



**Wingate Joint Land Use Board * Minutes of the Regular Meeting
Tuesday, March 7, 2023, at 6:00 PM**

The Wingate Land Use Board met in regular session at the Wingate Government Center, 101 W. Wilson St., with the following persons in attendance:

Present: Nancy Ciampi, Greg Doyle, Martin Graves, Nathel Hailey, Myra Tomberlin

Absent: Bea Colson, Blair Stegall

Staff: Brad Sellers, Town Manager, Matthew Gallman-CCOG Zoning Consultant, and Lisa Griffin-Town Clerk

Call to Order

At 6:00 PM, Chair Doyle called the meeting to order. The Pledge of Allegiance to the American Flag was recited. A moment of silent reflection was observed.

Approval of Agenda

Chairman Doyle asked to amend the agenda to add his resignation and appointment of a new chairman.

Motion by Martin Graves to approve agenda with the addendum.

Second by Myra Tomberlin and unanimously approved. (Vote: 5-Yes, 0-No)

Approval of Minutes

Approval of Minutes:

February 7, 2023 – Regular Meeting

Motion by Martin Graves to approve minutes from the previous meeting.

Second by Nathel Hailey and unanimously approved. (Vote: 5-Yes, 0-No)

Meeting

◆ **Discussion: Development Interest-Old Williams Road
Parcels: 09049001, 09049001A, 09049003, 09049004**

Matthew Gallman announced that a developer had expressed interest in developing this property. The Town has already had a couple of other developers come to Board in the past for the same property. Developers met with the Board of Commissioners for an informational meeting. Currently they can build by right which is 235 units but the developer has expressed interest in clustering this development which would allow them to build 294 homes. The Town does not have a cluster development ordinance and this would have to be updated through a text amendment if approved. The developer could get more homes on the property by cluster developing. If we add a clustering development to our ordinance then anyone can build without having a development agreement which is what is used to make developers accountable. They could also request conditional rezoning which would include a development agreement. There was a discussion about pump stations versus gravity fed sewer system, open spaces, and clustering. Consultant Gallman spoke with the Board to give information only and wanted to define clustering developments.

There was a discussion concerning pausing before approving other developments until we see how the previously approved developments impact our community.

Consultant Gallman went over the 20/30 Wingate Comprehensive Land Use Plan and talked about the walkable neighborhoods and said that we need to keep the comprehensive plan in mind when making future decisions.

◆ **Other Business:**

Greg Doyle advised the Board that he was resigning effective at the end of tonight's adjournment and had been appointed to the Town of Wingate Board of Commissioners.

The Board discussed the need to nominate a new chairman as Asst. Chair Blair Stegall had declined the chairman position.

Motion by Nathel Hailey to nominate Martin Graves as Chairman.
Second by Nancy Ciampi and was unanimously approved. (VOTE: 5-Yes, 0-No)

Adjournment

Motion by Martin Graves to adjourn the meeting.
Second by Myra Tomberlin and was unanimously approved. (VOTE: 5-Yes, 0-No)

The meeting was adjourned at 6:35 PM.

Respectfully submitted,


Martin Graves-Chairman

ATTEST:


Lisa Griffin-Town Clerk

