WINGATE BOARD OF COMMISSIONERS
MINUTES OF THE SPECIAL MEETING
JANUARY 21, 2020 AT 5:00 PM

The Wingate Board of Commissioners met in special session at the Wingate Government Center, 101 W. Wilson Street, with the following persons in attendance:

Present: Mayor Gary Hamill
Commissioners: Bart Farmer, John Lowery, John Mangum, Brent Moser and Peggy Taylor

Absent: None

Staff: Town Manager Brad Sellers, Town Clerk/Finance Officer Karen Wingo and Attorney Melanie Cox

Call to Order

At 5:00 PM, Mayor Hamill called the meeting to order. A quorum was present.

Approval of Agenda

Mayor Hamill asked for any changes to the agenda; none were requested.
Motion by Commissioner Moser to approve the meeting agenda as presented.
Second by Commissioner Mangum and unanimously approved.

Business Item

True Homes Glencroft Phase 2 Request to Rezone from R-20 to R-4 Parcel 02239083

Manager Sellers noted the Planning Board unanimously denied this rezoning based on this being a lower density in this area on the Wingate 2020 Comprehensive Development Plan.

Michelle Nance, Planning Director at Centralina Council of Governments, explained the Conditional Zoning application from True Homes is to increase density of parcel 02239083 from R-20 to R-4. This would decrease lot widths from 100 feet wide to 60 feet wide and increase the number of lots on these 47 acres from around 75 to 108. The land surrounding this property is zoned rural agriculture RA-40. There is already one access point and a second access point will be added to Ansonville Road. Our ordinance allows for 2 years to pull the permits; however, the applicant is requesting that be extended to 5 years. The Planning Board unanimously voted to deny this application.

Commissioner Mangum asked about repairs to the existing road. Manager Sellers responded that True Homes has divested themselves from the current infrastructure failures. Mayor Hamill added they offered $30,000 for repairs but that will not go far.

Attorney Cox explained that, if the Board does not want the higher density, you can certainly deny the rezoning application. The developer can still build (by right) R-20 with 100-foot lot widths and the Board cannot make any conditions on the homes. If you want more control over types of homes built (amenities, trees, stormwater ponds, aesthetics) the Board will need to approve conditional zoning and applicant must agree to conditions.

Adjourn – 5:39 PM

Being no additional discussion, Mayor Hamill entertained a motion to adjourn.

Motion by Commissioner Lowery to adjourn the special meeting.
Second by Commissioner Taylor and unanimously approved.

Respectfully submitted,

Gary R. Hamill, Mayor

ATTEST:

Karen M. Wingo, Town Clerk

Approved on: February 18, 2020

WINGATE BOARD OF COMMISSIONERS
MINUTES OF THE REGULAR MEETING
JANUARY 21, 2020 AT 6:00 PM

The Wingate Board of Commissioners met in regular session at the Wingate Government Center, 101 W. Wilson Street, with the following persons in attendance:

Present: Mayor Gary Hamill
Commissioners: Bart Farmer, John Lowery, John Mangum, Brent Moser and Peggy Taylor

Absent: None

Staff: Town Manager Brad Sellers, Town Clerk/Finance Officer Karen Wingo, Public Works Director Eugene Jones, Police Chief Craig Bradshaw and Attorney Melanie Cox

Call to Order

At 6:00 PM, Mayor Hamill called the meeting to order. A quorum was present.
The Pledge of Allegiance was recited. A moment of silent reflection was observed.

Approval of Agenda

Mayor Hamill asked for any changes to the agenda; none were requested.
Motion by Commissioner Taylor to approve the meeting agenda as presented.
Second by Commissioner Mangum and unanimously approved.

Approval of Meeting Minutes

Motion by Commissioner Moser to approve the following minutes:

- December 10, 2019 Regular Meeting

Second by Commissioner Mangum and unanimously approved.

Public Comments

Mayor Hamill asked for any comments from the public.

Christopher Hammonds (403 Glencroft) expressed concerns over lack of enforcement by their HOA and also neighbors shooting guns in the air on New Year's Eve.

Public Hearing

Mayor Hamill opened the public haring for Phase 2 Glencroft Conditional Rezoning.

Michelle Nance, Planning Director at Centralina Council of Governments, explained the Conditional Zoning application from True Homes to increase density of parcel 02239083 from R-20 to R-4. This would decrease lot widths from 100 feet wide to 60 feet wide and increase the number of lots on these 47 acres from around 75 to 108. The land surrounding this property is zoned rural agriculture RA-40. There is already one access point and a second access point will be added to Ansonville Road. Our ordinance allows for 2 years to pull the permits; however, the applicant is requesting that be extended to 5 years. The Planning Board unanimously voted to deny this application.

Keith Finn with True Homes, explained their request to rezone as this is a better plan for both the Town and the developer. This cluster development will leave a lot of open space by reducing lot widths. They are also planning walking trails. Homes will have some stone and stucco accents. True Homes realizes there are HOA issues with Glencroft I that is out of there control; however, they will extend olive branch to merge the two HOA's. They are willing to help facilitate the open area in Phase 1. This condition is tied to this rezoning application. If zoning is denied, they will probably move forward without this opportunity. He understands there are challenges with Glencroft streets; however, with any public road, construction vehicles have to get from point A to point B. They have no intention of improving these roads but, the increased tax base will provide money to fund capital to address the needed street repairs. The price point cannot be provided yet as that is market driven.

Mark, Engineer with McAdams, noted they have made numerous changes based on feedback from the neighborhood and town staff. The requested density is 2.3 units per acre. The cluster zoning will allow for more trees to be preserved.

Mayor Hamill asked what is True Homes backup plan should this rezoning be denied? Keith replied they would go back to 70 foot lots as specified in 2001 Union County Smart Growth Plan. Attorney Cox stated that, because the parcel is in Wingate, it will have to adhere to our current zoning which is 100-foot wide lots.

Manager Sellers asked the about their progress in getting necessary water pressure. Mark replied that Union County is working to finish the loop for increased water pressure. This should be completed by end of January.

Christopher Hammonds (403 Glencroft) stated that he would be ok with the development if they would address the horrendous common area and work to establish a unified HOA. He asked if there is anything that can be done to control construction debris.

Robert Stedje-Larsen (205 Smith) said he could argue for and against this rezoning but he does feel the developer should be able to estimate the market price. He asked the Board of Commissioners to ensure we have knowledgeable staff or contracted staff to verify the developer meets all our specifications. He questioned why the new road cannot be completed first as a dirt road which all construction traffic must use? He also questioned how these smaller lots will accommodate current norm of homes having 3 or 4 cars parked? He is against extending the timeline from 2 to 5 years.

Thomas LeGrand (Glencroft Drive) asks why True homes is requesting pre-existing plans but states they are not affiliated with Craft Homes? They are doing this because streets were abandoned and he is appalled with that. It is not too late to do right by this subdivision. How insulting it is that they have higher standards for new home buyers.

Tom Edwards (owns property south side of Glencroft) said this will change velocity of water and he wonders how this was built with only one entrance/exit? Please consider the additional traffic and how these streets were so bad from the start.

Being no further comments, Mayor Hamill closed the public hearing.

New Business

1.) True Homes Glencroft Phase 2 Request to Rezone from R-20 to R-4 Parcel 02239083

Motion by Commissioner Lowery to deny the Glencroft Phase 2 rezoning.
Second by Commissioner Taylor and unanimously approved.

Zoning Application attached as Exhibit A and incorporated herein by this reference.

Keith Finn asked the motion to be tabled? The Board voted to deny the request to table.

Mayor Hamill read the following statement: the requested rezoning is inconsistent with the Wingate 2020 Comprehensive Plan which calls for lower density residential in the outer village area and the proposed project is much higher density that the adjacent County Zoning RA-40; therefore, the Board of Commissioners considers an affirmative vote to not be reasonable and not in public interest.

Motion by Commissioner Farmer to adopt the statement of consistency as read.
Second by Commissioner Moser and unanimously approved.

Consistency Statement is attached as Exhibit B and incorporated herein by this reference.

2.) Donation of Easement for CDBG Diane Street Pump Station Elimination

Manager Sellers explained this easement authorization is a requirement for CDBG in order to decommission our sewer lift station and attach to the county's gravity line.

Motion by Commissioner Taylor to donate a temporary construction easement and also a sanitary sewer easement for parcel 09057012A located of off Diane Street.
Second by Commissioner and unanimously approved

Adjourn – 6:52 PM

Being no additional business, Mayor Hamill entertained a motion to adjourn.

Motion by Commissioner Moser to adjourn the regular meeting.
Second by Commissioner Farmer and unanimously approved.

Respectfully submitted,

Gary R. Hamill, Mayor

ATTEST:

Karen M. Wingo, Town Clerk

Approved on: February 18, 2020