

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
February 28, 2023
5:00 PM

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Landon Wright, Planner; Bill Trudnak, Public Works Director; Sarah Hamrick, Town Clerk; Lanny Smith, Electric Director and Earl Withers III, Fire Chief.

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

The Mayor then opened with the Pledge of Allegiance to the Flag.

At this time, the Mayor asked if there were any changes to be made to the agenda. There was one item added to the agenda. Alderwoman Morrow made a motion to approve the agenda with the addition, seconded by Alderman Martin, and carried unanimously.

The Town Manager introduced Landon Wright, the new Planner for the Development Services Department, to the Board at this time.

New Business:

Item 3A Water AIA Grant Final Report-The Wooten Company

In the 2020 NC Department of Environmental Quality Division of Water Infrastructure grant funding cycle, Dallas was awarded an Asset Inventory and Assessment Grant to conduct an assessment of our water system. The Wooten Company conducted the assessment, which was completed in the Fall of 2022. Mr. Slade Harvin, Manager of The Wooten Company's Hickory Office will be providing a presentation of the final assessment report. Included in this packet is the Executive Summary of the project. At the March 14th Board of Aldermen meeting, a formal acceptance of the final report will be necessary to close out this grant (Exhibit 3A, 1-2).

The Town Manager introduced the manager of the Wooten Company, Slade Harvin, to the Board. He gave a presentation and answered all questions from the Board.

Item 3B Banners Around Court Square

Year-round flags flying around the Court Square was discussed at the February 14th Board of Aldermen meeting. It was requested that Staff bring back some options for patriotic banners to hang around the Court Square, so that the hanging of flags would retain its special meaning. Attached are six examples of patriotic banners for review (Exhibit 3B, 1-6).

The Town Manager presented the examples of the banners that are offered. The Board nominated a committee to decide on the banners and how many is needed.

Item 3C Text Amendment to Remove Multifamily from the R-6 Zoning District and Update R-5

The proposed text amendment is in response to the request from the Board of Aldermen at the January 24th work session. At the February 16, 2023 Planning Board meeting, the proposal to remove multifamily from the R-6 district was discussed. The Planning Board voted unanimously to send a recommendation to approve the revised text amendment draft, along with statements of consistency and reasonableness. A draft of the proposal, staff report, statements of consistency and reasonableness, and minutes from the Planning Board are attached (Exhibit 3C, 1-6).

The Development Services Director presented the updated text amendment. The Board decided to bring back the amendment as a public hearing at the March 14th Board meeting.

Manager's Report:

The Town Manager reminded the Board of upcoming events.

Closed Session:

G.S. §143-318.11: To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and this public body.

Alderman Milton made a motion to go into the Closed Session, seconded by Alderman Cearley and carried unanimously (5:45).

No action taken.

Alderman Cearley made a motion to go out of the Closed Session, seconded by Alderwoman Morrow and carried unanimously.

Alderman Martin made a motion to adjourn, seconded by Alderman Milton and carried unanimously (6:05).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

Asset Inventory & Assessment Grant

Water Treatment Plant Assessment & Water Meter Mapping Project

Town of Dallas

Project No. H-AIA-D-20-1095

Client Executive Summary



Work Performed:

- The Town of Dallas was awarded an Asset Inventory and Assessment Grant (H-AIA-D-20-1095) from the NC Department of Environmental Quality to evaluate the Town's water treatment plant (WTP) to help assess its condition and also perform GPS locating of the Town's water meters.
- The Town contracted with The Wooten Company to assist the Town with performing the work to locate the existing water meters with a survey grade GPS.
- The first step was to work with the Town to obtain a list of addresses with active water meters and to obtain assistance from Town staff to help locate and flag the water meters to be surveyed.
- An assessment of the Town's water treatment plant (WTP) was performed by staff of The Wooten Company (TWC). TWC staff first attended a tour of the WTP. TWC also met with WTP staff to obtain background information about the WTP and also O&M manuals and plans were reviewed. TWC staff then prepared a technical memorandum providing an assessment of the WTP components. Recommended improvements were also provided along with the associated opinions of probable cost for each recommendation.

Conclusions:

- Once the field investigations were performed for the WTP and the meters were GPS located, the information was summarized within a report that also included all the reports from each particular phase of the project.

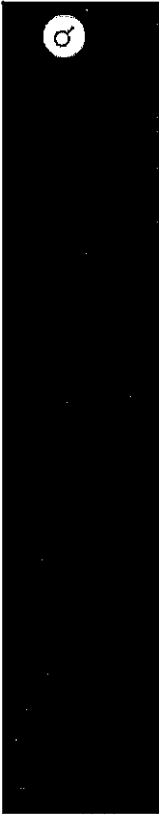
- The GPS location coordinates were also provided as part of the deliverables, so the Town would have this data available for future use.
- Recommendations were made to improve components within the Town's water treatment plant.
- Cost estimates for the recommendations were provided.
- The Town now has an assessment of their WTP and GPS locations of the Town's water meters to add to the Town's digital mapping system.

Next Steps:

- Finalize assessment to assign priority ratings to the remainder of the Town's water distribution system.
- The descriptions for the work along with costs of the work will be included within the Town's next revision of their capital improvement program (CIP). Capital planning and development of a more formal and comprehensive CIP.
- Town staff are also aware of the recommended improvements in case a repair is needed for components at the Town's WTP.
- Lines recommended for replacement provided in the future by Town staff should be added as an appendix and included.

End of Summary

Home / Seasonal Banners / Banners



Blue Patriot

\$61.60

SKU: K099005-1836-MA

DESCRIPTION

Banner Material: PREMIER MARINE ACRYLIC

- Marine Acrylic banners use Sunbrella and Sunfield brand marine acrylic for durability with a 2-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all two corners for added durability

BANNER SIZE

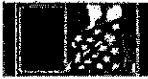
18" x 36"

Clear

2

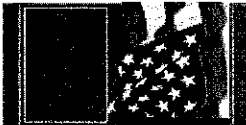
ADD TO CART

18" x 36"



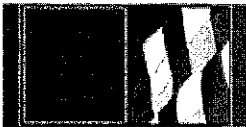
Imprint Size
16" x 11"

30" x 60"

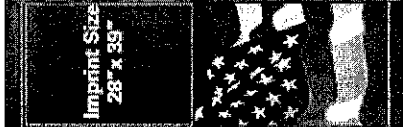


Imprint Size
28" x 21"

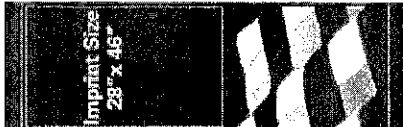
30" x 94"



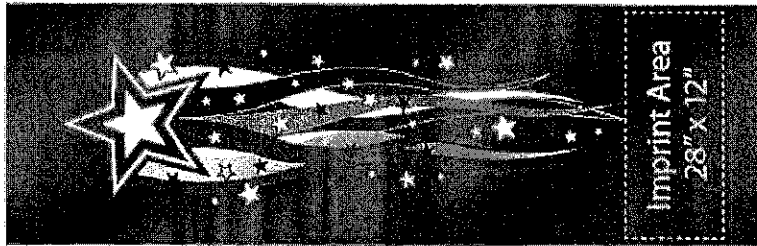
Imprint Size
28" x 25"



Imprint Size
28" x 39"



Imprint Size
28" x 46"



Freedom

\$50.45

SKU: K-17204-SP1

DESCRIPTION

Banner Material: PREMIER MARINE ACRYLIC

- Marine Acrylic banners use Sunbrella and Sunfield brand marine acrylic for durability with a 2-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all two corners for added durability

BANNER SIZE

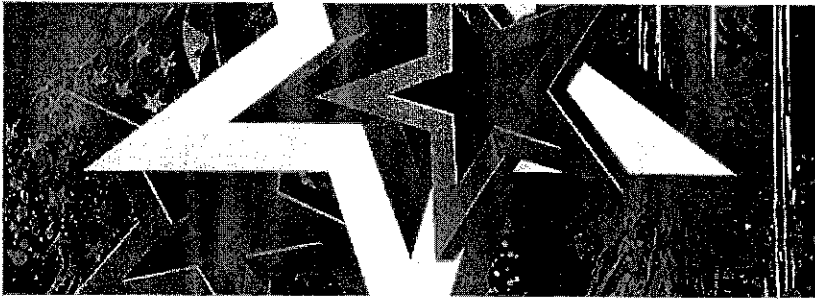
16" x 56"



Clear

4

ADD TO CART



Patriotic Boxed Style Stars

Starting at \$65.00

SKU: M-14D801



DESCRIPTION

Banner Material: CLASSIC VINYL

Digitally Printed On 18 oz Vinyl

Banners must be installed according to instructions on FibreFlex bracketing system and/or approved bracketing system for the warranty to apply. UV Clear Coating is applied to all of our classic digital banners which makes them last longer and keeps up the new and fresh appearance. This added value is vital to offering the absolute best product possible. UV Clear Coating is the process of screen-printing a clear, scratch resistant, UV resistant coating over the digitally printed banner. This process gives the banner extra life and renders them virtually impervious to fading.

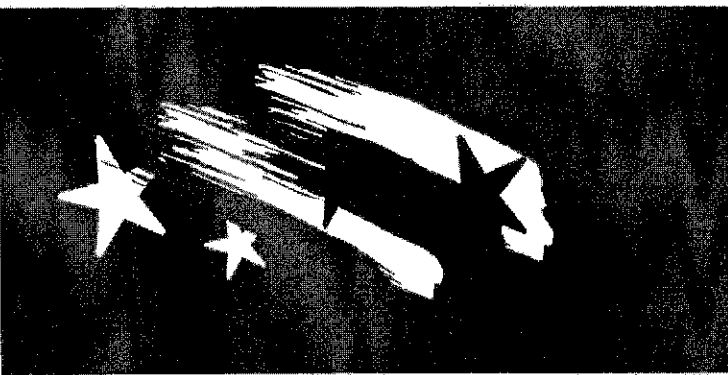
- Vinyl banners printed on 18 oz. Vinyl with a 1-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all four corners for added durability

BANNER SIZE

Choose an option

4

ADD TO CART



Patriotic Shooting Stars

Starting at \$73.00

SKU: M-002135

DESCRIPTION

Banner Material: CLASSIC MARINE ACRYLIC

Screen Printed On Marine Acrylic Fabric

100% solution dyed acrylic is our most recommended and used fabric. 100% acrylic has exceptional color brilliance, luxurious finish and fade resistance because it originates from colored acrylic fibers that are spun into yarn and then woven into fabric. The result is a superior fabric of exceptional durability and color brilliance that is warranted for two years to remain serviceable, and will not fade, rot or mildew.

- Marine Acrylic banners use **Sunbrella** and **Sunfield** brand marine acrylic for durability with a 2-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all four corners for added durability

BANNER SIZE

Choose an option

4





Patriotic Single Star Welcome

Starting at \$65.00

SKU: M-16D836-E



DESCRIPTION

Banner Material: CLASSIC VINYL

Digitally Printed On 18 oz Vinyl

Banners must be installed according to instructions on FibreFlex bracketing system and/or approved bracketing system for the warranty to apply. UV Clear Coating is applied to all of our classic digital banners which makes them last longer and keeps up the new and fresh appearance. This added value is vital to offering the absolute best product possible. UV Clear Coating is the process of screen-priming a clear, scratch resistant, UV resistant coating over the digitally printed banner. This process gives the banner extra life and renders them virtually impervious to fading.

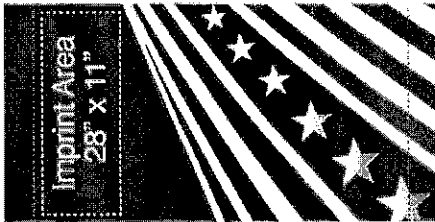
- Vinyl banners printed on 18 oz. Vinyl with a 1-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all four corners for added durability

BANNER SIZE

Choose an option

4





Stars & Stripes

\$30.80

SKU: K-16932-1836-VI

DESCRIPTION

Banner Material: PREMIER VINYL

- Vinyl is printed on 22 oz. blackout vinyl with a 1-year warranty
- Double-sided art available
- Double-lined rod pockets and double-folded side hems
- Solid brass grommets in all two corners for added durability

BANNER SIZE

18" x 35"

Color

▼

Clear

4

ADD TO CART

16932 Stars & Stripes Blue
CMYK Digital Print

APPENDIX A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS

<i>Zone</i>	<i>Minimum Lot Area (Sq. Ft.)</i>	<i>Minimum Lot Area Per Dwelling Unit (Sq. Ft.)</i>	<i>Minimum Lot Width (In feet)</i>	<i>Minimum Front and Rear* Yard Depth (In feet)</i>	<i>Individual Minimum Side Yard Depth (In feet)</i>	<i>Minimum Side Yard Depth (In feet)*</i>	<i>Maximum Building Height</i>
<i>Zone</i>	<i>Minimum Lot Area (Sq. Ft.)</i>	<i>Minimum Lot Area Per Dwelling Unit (Sq. Ft.)</i>	<i>Minimum Lot Width (In feet)</i>	<i>Minimum Front and Rear* Yard Depth (In feet)</i>	<i>Individual Minimum Side Yard Depth (In feet)</i>	<i>Minimum Side Yard Depth (In feet)*</i>	<i>Maximum Building Height</i>
R-8	8,000	8,000 single 6,000 1st unit 3,000 additional unit each	70	30	8	8	35 feet
R-6	6,000	6,000 single 5,000 1st unit 2,500 additional unit each	60	25	6	6	35 feet
R-5	5,500 **	5,500** ** - 500 SF per attached side Multifamily -5,000 1st unit 2,500 additional unit each	50	25***	6	6	35 feet

RMF		15,000 1st unit 3.500 additional unit each		45	45	45	35 feet
<p>* An additional ten feet shall be required to the requirements listed above on all side yards which abut a public or private street (corner lots)</p> <p>** Attached housing shall be exempt from side yard setback requirements, and may reduce lot width by 5 feet for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation</p> <p>*** Rear setback may be reduced by 5 feet at the discretion of Town Staff if requested to accommodate a larger front setback for parking purposes only. Further reduction may be permitted through conditional zoning.</p> <p>**** Buildings may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements. Any height above 45 feet may only be approved through conditional zoning.</p>							

§ 153.026 R-8 AND R-6 ZONES: MULTI- FAMILY RESIDENTIAL.

Within the R-8 and R-6 zones as shown on the zoning map, incorporated by reference in § 153.021, the following regulations shall apply.

- (A) *Permitted uses.* Refer to the Permitted Uses Chart (Appendix C).
- (B) *Lot areas and width, yards and building height requirements.* The requirements set forth in Appendix A: Yard and Height Requirements in Residential Districts and Appendix B: Yard and Height Requirements in Business Districts shall govern.
- (C) *Off-street parking.* Off-street parking shall be provided by all uses as required in § 153.042.
- (D) *Signs.* The requirements set forth in the sign regulations, §§ 153.080 through 153.087, shall apply.

§ 153.022 R-15, R-12 AND R-10 R-10, and R-6 ZONES: SINGLE-FAMILY RESIDENTIAL.

Within the R-15, R-12 and R-10 R-10, and R-6 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

APPENDIX C: PERMITTED USES CHART

	Residential								Office	Business					Industrial
	R-15	R-12	R-10	R-8	R-6	R-5	RMF	RMF-H	O&I-1	BC-1	B-1	B-2	B-3	B-3P	I-2
<p>X: Permitted by right (Supplemental regulations may apply - check town ordinances)</p> <p>S: Special Use Permit (Supplemental regulations may apply - check town ordinances)</p>															
<p>Permitted Uses (any use not specified below is eligible to apply for conditional zoning approval)</p>															
RESIDENTIAL															
Single-family dwellings (attached)						X									
Single-family dwellings (detached)	X	X	X	X	X	X									
Manufactured/mobile homes					X	X									
Trailer camps/mobile home parks					X										
Multi-family residential				X	X	X	X	X			S	S	S	S	

Staff Report

Zoning Text Amendment Request: T-2023-01

Request: To remove multifamily as a permitted use in the R-6 Residential District

Staff Analysis: The requested text amendment if adopted will remove multifamily as a by right development in the R-6 residential district. A potential conflict in land uses was identified during the January 24th Board of Aldermen work session. Currently the R-6 District covers well established residential neighborhoods in the central part of the existing town. Concern was raised that potential multifamily development on infill lots could create a disharmonious blend of uses in these areas.

There are approximately eight (8) existing multifamily properties (duplexes, triplexes and larger multifamily units) in the current R-6 district. Adoption of this text amendment will make these legal nonconforming uses. Nonconforming uses are permitted to continue in their current state, but cannot be expanded or improved and are severely limited on redevelopment. However, the proposal to add multifamily and townhomes as permitted uses in R-5 will encourage denser residential growth outside of the town center and promote diversifying the existing town housing stock.

Comprehensive Land Use Plan: The proposed text amendment is technically inconsistent with the Town's 2030 Future Land Use Map. R-6 is almost exclusively in the Urban Neighborhood and Mix Use Neighborhood use categories. Both of these call for blended, diverse housing stock which includes multifamily and townhomes. Adoption of this text amendment will require an update to the existing plan to reflect this change in encouraged growth within the central part of town.

Staff Recommendation: In light of the concerns for harmonious growth in established residential districts within the town, staff recommends the text amendment as proposed since it will add options for diverse housing in the R-5 district to allow developers more options as we expand the town limits and continue to incorporate residential growth.

Draft of February 16th Planning Board Minutes

New Business:

A) TA-2023-01 R-6 Multifamily

Finnegan presented the proposed text amendment to remove multifamily from R-6 and add it as a permitted use in the R-5 District. The original proposed text amendment also changed the requirements of single family attached housing in R-5 to allow 20ft interior lots and 30ft exterior lots with reduced square footages of 1500sq ft and 2100sq ft respectively.

Traversie raised concern over changing the lot requirements of the townhomes in R-5 because encouraging the conditional zoning route allows more control of the designs of the development. Finnegan agreed that the control aspect is positive but the conditions placed for higher design standards and improved open spaces raises the overall cost of development which is ultimately passed on to the consumer. While allowing smaller townhome dimensions by right won't guarantee lower costs it can provide an opportunity for more affordable middle housing. Denton agreed that conditional districts can push developers outside of their price point if they require too much.

Bratton asked if conditional district was still an option even with the newly proposed lot dimensions. Finnegan confirmed the conditional route is still available and this does not eliminate the conditional zoning district.

After some discussion it was decided to remove the proposed lot dimensions for townhomes and only focus on the multifamily text.

A motion was made by Traversie to recommend approval of the rezoning petition, with the change in townhome lot dimensions removed, with the following statements of consistency and reasonableness:

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR REZONING APPROVAL

The proposed text amendment to the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. However, the amendment preserves the architecture in historic residential areas and encourages higher density in areas of new growth. It is therefore a reasonable amendment and in the Town's best interest. The motion was seconded by Bratton, and the motion passed unanimously.

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR TEXT AMENDMENT ADOPTION

The proposed text amendment to the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. However, the amendment preserves the architecture in historic residential areas and encourages higher density in areas of new growth. It is therefore a reasonable amendment and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS AGAINST TEXT AMENDMENT ADOPTION

The proposed text amendment to the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. This amendment would restrict the housing diversity in these areas and is therefore an unreasonable request and not in the Town's best interest.