

Town of Windsor

Memorandum

September 8, 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

September 1, 2015

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: August 2015 Planning and Zoning Report

Zoning Permits: The number of Zoning Permits held steady at five for the month of August (the same as July). This is much less than the ten permits in August of 2014. Although the total number of permits is down, there were two more permits for single family homes. Half of the Zoning Permits for FY 2015-2016 have been for single family homes. Also on a positive note, there was a new dance studio replacing a vacant studio, a home occupation for a parts delivery business (no equipment or parts at their home) and a carport.

Violations: There were six new violations in August. Four were for inoperative motor vehicles, one for a minor tall grass and a sign violation. There were seven violation cases resolved. Six inoperative motor vehicle cases and the aforementioned tall grass case resolved in the month.

Planning Commission Activity: The Planning Commission and Town Council held a joint work-session on the Land Development Ordinance. There were some minor non-substantial changes to the Ordinance and it was agreed that once the companion Zoning Map was corrected that Town Council would hold a public hearing on both matters. Later that evening the Commission reviewed the areas that had become "P Public" and advised Staff as to their delineation on the Zoning Map. Staff has had the changes made to the Zoning Map and a public hearing on this matter has been set for the regular Planning Commission meeting of September 23, 2015. If all goes well, Town Council will be able to hold their public hearing on the Land Development Ordinance and Zoning Map at its October 13th meeting.

Other: There are several activities such as the Land Development Ordinance that are moving towards closure. With these, the summer can be viewed as very positive for Planning in the Town.

MONTHLY REPORT PLANNING & ZONING

August 2015

	<u>August</u>	<u>FYTD</u>
Number of Zoning Permits Issued:	5	10
Residential New Construction:	2	5
Commercial New Construction:	0	0
Building Additions:	0	0
Accessory Buildings:	1	1
Signs:		
Temporary:	0	0
Permanent:	0	0
Fences:	0	0
Pools:	0	1
Decks:	0	1
Driveways:	0	0
Other:	2	2
Notices of Violation:	6**	13**
Inoperative vehicles:	4	9
Tall grass:	1	1
Signs:	1	1
Other:	0	2
Number of Violation Cases Resolved:	7*	21**
Inoperative vehicles:	6	15
Tall grass:	1	4
Sign	0	0
Other:	0	2

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