Edwards, III
Patty Fleming



Established 1902

July 1, 2014

Town Manager
Michael R. Stallings, Jr.

Town Clerk
Terry Whitehead

Town Attorney
Wallace W. Brittle, Jr.

Memorandum

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

From: Dennis Carney, Planning and Zoning Administrator

Subject: Annual Planning and Zoning Report for FY-2013-2014

Zoning Permits: The eighty two (82) new Zoning Permits for 2013-2014 is substantially more than the 70 issued in 2012-2013 (17.0 percent higher). Residential construction was almost double the previous year's total (19 new residences compared to the 10 in 2012-2013). All other categories showed increases except for Accessory Buildings, Temporary Signs, Fences and the "Other". These experienced slight decreases.

Violations: The number of violation cases increased dramatically from 78 in 2012-2014 to 95 in 2013-2014 (an increase of almost 22 percent). Tall grass cases decreased slightly. There were slight increases in in operative motor vehicles (by 1 case). The Other category increased dramatically. The 63 inoperative motor vehicle cases involved 77 vehicles.-most of which had been resolved by the end of the fiscal year. There were no towing cases in 2013-2014 but we had to mow five properties. The matter of foreclosures still plaques our community and makes property maintenance a problem.

Board of Zoning Appeals and Planning Commission Activity: The Board of Zoning Appeals had no cases for 2011 but met twice for training purposes. The Planning Commission is extremely close to finishing their work on the Comprehensive Plan and should go to public hearing with it shortly. Staff is still reviewing the edits from Mayor Richardson and Mr. Brittle, the Town Attorney. It was a very busy year for both the Planning Commission and Town Council.

Summary: With zoning permits increasing, particularly the new homes, the Town continues in a positive mode. The overall regional, State and national economy will continue to determine our future growth.

YEARLY REPORT
PLANNING & ZONING

FY2013-2014 FY2012-2013 FY2011-2012

<u>Number of Zoning Permits Issued:</u>	82	70	82
Residential New Construction:	19	10	10
Commercial New Construction:	0	0	0
Building Additions:	7	3	2
Accessory Buildings:	12	17	12
Signs:			
Temporary:	12	13	17
Permanent:	13	2	4
Fences:	3	4	4
Pools:	3	1	6
Decks:	4	4	8
Driveways:	2	0	1
Other:	9	16	17
<u>Notices of Violation:</u>	95	78	90
Inoperative vehicles:	63*	62*	48*
Tall grass:	16*	20*	18*
Signs:	5*	2*	10*
Other:	17*	4*	14*
<u>Variances:</u>	0	0	0
<u>Conditional Use Permits:</u>	1	1	0
<u>Subdivisions:</u>	1	0	1
<u>Rezoning:</u>	0	0	1

***Includes cases where other violations occurred concurrently.**