



**Wingate Joint Land Use Board \* Minutes of the Regular Meeting  
Tuesday, May 2, 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:** Bea Colson, Martin Graves, Nathel Hailey, Blair Stegall, Myra Tomberlin

**Absent:** Nancy Ciampi

**Staff:** Brad Sellers-Town Manager, Karen Wingo-Assistant Town Manager, Matthew Gallman- Planning Consultant, and Lisa Griffin-Town Clerk

**Others:** Perry Crooke, Kyle Crowe, Greg Williams

**Call to Order**

At 6:00 PM, Chairman Graves 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**

**Motion** by Blair Stegall to approve agenda with the addendum.  
**Second** by Myra Tomberlin and unanimously approved.

**Approval of Minutes**

Approval of Minutes:

April 7, 2023 – Regular Meeting

**Motion** by Nathel Hailey to approve minutes from the previous meeting.

**Second** by Blair Stegall and unanimously approved.

**Presentation: CC&W Development Inc, LLC**

**Request:** Petition CZ.2023.01 to Amend the Wingate Zoning Map from R-20 to R-6.  
CC&W Development Inc, LLC – Old Williams Rd.  
**Parcels:** 09049001, 09049003, 09049004

**Background:** This case is a request to amend the Zoning Map of Wingate by rezoning one parcel of land totaling 117.5 acres appearing on the tax map as tax parcel 09049001, 09049003 & 09049004 in Wingate from RA-20 to R-6. The applicant requests the rezoning in order to develop a 235-unit subdivision.

**Recommendation:** All requests for zoning amendments are required to evaluate consistency with the goals of the Wingate 2030 land use plan and other adopted plans.

Consultant Matthew Gallman began with an overview of the request and discussed the staff recommendation to the Board. (Exhibit A) He also noted that if rezoning is approved that the property must be annexed.

Greg Williams advised the Board that he can build 235 by right but could comfortably build 208 homes if rezoning is not approved. He would like to have property rezoned to R-6 and still build 235 homes. The following details were discussed in the presentation:

118--- 51' x 118' Lots

117--41' x 147' Lots

6000 SF

2.0 Units per acre

Common Open Space: +60 Acres

2 car garages with carriage style doors

Parking for 4 cars

Buffering

Traffic Impact Study

HOA

Donate 10 acres to Town for park area if desired

Amenities: at least three which could include a pool, clubhouse, dog park, pickleball court, playground, or cabana

Public walking areas could be open to Town and residents

Combination of Hardie board/shakes/brick exteriors

Priced between \$380-\$550,000 depending on economy and builder

Possibly named High Hill

*Staff recommendation is attached as Exhibit A and incorporated herein by this reference.*

The Board, Mr. Williams, and Mr. Crooke discussed sewer pump stations/septic systems, common open space, pricing, whether homes would be rentals, and affordability to our aging citizens.

After the presentation, Consultant Gallman advised the Board that they were requesting a recommendation for or against the rezoning and development agreement. He reiterated that the decision for or against was up to the Board. He also asked them to consider if this development fit the vision of the Wingate 2030 Land Use Plan.

**Motion** by Blair Stegall against the petition for rezoning and development agreement.  
**Second** by Myra Tomberlin and unanimously approved.

Chairman Graves signed a Statement of Consistency stating that the proposed map amendment with development agreement is inconsistent with the goal of the Wingate 2030 Land Use Plan to includes firm residential development regulations geared towards preserving open space, making neighborhoods visually appealing, and encouraging comradeship throughout the community. (Exhibit B)

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

◆ **Other Business:**

There was no other business.

**Adjournment**

**Motion** by Blair Stegall to adjourn the meeting.  
**Second** by Myra Tomberlin and was unanimously approved.

The meeting was adjourned at 6:43 PM.

Respectfully submitted,

  
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Martin Graves-Chairman

**ATTEST:**

  
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Lisa Griffin-Town Clerk

