



**Wingate Joint Land Use Board * Minutes of the Regular Meeting
Tuesday, July 5, 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, Matthew Gallman- Planning Consultant, and Lisa Griffin-Town Clerk

Others: Frank Cantrell, Donna Cook, Andy Galek

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 Myra Tomberlin to approve agenda with the addendum.
Second by Nathel Hailey and unanimously approved.

Approval of Minutes

Approval of Minutes:

June 6-Regular Meeting

Motion by Myra Tomberlin to approve minutes from the previous meeting.

Second by Blair Stegall and unanimously approved.

Presentation

Petition CZ2023.02: Request for Conditional Zoning & Development Agreement
Parcels: 09019064, 09019065
Elms Crossing-True Homes (Elm & N. Main)

Request: Petition CZ.2023.02 to Amend the Wingate Zoning Map from R-20 to R-4.
Background: This case is a request to amend the Zoning Map of Wingate by rezoning one parcel of land totaling 2.28 acres appearing on the tax map as tax parcel 09019065, 09019064. The applicant requests the rezoning to develop a 28 unit planned development.

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 gave some background on the conditional zoning request and the development agreement. A staff report was given to the Board. (Exhibit A)

Andy Galek with True Homes presented an overview of the proposed development and included the highlights below:

28 units maximum-mixed use--consisting of paired family homes, town homes, and accessory dwelling units – all two story except ADU

5 feet exterior sidewalks

4-5 feet interior sidewalks

85 parking spaces

Common open area

Walkable neighborhood

Square footage between 900-2600 depending on unit

Owned and managed by True Homes

The Board members and True Homes representatives discussed retention ponds, flooding, lighting, traffic, and safety measures such as a possible caution light.

Town Manager Sellers reminded the Board of the DownTown Initiative and stated that if approved this may be the beginning of that plan.

Staff Report is attached as Exhibit A and incorporated herin by this reference.

Motion by Blair Stegall to recommend Conditional Rezoning from R-20 to R-4 of Parcels 09019064, 09019065.

Second by Myra Tomberlin and unanimously approved.

Motion by Blair Stegall to recommend the Development Agreement as presented.
Second by Myra Tomberlin and unanimously approved.

Chairman Graves signed the following Statement of Consistency:

In considering the Wingate Land Use Ordinance text amendment request associated with petition RZ.2023.02 the Joint Land Use Board finds:

The proposed map amendment with development agreement is consistent with the goal of the Wingate 2030 Land Use Plan to incorporate urban neighborhoods into the community.

Consistency Statement is attached as Exhibit B and incorporated herin 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.

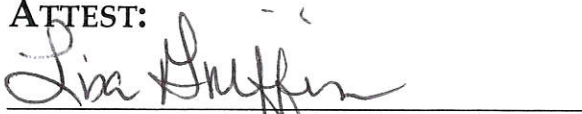
The meeting was adjourned at 6:19 PM.

Respectfully submitted,



Martin Graves-Chairman

ATTEST:



Lisa Griffin-Town Clerk

Approved: 9/5/23

