

## Town of Windsor

### Memorandum

July 14, 2015

**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

Town Manager  
Michael R. Stallings, Jr.

Town Clerk  
Terry Whitehead

Town Attorney  
Wallace W. Brittle, Jr.

July 6, 2015

## 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-2014-2015**

**Zoning Permits:** FY 2014-2015 was a very good year for Zoning Permits. In all categories the number increased to 91 permits, up from the 82 permits in FY 2013-2014. This is an 11.1 percent increase and also brings it to the largest amount in the last five years. New residential construction decreased largely due to Holland Meadows having a small number of available lots remaining in Section 1. The slight decrease was from 19 to 16 new homes. The large increase was with fences going from 3 and 4 in previous years to 18 for FY 2014-2015. This was largely due to fences being built for aboveground pools and in Holland Meadows and the mobile home parks (particularly Twin Ponds). The other category also increased with slight gains in new businesses and home occupations. There were modest gains in signs, pools and decks. There were slight decreases in building additions, driveways and accessory buildings. With all of the concerns about the world economy and the U.S. Route 460 Bypass question, these numbers indicate that Windsor is still growing at a very reasonable rate.

**Violations:** The number of violation cases increased by 5.0 percent to an even 100 cases in FY 2014-2015. The increase was from inoperative motor vehicles- up to 68 cases from the 63 in the previous year. The tall grass cases and signs leveled off and the "Other" category (which are normally junk and trash or Zoning violations) actually decreased. Because the violation cases are "bundled", sometimes the various categories constitute one violation case. Therefore the numbers never add up and exceed the number of notices.

There were 73 inoperative motor vehicles either made operable or removed out of the cases resolved in 2014-2015. There was only one case where a vehicle had to be towed in that year. As far as the "Tall Grass" and sign cases, only one has not 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 and Planning Commission:** The Board of Zoning Appeals again had no cases for 2014-2015, but training was given by Staff in May for the major amendments to the variance law.

As for the Planning Commission, much of its work has been on hold because of the U.S. Route 460 Bypass project and the editing of the draft Land Development Ordinance. The Commission will hold a public hearing on the revised Ordinance on June 22<sup>nd</sup>. The bad weather in the winter also affected its activities this year. There were no rezonings, conditional use permit requests nor major subdivisions in this fiscal year. The Commission began preliminary work on the Olde Towne Windsor concept at their June meeting. This promising study may lead to a revitalization of the older sections of Windsor.

All in all, the Town faces many challenges in the years to come. It is very important that the Town continue to keep its commitment to support the Commission and Board of Zoning Appeals as it has done so well in the past. In this way strategies to deal with the problems can be properly reviewed and effectively pursued.

**YEARLY REPORT**  
**PLANNING & ZONING**

	<b>FY2014-2015</b>	<b>FY2013-2014</b>	<b>FY2012-2013</b>
<b><u>Number of Zoning Permits Issued:</u></b>	<b>91*</b>	<b>82</b>	<b>70</b>
Residential New Construction:	16	19	10
Commercial New Construction:	0	0	0
Building Additions:	5	7	3
Accessory Buildings:	7	12	17
Signs:			
Temporary:	13	12	13
Permanent:	14	13	2
Fences:	18	3	4
Pools:	5	3	1
Decks:	5	4	4
Driveways:	1	2	0
Other:	15	9	16
<b><u>Notices of Violation:</u></b>	<b>100**</b>	<b>95**</b>	<b>78**</b>
Inoperative vehicles:	68	63	62
Inoperative vehicles removed/operative	73	58	65
Tall grass:	16	16	20
Signs:	5	5	2
Other:	14	17*	4
<b><u>Variances:</u></b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>Conditional Use Permits:</u></b>	<b>0</b>	<b>1</b>	<b>1</b>
<b><u>Subdivisions:</u></b>	<b>0</b>	<b>1</b>	<b>0</b>
<b><u>Rezoning:</u></b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Includes cases where several types of permits were on one case.

\*\*Includes cases where several violations occurred concurrently.