

Contact Information

Town of Wingate Planning and Zoning:

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Website: <https://www.townofwingatenc.gov/175/Planning-Zoning>

Builders and developers must establish bonds in lieu of construction of permanent improvements required by the Wingate Land Use Ordinance. Each bond will remain in place until the permanent improvements are completed or an agreed upon maintenance period has been successfully fulfilled in the case of a performance security. If the builder or developer fails his/her obligation to meet bond requirements, the Town of Wingate can use bond monies to complete the improvements. At a minimum, improvements such as public utilities and initial surface of street right-away shall be installed prior to bonding for major subdivisions.

Section 6.17 of the Wingate Land Use Ordinance details requirements for Improvement Guarantees and Performance Securities.

(1) Bond Types

Improvement Guarantees: Are required when permanent improvements are shown on an approved plan but have not yet been completed. These improvements may include trees, landscaping, roadways, pavement, sidewalk, storm drainage infrastructure, BMP areas and other infrastructures. These bonds must be established prior to approval of a final plat. Improvement Guarantees must be bonded at a value of not less than 125% of the estimated cost of construction of the required improvements.

Performance Securities (Maintenance): May be required for structures and control measures for stormwater, temporary erosion and sedimentation. The cost of a Performance Security is dependent upon the type of security being requested. Performance Securities are released upon issuance of a Certificate of Compliance and Final Land Disturbance Permit closeout.

(2) Bond Renewal, Reduction, Release

The Administrator may authorize a bond that stays in place/renews yearly as required until the project is inspected, completed and approved by the responsible reviewing authority to be released. The Administrator may authorize the release of all or a portion of any guarantee posted as the improvements are completed. A bond release may be requested by completing a Final Inspection/Bond Release Request Form.

Upon bond release for the completion of new streets, stormwater controls, or other required utilities, the developer shall provide warranty against defects for installed improvements. Once all the improvements are deemed acceptable by the Administrator and pass a warranty inspection, the developer shall provide (1) a set of acceptable as-built drawings (2) a written

warranty which shall guarantee the material and workmanship of required improvements for a period of not less than one year and (3) a financial guarantee payable to the Town equal to at least 25% the cost of installation of such improvements as determined by the zoning administrator.

(3) Fees

For all bond transactions, a processing fee is required, per bond, per transaction. Bond processing fees are administered in accordance with the Wingate Fee Schedule. Please note that any change in the bond type, or any possible one-time reduction request must be received by Town a minimum of 60 days prior to the current bond term date. Please note the bond request may result in a bond amount increase due to current project conditions. Fees must be paid for the bond to be considered secured. Fees are subject to change.

Resources

The Town of Wingate staff and supporting consultants review bond applications. Please send all electronic bond applications to Land Use Consultant Matthew Gallman, mgallman@centralina.org.

Fee Schedule:

https://www.townofwingatenc.gov/DocumentCenter/View/664/FY_22_Fee_Schedule

Wingate Land Use Ordinance:

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:1667a6e3-410f-49d7-9963-df10f7506e80#pageNum=1>