



**Wingate Planning Board * Minutes of the Regular Meeting
Tuesday, August 4, 2020 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, Bea Colson, Myra Tomberlin, and Nancy Ciampi (In-town Alternate), (Ella Hargett-absent)
- ❖ **Others:** Town Manager, Brad Sellers, Mayor Gary Hamill, Michelle Nance (CCOG), Matthew Gallman (CCOG), John Scarborough (Attorney for True Homes), 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 Nancy Ciampi to approve the minutes from the July 7, 2020 meeting. **Second** by Myra Tomberlin and was unanimously approved.

Approval of Agenda

Motion by Phillip Austin to approve the agenda for meeting. **Second** by Nancy Ciampi and was unanimously approved.

Meeting

There were no public comments.

New Business:

Discussion of Rezoning from R-20 to R-4 Conditional District at Glencroft Drive, Parcel #02239083.

Town Manager Brad Sellers introduced Michelle Nance with CCOG to explain the changes in the Development Agreement and rezoning.

Michelle Nance explained that after going through the Planning Board that the Board of Commissioners are scheduled to have a hearing concerning the Development Agreement and rezoning. They will have three points to agree upon:

- 1) Verify substantial changes
- 2) Vote to approve or disapprove the Development Agreement
- 3) Vote to approve or disapprove rezoning.

The Development Agreement includes addressing roads. Developer agreed to dig up and repair roads. It's called a full depth reclamation adding back 2 inches of asphalt.

They've agreed to build a park in Phase 1. They will clear an area, plant grass, and add a playground, and benches.

The homes will have architectural standards including minimum of 1400 square feet. If they have stoops or porches on front of home, they will extend 6 feet.

A minimum of two materials on home front. 30% has to be brick or stone, carriage style garage doors, porches will be wood & vinyl. Houses will have 18 inches of brick on foundation.

There is still a discussion concerning roof line. The Town would like for the home to have 8 inches of overhang which is in negotiation. Shutters will be on front if compatible. Architectural shingles will be used.

Glencroft 1 has access on Ansonville Road. A second access will be added on Ansonville Rd. DOT specifying right in /right out driveway.

The Board Members had concerns regarding lot size, home density, park ownership, road conditions, and architectural standards. They questioned the reason to rezone. They are concerned about safety and school capacity as well. They are not opposed to development/growth but are interested in providing quality developments to attract families that would hopefully live in Wingate long term.

Chairman Dale Dupree asked if there was a motion.

Motion by Phillip Austin to deny.

Second by Bea Colson to deny and unanimously approved. (VOTE: 5-Yes, 0-No)

The Planning Board agreed that the proposed rezoning is inconsistent with the Wingate 2020 Comprehensive Plan, which calls for lower density residential in the outer village area, and the proposed project is a much higher density than the adjacent county zoning (RA-40), therefore the Board considers an affirmative vote to not be reasonable and not in the public interest.

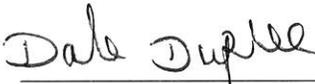
There was no old business.

Adjournment

Motion by Phillip Austin to adjourn the meeting.
Second by Bea Colson and was unanimously approved.

The meeting was adjourned at 7:11 PM.

Respectfully submitted,



Dale Dupree, Chairman

ATTEST:



Brad Sellers - Town Manager

