



**Wingate Planning Board \* Minutes of the Regular Meeting  
Tuesday, April 6, 2021 at 6:00 PM**

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

- ❖ **Present:** Chairman Dale Dupree, Phillip Austin, Myra Tomberlin, Ella Hargett and Nancy Ciampi (In-town Alternate) (Bea Colson was absent.)
- ❖ **Others:** Town Manager, Brad Sellers, Matthew Gallman, and Lisa Griffin

**Call to Order**

At 6:00 PM, Chairman Dale Dupree called the meeting to order. A quorum was present. The Pledge of Allegiance to the American Flag was recited. A moment of silent reflection was observed.

**Approval of Minutes**

**Motion** by Phillip Austin to approve the minutes from the March 2, 2021 meeting. **Second** by Ella Hargett and was unanimously approved.

**Approval of Agenda**

**Meeting**

There were no public comments.

**New Business:**            **Discussion regarding development off of Austin Chaney Rd as it relates to density (Barbee & Beck Properties—D.A. Davis)**

**Discussion regarding Town of Wingate properties on South Main (Parcel #09025033) and South Stewart (Parcel #09060002). Parcels were recently sold contingent on rezoning.**

Dale Dupree turned the meeting over to Brad Sellers. Brad began the meeting stating that high density is going to be the operative word for the meeting. He introduced House Bill DRH10179-MQ-32B which is an act to provide reforms to local government zoning authority to increase housing opportunities and to make various changes and clarifications to the zoning statutes. He and Matthew Gallman discussed the impact of this bill to local government zoning pertaining to Wingate. The Town needs to think about the bill as far as what our comprehensive plan will be. We need to think about the changes that are coming and what the Town can control. The Town wants to control growth from bypass. It can be controlled by our ETJ, annexations, and Development Agreements. Matthew stated that even if bill is changed, everything still has to be approved otherwise. Bill does not touch on other aspects that have to be taken in to account.

The Town has petitioned the state to release the cap of property that can be annexed. You cannot annex more than 10% of corporate limits.

The Board discussed what the new developments would mean to Wingate and about whether or not the Town is prepared for high density housing. The Town would be looking to extend our water from a sleeve that was installed when the bypass was built.

The Board discussed the parcels of land that the Town has for sale and that the potential buyer wants the land rezoned to possible R-6 or R-8. The sale is contingent on rezoning.

There was a discussion about the need for each development having a responsible homeowner's association.

There was a discussion regarding letting our representatives know how the Town feels about housing changes and just because it's okay for Charlotte that we may not want it in Wingate.

The purpose of this meeting was to let the Planning Board know about what is coming in the future and preparing for it.

**There was no old business.**

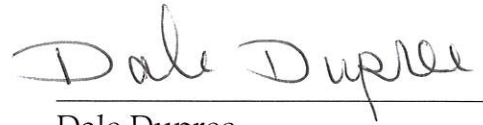
<b>Adjournment</b>
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**Motion** by Phillip Austin to adjourn the meeting.

**Second** by Myra Tomberlin and was unanimously approved.

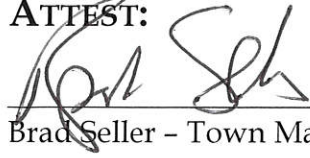
The meeting was adjourned at 6:38 PM.

Respectfully submitted,



Dale Dupree,  
Chairman

**ATTEST:**



Brad Seller - Town Manager

