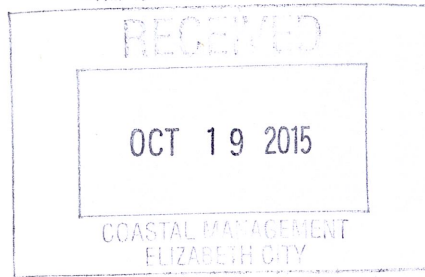




128 South King Street
Post Office Box 508
(252) 794-3121
(252) 794-2331
(252) 794-5909 (fax)
www.windsornc.com

TOWN OF WINDSOR

Windsor, North Carolina 27983



MAYOR
James F. Hoggard

COMMISSIONERS
Bobby N. Brown
Cathy E. Wilson
Lawrence Carter, Jr.
Jonathan S. Powell, III
David O. Overton

TOWN ADMINISTRATOR
L. Allen Castelloe

October 16, 2015

Ms. Charlan Owens, AICP
Elizabeth City District Planner
NCDENR - Division of Coastal Management
1367 U.S. Hwy. 17 South
Elizabeth City, NC 27889

Dear Ms. Owens:

Attached is the Land Use Plan Status Report for the Town of Windsor as required by the CAMA Local Planning and Management Grant guidelines. The Town has provided the status of all implementing strategies.

If you have any questions regarding the report, please feel free to contact me.

Sincerely,

L. Allen Castelloe
Town Administrator

Att.

Town of Windsor
CAMA Core Land Use Plan Implementation Status Report

- I.1 The Town will consider applying for public access funding to extend the riverwalk located along the Cashie River.

The Town has increased Cashie River shoreline access with the Cashie Memorial Park on King Street (local funding) but has not applied for public access funding.

- I.2 The Town will consider applying for public access funding to improve boat ramp facilities on the Cashie River.

The Town has increased Cashie River shoreline access with the Cashie Memorial Park on King Street (local funding) but has not applied for public access funding.

- I.3 Windsor desires the Cashie River to be a navigable river. The Town will look for resources to assist with debris removal, and channel depth maintenance.

The Town has continued to support the Cashie River as a navigable river.

- I.4 The Town will consider adoption of a riverfront zoning district if it is deemed necessary to protect this valuable resource within the town.

The Town has not adopted a riverfront zoning district. Such a district has not yet been deemed necessary for protection of the shoreline.

- I.5 The town will consider increasing signage related to the Livermon Park and the Roanoke/Cashie River Center in an effort to increase awareness about these facilities.

The Town has increased signage at the Roanoke/Cashie River Center.

- I.6 Windsor will pursue funding under the North Carolina CAMA Shoreline Access funding program for other eligible projects that provide access for its citizens. (15A NCAC 7M, Section .0300, Shorefront Access Policies).

The Town has not pursued additional shoreline access funding.

- I.7 The Town will continue to cooperate with the Clean Water Management Trust Fund in an effort to acquire/reserve additional property along the Cashie River as open space.

The Town has not acquired or reserved additional property along the Cashie River with Clean Water Management Trust Funds.

- I.8 The Town will compile and maintain a list of dilapidated and/or substandard houses within the planning jurisdiction.

The Town has continued to prioritize and pursue building code enforcement against substandard structures.

- I.9 The Town will apply for grant funding to rehabilitate substandard houses and clear dilapidated houses for low to moderate income persons and the elderly. Some sources for this funding are: Community Development Block Grant funding, North Carolina Housing Finance Agency funding, and United States Department of Agriculture funding.

Because of the decline in available housing rehabilitation funds, the Town has not applied for housing rehabilitation grant funds.

- I.10 The Town will prepare a pedestrian access study that identifies the locations of current sidewalks, the need for sidewalk additions, and the need for walking/hiking trails. This study will focus on tying together the town's various recreational facilities.

The Town prepared a Parks and Recreation Master Plan in 2013 which included a Windsor Greenway Pedestrian Trail.

- I.11 Windsor will apply for funding to implement actions determined necessary in the sidewalk study.

The Town has received NCDOT 2015 funding for preparation of a town-wide pedestrian/bicycle plan.

- I.12 Windsor will allow the reconstruction of any residential structures demolished by natural disasters when the reconstruction complies with all applicable local, state, and federal regulations.

The Town has continued to support reconstruction.

- I.13 Windsor will consider expanding the Central Business District towards Sterlingworth Street and to include more of US Highway 17 Business (from NC Highway 130 to NC Highway 130).

The Town did not expand the Central Business District mixed use land use sector. However, the Town did establish a mixed use overlay which allows for greater land use flexibility in and around the mixed use sector.

- I.14 The Town will consider amending the zoning ordinance to include guidelines regarding the location and appearance (finish/façade) of metal buildings.

The Town has not revised the ordinance to include façade design criteria.

- I.15 The Town will enforce its zoning regulations for type and location of commercial and industrial development.

The Town has continued to enforce its zoning ordinance to regulate building appearance.

- I.16 Windsor will rely on its zoning ordinance and the CAMA permitting program, if required, with regard to new industrial development and expansion of existing industrial facilities.

The Town has continued to use zoning and the CAMA permitting program to regulate industrial development.

- I.17 Windsor will continue to seek grant funding from the NC Main Street Program to be utilized for façade improvements in conjunction with the town's downtown revitalization program.

The Town has not pursued NC Main Street Program funding.

- I.18 The Town will endeavor to educate the public about environmentally sensitive areas and what actions they can take to help do their part in preservation. Education may be done through public service announcements or through programs run within the Roanoke/Cashie River Center.

The Town has supported educational programs at the Roanoke/Cashie River Center.

- I.19 The Town will meet with appropriate agencies to discuss marketing the Town as a tourist destination because of its natural resources.

The Town has continued to market the Cashie River and other natural resources as tourist destinations.

- I.20 The Town will strive to protect Windsor's fragile areas from inappropriate, unplanned, or poorly planned development through the following:

- (1) Limit certain land uses in the vicinity of historic sites and natural heritage areas through enforcement of the Windsor zoning ordinance.

The Town has continued to rely on its zoning ordinance to protect historic sites and natural heritage areas.

- (2) Coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Significant historic sites are identified on page 54 of this plan.

The Town has continued to coordinate town projects with the NC Division of Archives and History.

- I.21 Windsor will consider establishing a basis for instituting a stormwater management program to work in conjunction with its existing ordinances that will assure the Town complies with all state and federal regulations.

The Town has not established a local stormwater management program. The Town has continued to rely on state requirements for stormwater control.

- I.22 The town will continue to monitor state stormwater policy, and respond to any new regulations through update of the town's zoning ordinance.

The Town has continued to coordinate development with state stormwater control regulations.

- I.23 The Town of Windsor will cooperate with the NCDOT, the North Carolina Division of Water Quality, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. The town will support the Division of Water Quality stormwater runoff retention permitting process through its zoning permit system by verifying compliance prior to issuance of a zoning permit.

The Town has continued to cooperate/coordinate review and approval of development projects with both NCDOT and the Division of Water Quality.

- I.24 The Town of Windsor will attempt to apply for grant funds, and utilize Powell Bill funds, to improve stormwater drainage systems associated with existing rights-of-way.

The Town has utilized Powell Bill funds to make right-of-way stormwater system improvements.

- I.25 The Town of Windsor will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15A NCAC 2H.001-.1003), including the revised coastal stormwater rules, through enforcement of the town's subdivision ordinance.

The Town has continued to support NC Stormwater Disposal Policy 15A NCAC 2H.001-.1003.

- I.26 Windsor will consider revising water and sewer extension policies to ensure that public/private cooperation in the provision of infrastructure to serve new development is encouraged.

The Town has not revised its water and sewer extension policies to ensure public/private cooperation.

- I.27 In cases where package treatment plants are approved (within the ETJ), the Town will require a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for assumption of the plant into a public system should the private operation fail.

There have been no package treatment plants approved since 2009.

- I.28 Windsor will amend the future land use map, when needed, to reflect any water and/or sewer extension projects.

The future land use map has been amended as necessary.

- I.29 Windsor will consult the future land use map when considering the locations of new public facilities and private developments.

The Town has continuously consulted the future land use map when considering public facility locations for private developments.

- I.30 The Town will rely on the Division of Water Quality to oversee the operation and management of all package treatment plants in the ETJ, if applicable.

The Town has continued to rely on the NC Division of Water Quality to oversee the operation and management of package treatment plants.

- I.31 The Town may pursue the planting of street trees along the US Highway 17 Bypass corridor.

Trees have been planted along the US Highway 17 Bypass.

- I.32 Windsor will consider revising the zoning ordinance to provide regulations for frontage roads that require them to be far enough from the highway to accommodate businesses on both sides of the road.

The Town has not revised the zoning ordinance to require frontage roads.

- I.33 Windsor will require where reasonably possible the utilization of frontage roads in non-residential development along major state highways.

There have been no new developments large enough to require frontage roads.

- I.34 Windsor will consider revising its subdivision ordinance to encourage the development of joint or shared driveways in newly approved subdivisions.

The Town has not revised the subdivision ordinance to require joint or shared driveways.

- I.35 Windsor will require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments.

There have been no major commercial or residential developments since 2009.

- I.36 Windsor will revise the zoning ordinance to require interconnectivity between new developments, including residential, commercial, and redevelopment projects.

The zoning ordinance has not been specifically revised to require interconnectivity between new developments. However, a Unified Development Ordinance was adopted in 2011 which includes specific site plan requirements that allow for interconnectivity to be required during site plan review.

- I.37 Windsor will cooperate with the US Army Corps of Engineers in the regulation and enforcement of the 404 wetlands permit process.

The Town has continued to cooperate with the US Army Corps of Engineers.

- I.38 The Town will evaluate and revise the Hazard Mitigation Plan. The town will work towards updating its Hazard Mitigation Plan prior to the date of expiration (October 2010).

From 2010-2015, the Town participated in the Bertie County Multi-Jurisdictional Hazard Mitigation Plan. The Town will participate in the preparation of the 2015-2020 Bertie-Hyde-Martin-Tyrrell-Washington Regional Hazard Mitigation Plan.

- I.39 Windsor will coordinate all development within the special flood hazard area with the Town's Zoning and Code Enforcement personnel, North Carolina Division of Coastal Management, FEMA, and the US Army Corps of Engineers.

The Town has continued to coordinate zoning/code enforcement with the NC Division of Coastal Management, FEMA, and the US Army Corps of Engineers. The Town is coordinating with the appropriate agencies in developing a disc golf course in the Maple Street area where FEMA funded a buyout project after Hurricane Floyd.

- I.40 Windsor will continue to enforce its existing zoning and flood damage prevention regulations found in the town's zoning ordinance.

Windsor has continued to enforce its flood damage prevention regulations.

- I.41 Windsor permits redevelopment of previously developed areas, provided the projects comply with all applicable policies, regulations, and ordinances.

Windsor has continued to permit redevelopment projects which comply with applicable policies and regulations.

- I.42 Windsor will enforce the density controls in the town's zoning ordinance.

The Town has enforced the density controls included in its zoning ordinance.

- I.43 Windsor will utilize the future land use map to assist with controlling the locations and types of development.

The Town has relied on the future land use map to control the locations and types of land use.

- I.44 Windsor may develop and distribute a water quality pamphlet that educates the public about their role in protecting water quality.

The Town has not distributed a water quality pamphlet.

- I.45 The Town will work with Bertie County to provide a public service announcement on how the public can contribute to protecting water quality.

The Town, in concert with Bertie County, has not provided a public service announcement on how the public can help with protecting water quality.

- I.46 Windsor will work with the Roanoke/Cashie River Center to promote and educate citizens about ways to reduce stormwater pollutants.

The Town has continued to support Roanoke/Cashie River Center efforts to educate citizens about reducing stormwater pollutants.

- I.47 The Town of Windsor will conserve its surficial groundwater resources by enforcing CAMA and the NC Division of Water Quality stormwater runoff regulations and by coordinating local development activities involving chemical storage or underground storage and installation/abandonment with Bertie County Emergency Management personnel and the NC Division of Water Quality. The Town will plan for an adequate long-range water supply. In the planning process, Windsor will cooperate with adjacent local governments to protect water resources.

The Town has continued to support/enforce state regulations concerning chemical storage or underground storage and installation/abandonment.

- I.48 The Town will enforce its zoning ordinance to aid in protecting sensitive shoreline areas. It will rely on state and federal agencies to promote and protect environmentally sensitive areas.

The Town has continued to enforce its zoning ordinance to protect environmentally sensitive areas.

- I.49 Windsor will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period.

The Town has continued to rely on state regulations for the control of underground storage tanks.

- I.50 The Town of Windsor will encourage low impact development techniques.

Windsor has continued to encourage low impact development techniques.

- I.51 The Town will work with the US Army Corps of Engineers to coordinate local approval of industrial projects with the “404” permitting process.

The Town has continued to work with the US Army Corps of Engineers to coordinate approvals of industrial projects with the “404” permitting process.

- I.52 Windsor will guide development so as to protect historic and potentially historic properties within the Town.

Windsor has continued to consider protection of historic properties during project review and approval.

- I.53 Windsor will coordinate all housing code enforcement and/or redevelopment projects with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved.

The Town has continued to coordinate all housing code enforcement activities with the NC Division of Archives and History.

- I.54 Windsor will coordinate all Town public works projects with the NC Division of Archives and History, to ensure the identification and preservation of significant archaeological sites.

The Town has continued to coordinate all public works projects with the NC Division of Archives and History.

- I.55 The Town of Windsor will work with the Chamber of Commerce and other services to recruit companies to the area.

The Town has continued to support the efforts of the Chamber of Commerce to recruit businesses.

- I.56 The Town will continue to support “Downtown Windsor” to study downtown revitalization efforts.

Windsor has continued to support downtown revitalization efforts. The 2011 UDO included multiple zoning changes intended to support revitalization.

I.57 Windsor will support the following in the pursuit of industrial development:

- (1) New heavy industrial developments should be located so that there is no adverse effect on the Town's ecosystem and be encouraged in areas where such uses can utilize available infrastructure.

The Town has selected industrially zoned areas to minimize impact on the Town's ecosystem.

- (2) Re-zone additional parcels for industrial and commercial use along existing growth corridors with adequate infrastructure existing or planned and, when the need is demonstrated, provide a consistent growth policy with amendments to the future land development map when revision is needed. This will accommodate the future demand for additional industrial and commercial development in suitable areas.

There have been no significant rezonings of property to an industrial classification since 2011.

I.58 The Town of Windsor will develop a comprehensive recreation plan that identifies current facilities and deficiencies.

The Town prepared and adopted the 2013 Parks and Recreation Master Plan which identified current facilities and deficiencies.

I.59 The Town will prioritize park facility needs and apply for Parks and Recreation Trust Fund money to expand upon park facilities.

The Town of Windsor 2013 Parks and Recreation Master Plan prioritized park facility needs.

I.60 The Town of Windsor will consider design and funding sources for upgrading municipal facilities.

The Town has considered the upgrade of municipal facilities on a case-by-case basis.

I.61 The Town will continue to enforce the flood hazard reduction provisions of the Windsor zoning ordinance.

Windsor has continuously enforced the flood hazard reduction provisions of the Town's Unified Development Ordinance.

- I.62 The Town will prohibit the installation of underground storage tanks in the 100-year floodplain.

The Town has continued to prohibit the installation of underground storage tanks in the 100-year floodplain.

- I.63 Windsor will provide sufficient emergency services to all residents by ensuring the implementation of the following:

- (1) Require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and developments.

The Town has continued to require necessary infrastructure capability/capacity in all subdivisions.

- (2) Continue to maintain an effective signage and addressing system for all streets, roads, and highways.

The Town has continued to maintain an effective signage and addressing system for all roadways.

- I.64 Windsor will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of the Town. These include:

- (1) Community Development Block Grant Program
- (2) Emergency Medical Services
- (3) Coastal Area Management Act, including shoreline access funds
- (4) Small Business Association
- (5) Economic Development Administration Funds
- (6) Rural Development/USDA
- (7) Federal Emergency Management Program
- (8) Parks and Recreation Trust Fund

The Town has continued to support state and federal programs which are within the fiscal and administrative capabilities of the Town.

- I.65 Windsor will selectively support state and federal programs related to the Town. The Town, through its boards and committees, will monitor state and federal programs and regulations. It will use opportunities as they are presented to voice support for or to disagree with programs and regulations that are proposed by state and federal agencies.

The Town has continued to support state and federal programs which are within the fiscal and administrative capabilities of the Town.

- I.66 Windsor officials will continue to work with the Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of river channels as needed to keep these facilities open to navigation.

The Town has continued to work with the US Army Corps of Engineers and other state/federal agencies to ensure dredging and maintenance of river channels.

NOTE: In 2010, the Town adopted a Comprehensive Plan. That plan incorporates the 2009 AEC-related policies by reference. The Town understands that the 2009 Plan is still in effect for consistency review. The Town will coordinate/revise the Comprehensive Plan to fully comply with the new CAMA Land Use Plan guidelines when they are adopted.