



**Wingate Planning Board \* Minutes of the Regular Meeting  
Tuesday, June, 2, 2020 at 6:30 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, Ella Hargett, Phillip Austin, Bea Colson, and Myra Tomberlin
- ❖ **Others:** Town Manager Brad Sellers, Nancy Ciampi (In-town Alternate), Thomas LeGrand (ETJ-Alternate Member, Keith Fenn, Melanie Cox, Karen Swearingen, Lisa Griffin & Mayor Hamill

**Call to Order**

At 6:30 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 Ella Hargett to approve the minutes from the January 7, 2020 meeting. **Second** by Myra Tomberlin and was unanimously approved.

**Meeting**

- A. New business: Development agreement between Town of Wingate and True Homes regarding Glencroft Subdivision Phase II.

Brad Sellers opened with mitigation regarding Glencroft Phase II that went to Board of Adjustments and was recessed until June 25.

Brad introduced Melanie Cox (CCOG). Melanie discussed how we got to where we are and discussed vested rights and the development agreement that was drawn up and sent to True Homes Attorney, John Scarborough.

Brad spoke about infrastructure and AWWA Standards which wasn't done in Phase I.

Dale Dupree asked about the change from 120 houses to 127. He also expressed concerns about \$250,000.00 for road repairs and when the repairs would take place. He asked about terms of completion. He was concerned about only one entrance and the families that already living in Phase I during construction. He asked why True Homes couldn't build larger homes on larger lots. He stated that we want people that will stay and not people moving in and out. He also expressed a desire to make the families in Phase I happy. He asked about architectural such as all vinyl could be a fire hazard.

Phillip Austin is concerned about damage to roads during construction of Phase II. He's concerned that \$250,000 will not be enough to repair roads and wondered who would pay the balance. With settlement places in the roads already, there will be more problems during construction. He stated that Wingate is still stuck with the problems of Phase I. He asked if \$250,000 has been designated for roads only. He's concerned about governing to make sure that everything is done to standard. He's concerned about only one entrance and asked number of houses that will be built. He asked who had the conceptual plan and who owns the land.

Myra Tomberlin was concerned about traffic coming in and out of subdivision.

Bea Colson wanted to know what the income level would be of perspective homeowners and spoke about lot size and if sidewalks were planned in Phase II. She also expressed a desire to visit a True Homes community.

Thomas LeGrand brought up several points including soil collapsing under road in Phase I, and about heavy equipment during construction on the already damaged road. He also spoke about \$250,000 in road repairs when the previous estimate that Wingate got was \$465,000. He asked about parking since it's already a problem. He is frustrated with Phase I HOA or lack of HOA. He is interested in being a part of Phase II HOA which requires a petition signed by 75 to 80% of Phase I residents but is hard to obtain since there are a lot of renters and only owners can sign.

He's worried about the safety of residents. People going too fast through the neighborhood and only one entrance/exit. He asked about placement of walking trails and pond on concept plan. He asked how much the attorney fees would be if this goes to court. He doesn't understand True Homes entitlement to Phase II.

Keith Fenn responded to board members concerns. True Homes has looked at land for walking trails which will be asphalt or concrete and possibly at outer loop at entrance and will meander through Glencroft. The retention pond that is on the concept plan will depend on the land. He stated that there's only so much he could do financially. He came to help. He wants the Development Agreement to work. There will be checks and balances in play. He wants to be disassociated with Phase I. True Homes is different entity. Other True Home communities stand for themselves. The town ordinance will dictate what they can do. They build affordable homes in the median range. They use Market Standards, MLS, etc. which dictates price of homes. DOT has checked and there will a second entrance. They are building for people but can't dictate who's going to move there. In response to ownership of land, he responded that it is owned by B & C Land. True Homes has to purchase the land and has a vested interest. The owners are local: Dan Horton and Mark Boyte. In response to vinyl homes and fire; everything is approved by multiple entities.

Brad Sellers responded to questions regarding repairing the road. Full depth reformation quote was \$465,000 in the past. Wingate spent \$30,000 to repair 4000 feet and the \$250,000 is based on that which includes milling and resurfacing. He advised the board that the Development Agreement was for discussion and they were not voting.

Melanie opened stating that True Homes believed they could build under initial permit from 2001. Town of Wingate believes they do not have vested rights. The Development Agreement has been developed to avoid going to Board of Adjustments hearing, which could go to Superior Court or Court of Appeals. If True Homes win, they can build without provisions as previously proposed. The Development Agreement would be a middle ground in which Wingate would get concessions and fixes to Phase I. She went through parts of agreement and stated that we could make changes to address problems such as HOA covenants and choice of terms of completion from 5-20 years. She stated that the town is stuck with Phase I anyway but Phase II will have a bond. In response to question about entitlement to Phase II, she said that zoning goes with the land not property owner.

- B. Phillip Austin asked if there was any Old Business. (There was none.)
- C. Dale Dupree asked about zoning for 215 W. Elm. because of signage for business. Brad stated that it was zoned R-20. They can run a business but no signage. Brad will check in to this.

**Adjournment**

**Motion** by Phillip Austin to adjourn the meeting.  
**Second** by Ella Hargett and was unanimously approved.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

  
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Dale Dupree, Chairman

**ATTEST:**

  
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Brad Seller - Town Manager

❖ Lisa Griffin & Mayor Hamill

