

MINUTES FOR BOARD OF ALDERMEN WORK SESSION

NOVEMBER 24, 2020

5:00 PM

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Cearley, and Alderman Withers. Alderman Huggins was absent.

The following staff members were present: Maria Stroupe, Town Manager; Robert Walls, Police Chief; Nolan Groce, Development Services Director; Earl Withers III, Fire Chief; Bill Trudnak, Public Works Director; Jonathan Newton, Finance Director; Dustin Haney, Assistant Fire Chief; and Shannon Whittle, Town Clerk/HR Director.

Mayor Coleman called the meeting to order at 5:00pm.

Mayor Coleman opened with the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or changes to the agenda. Ms. Stroupe responded that Item 3D (Primary Fire District) was to be removed from the agenda and discussed again at a later date. Alderman Withers requested to add further discussion about the Christmas parade to the agenda, which was added under Item 3F. Alderman Cearley motioned to set the agenda with the aforementioned changes, seconded by Alderwoman Morrow, and carried unanimously.

Item 3A was regarding the TrueHomes Conditional Zoning – CZ R-6, Cluster Development Overlay. TrueHomes representative Shaun Gasparini is interested in establishing an 87-home development on PIDs #21368, 131854, and 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd. The applicant has requested Conditional Zoning, Cluster Development Overlay for the property (CZ R-6), which allows a 25% reduction of the minimum lot size. The current R-6 minimum is 6,000 square feet, 60 ft. lot width, 25 ft. front and rear depth, and 6 ft. side depth. Per requirement, a virtual public involvement meeting was held on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning with 3 amendments to the listed conditions and the staff provided a Consistency Statement during the September 17th meeting. At the November 10th Board of Aldermen meeting, a public hearing was set for December 8th for the potential approval of the request and, after further discussion tonight, that hearing will proceed as planned. Please see Exhibit 3A for a list of conditions placed on the project by the Town's Staff, along with additional project information.

Item 3B was concerning the proposed projects on Dallas High Shoals Highway. At present, there are several proposed projects under discussion off of Dallas High Shoals Highway. Rezoning and annexation petitions have been submitted and are being reviewed by Staff. Wilson Family Rentals, LLC is seeking annexation of Parcel ID #169183 for the development of a 96-unit multi-family apartment complex and a public hearing for this request has been set for December 8th. Additionally, two other property owners are seeking rezoning from R-10 to R-5 and another two property owners are seeking annexation (3 contiguous and 1 Non-Contiguous) for a potential single-family residential development. This development could bring approximately 700 new

homes. Please see Exhibit 3B for maps and information sheet providing an overview of the projects.

Item 3C was concerning the Summer 2021 Concert Schedule. Planning has begun for the Town's Concert and Cruise-In events. Please see the schedule listed below, which was based on the Town's past event schedule.

- Saturday, May 8th: Concert/Cruise-In with GTown/Image (7-10 pm)
- Saturday, June 12th: Concert/Cruise-In (7-10 pm)
- Saturday, July 4th: Concert/Fireworks (6-10 pm)
- Saturday, August 14th: Concert/Cruise-In with Coming Up Brass (7-10 pm)
- Saturday, September 11th: Concert/Cruise-In (7-10 pm) possibly with Chairmen of the Board

So far, bands have been booked for two of the dates and Staff are working on filling the other three dates. The Board of Aldermen does not have an issue with an event held on September 11th and hopes the event will also serve as a memorial.

Item 3D was concerning the Primary Fire District and has been removed from the agenda for discussion at a later date.

Item 3E was concerning the status of future Board Meetings. This discussion was to determine if any modifications need to be made to the way Board Meetings are currently being conducted, based on current virus conditions. In accordance with current gathering limitations, the Board agreed that public attendance will be confined to remote access until further notice.

Item 3F was concerning the Christmas Parade. At the November 10th Board Meeting, the Board voted to proceed with plans to continue to hold the Christmas Parade on December 13th at 3pm. Alderman Withers and Fire Chief Withers further discussed this event in light of the continually rising numbers of Covid-19 cases. With this new information, Alderman Withers requested this item be added to the agenda and, after further discussion, it has been determined that the Christmas Parade will be cancelled.

Ms. Stroupe informed the Board that surveyors would be present in town in the coming weeks and that notices to the citizens would be sent out on December 1st. She also distributed results from the Comprehensive Land Use Survey (Please see Exhibit Misc. A) This raw data will be developed into a Comprehensive Land Use Map and more information will follow. She then turned the floor over to Fire Chief Withers, who informed the Board that a recent reinspection has seen the Town of Dallas Fire Department move from a Class IV department to a Class III, making it in the top 12% in the State. A press release will follow at a later date.

Alderman Cearley motioned to adjourn, seconded by Alderman Withers, and carried unanimously. (6:20 pm)

Rick Coleman
Mayor

Shannon Whittle
Town Clerk/HR Director