

**MINUTES FOR BOARD OF ALDERMEN WORK SESSION**  
**JUNE 29, 2021**  
**5:00 PM**

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

The following Staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Shannon Whittle, Town Clerk; Robert Walls, Police Chief; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; Earl Withers, III, Fire Chief; and Brandon Whitener, Recreation Director.

Mayor Coleman called the meeting to order at 4:05 pm, directly following the close of the Special Meeting.

The Mayor chose to forgo the Pledge of Allegiance to the Flag, as that had also been completed earlier at the Special Meeting.

The Mayor then requested to add to additions to the agenda, to be address under New Business as Items 3C and 3D, respectively. Alderman Milton motioned to approve the agenda with both additions, seconded by Alderwoman Morrow, and carried unanimously.

**New Business:**

*Item 3A Zoning Text Amendment: Side Yard Setback*

At the May 28<sup>th</sup> Board of Aldermen Work Session, Staff was directed to begin updating the side yard depth in the R-5 and R-6 districts. After discussion, the consensus settled at an 8' minimum. This represented a 2' additional side yard setback in both the R-5 and R-6 zoning districts. This updated not only affects all future development (that does not qualify for permit choice or has vested rights), but also affects existing R-5 and R-6 properties. Also impacted are I-2, B-1, B-2, B-3, and B-3P zoned properties with buildings that are used, wholly or in part, for residential purposes. These properties shall comply with the requirements for the R-6 zone. Additional side yard setbacks will make numerous properties non-conforming and minimize the buildable area. The current R-6 setbacks were adopted in 2016 and R-5 setbacks were adopted in 2019. The Planning Board unanimously recommended that the text amendment not be approved. Attached is the proposed change to Appendix A, sample requirements from neighboring communities, the current zoning map, and the Planning Board recommendation. Please see Exhibit 3A. After a lengthy discussion, the Board took a break at 5:02 pm and resumed at 5:26 pm. The Board decided to leave the zoning as is and will continue on a case-by-case basis. This issue will not be brought back for voting as a text amendment.

*Item 3B Zoning Text Amendment: 160D Updates*

North Carolina General Statute 160D consolidates current city and county enabling statutes for development regulations, currently Chapters 153A and 160A, into a single, unified chapter.

Local governments have until July 1, 2021 for the development, consideration, and adoption of necessary amendments to conform local ordinance to the new law. Town Staff has worked with Centralina Regional Council to update the existing ordinance to comply with the Chapter 160D. An overview of updates has been provided in the agenda packet. The full ordinance can be displayed digitally during the meeting at Board request. Please see Exhibit 3B for accompanying information. This text amendment will be adopted at the July Board Meeting.

*Item 3C Parking at 910 Park Rd.*

The mayor wished to address the dangerous parking situation taking place at 910 Park Rd. Chief Walls will give the residents the opportunity to rectify the situation before the Town takes further steps. If they do not comply, that section of Park Rd. will be added to the No Parking Schedule.

*Item 3D Use of Courthouse by the Museum*

The Mayor informed the Board that the Gaston County Museum wishes to use the courthouse on Friday nights this summer as a contingency plan for their outdoor concerts in case of rain. These should be once a month for the next 3-4 months. There was some concern over whether or not this would render the space unavailable for rental at these times. A letter or email will be sent addressing these concerns.

Alderman Huggins informed everyone that the Dallas High School Alumni Group will hold a memorial service on July 13<sup>th</sup> on the Court Square from 1pm -2pm. This will be to honor those who have passed away from COVID-19 complications.

Alderman Cearley informed the Board that he and the 9/11 Committee are compiling a list of names and would love any information on anyone who was directly affected by the tragic events of 9/11. A brief memorial service will be held before the concert on that day.

Ms. Stroupe reminded everyone that there will be a concert and fireworks in Town on July the 4<sup>th</sup>, as well as that there is a new food truck at the Court Square.

Alderman Cearley motioned to adjourn, seconded by Alderwoman Morrow, and carried unanimously. 5:55 pm.

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Rick Coleman, Mayor

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Sarah Hamrick, Acting Town Clerk