

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

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

The following Staff members were present: Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Sarah Ballard, Town Clerk; Lanny Smith, Electric Director; Jonathan Newton, Finance Director; Bill Trudnak, Public Works 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 additions or deletions to the agenda. There were two additions added. Alderman Withers made a motion to approve the agenda with the one addition, seconded by Alderman Milton, and carried unanimously.

New Business:

Item 3A Little Long Creek Preliminary Plat

Urban Design Partners has submitted a preliminary plat application for the Little Long Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the code, as well as the conditions and allowances established in the Conditional District zoning approved on 11/9/21. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen. Attached are the preliminary plat checklist and submitted plat (Exhibit 3A, 1-23).

The Development Services Director presented the item to the Board for discussion. The Board decided to bring the item back at a regular Board meeting.

Item 3B Summey Creek Preliminary Plat

Urban Design Partners has submitted a preliminary plat application for the Summey Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the subdivision Code and Development Standards. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen. Attached are the preliminary plat checklist and submitted plat (Exhibit 3B, 1-14).

The Development Services Director presented the item to the Board for discussion. The Board discussed the item and made no decisions at this time.

Item 3C Pump Station Update

Johnny Denton, Diamond Engineering, has informed us that the contractor has reached out to him with some delays to completing the project. Mr. Denton will give an update on his communications with the contractor explaining what has occurred. The current pump station is operational and functioning until the new pump station is completed.

The Public Works Director presented the information to the Board. After discussion, no decisions were made.

Item 3D Carols on the Square

The Board discussed different options in case of rain on the evening of the event. The Board decided to make a decision by Thursday afternoon.

Closed Session: To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. NCGS §143-318-11(3)

Alderman Martin made a motion to go into the Closed Session, seconded by Alderwoman Morrow and carried unanimously (5:15).

Alderman Martin made a motion to go out of the Closed Session, seconded by Alderwoman Morrow and carried unanimously (5:37).

Alderman Martin made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (5:43).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

Subdivision Permit Application

EXHIBIT 3A-1

Permit A

Subdivision Type

Exempt Minor Major

Subdivision Details

Total Area: 170.56 ac Lots Proposed: 520

Applicant Name: <u>LGI Homes, Inc.</u>	Owner Name: <u>LGI Homes NC, LLC.</u>
Mailing Address: <u>3037 Sherman Drive</u> <u>Lancaster, SC 29720</u>	Mailing Address: <u>1450 Lake Robbins Drive, Ste 430</u> <u>The Woodlands, TX 77380</u> Phone _____
No.: <u>704-634-0644</u>	Phone No.: <u>704-634-0644</u>
Relationship of Applicant to Owner: <u>Property Developer</u> Contact Email: <u>melissa.burklin@lgihomes.com</u>	

Property Information – Additional Information may be attached when more than one parcel.

Location: Dallas High Shoals Hwy, Town of Dallas Tax Parcel ID No.: 306545

Existing Zoning: R-5(CD) Water: Well Public

Lot Length: _____ Width: _____ Sewer: Septic Public

Dimensional Requirements:

	Required	Proposed
Lot Area:	<u>5,940 sf</u>	<u>5,940 sf</u>
Side Yard (L):	<u>8'</u>	<u>8'</u>
Side Yard (R):	<u>8'</u>	<u>8'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>54' & 64'</u>	<u>54' & 64'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35'</u>

Comments:

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved with Conditions

Development Services Director	DATE	

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (in cash or a check made payable) to the Town of Dallas - the following rates shall apply:

 \$110 (Minor/Exempt) \$185+\$5/lot (2-50 lots)
 X \$8.00/lot (50+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$110 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.


 SIGNATURE OF APPLICANT

11-14-22
 DATE

2. I, LGI Homes NC, LLC, OWNER OF PROPERTY 306535
Owner Name Tax Map, Book, and Parcel Number

IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE LGI Homes, Inc.
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.


 SIGNATURE OF PROPERTY OWNER

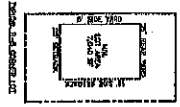
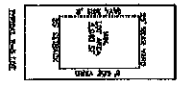
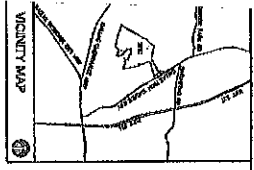
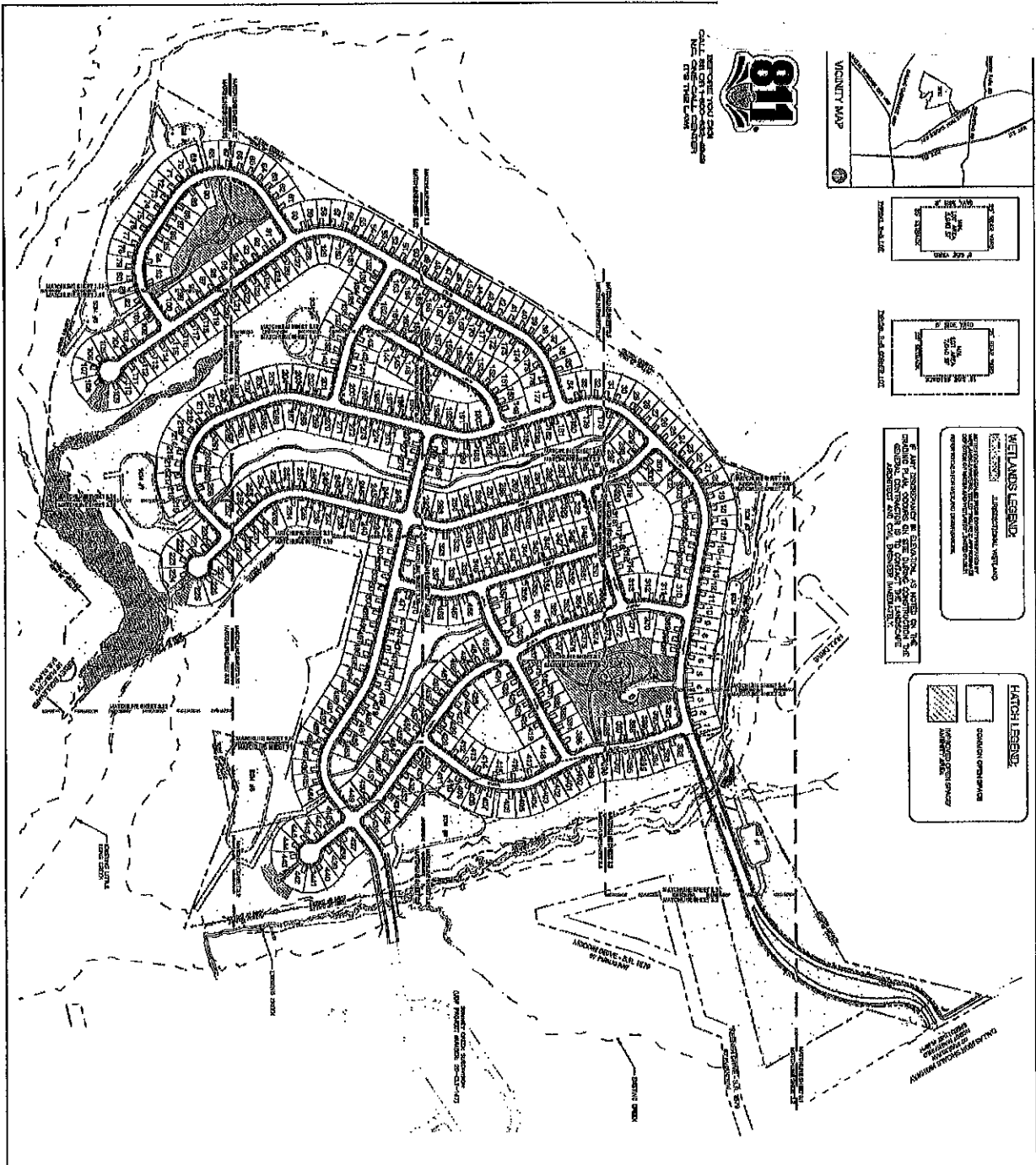
11-14-22
 DATE

152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY PLAT

Information	Preliminary Plat MAJOR SUBDIVISIONS ONLY	Final Plat	Shown?
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private, and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

EXHIBIT 3A-4

-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>			
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees	Yes	Yes	✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	—
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	—
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	—
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	—
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A



RELATIONS LEGEND:

1. EXISTING LOT LINES
2. EXISTING STREET LINES
3. EXISTING UTILITY LINES
4. EXISTING EASEMENTS
5. EXISTING CURBS
6. EXISTING SIDEWALKS
7. EXISTING DRIVEWAYS
8. EXISTING DRIVEWAYS
9. EXISTING DRIVEWAYS
10. EXISTING DRIVEWAYS

HATCH LEGEND:

1. EXISTING LOT LINES
2. EXISTING STREET LINES
3. EXISTING UTILITY LINES
4. EXISTING EASEMENTS
5. EXISTING CURBS
6. EXISTING SIDEWALKS
7. EXISTING DRIVEWAYS
8. EXISTING DRIVEWAYS
9. EXISTING DRIVEWAYS
10. EXISTING DRIVEWAYS

GENERAL COMMENTS SUMMARY

1. ALL LOT LINES SHALL BE SET BACK 5 FEET FROM THE ADJACENT PROPERTY LINES.
2. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT STREET LINES.
3. ALL LOT LINES SHALL BE SET BACK 15 FEET FROM THE ADJACENT DRIVEWAYS.
4. ALL LOT LINES SHALL BE SET BACK 20 FEET FROM THE ADJACENT SIDEWALKS.
5. ALL LOT LINES SHALL BE SET BACK 25 FEET FROM THE ADJACENT CURBS.
6. ALL LOT LINES SHALL BE SET BACK 30 FEET FROM THE ADJACENT DRIVEWAYS.
7. ALL LOT LINES SHALL BE SET BACK 35 FEET FROM THE ADJACENT SIDEWALKS.
8. ALL LOT LINES SHALL BE SET BACK 40 FEET FROM THE ADJACENT CURBS.
9. ALL LOT LINES SHALL BE SET BACK 45 FEET FROM THE ADJACENT DRIVEWAYS.
10. ALL LOT LINES SHALL BE SET BACK 50 FEET FROM THE ADJACENT SIDEWALKS.

NOTES:

1. ALL LOT LINES SHALL BE SET BACK 5 FEET FROM THE ADJACENT PROPERTY LINES.
2. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT STREET LINES.
3. ALL LOT LINES SHALL BE SET BACK 15 FEET FROM THE ADJACENT DRIVEWAYS.
4. ALL LOT LINES SHALL BE SET BACK 20 FEET FROM THE ADJACENT SIDEWALKS.
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8. ALL LOT LINES SHALL BE SET BACK 40 FEET FROM THE ADJACENT CURBS.
9. ALL LOT LINES SHALL BE SET BACK 45 FEET FROM THE ADJACENT DRIVEWAYS.
10. ALL LOT LINES SHALL BE SET BACK 50 FEET FROM THE ADJACENT SIDEWALKS.



NO.	DATE	BY	DESCRIPTION
1	11/15/2023	LD	PRELIMINARY PLAT
2	11/15/2023	LD	REVISIONS
3	11/15/2023	LD	REVISIONS
4	11/15/2023	LD	REVISIONS
5	11/15/2023	LD	REVISIONS
6	11/15/2023	LD	REVISIONS
7	11/15/2023	LD	REVISIONS
8	11/15/2023	LD	REVISIONS
9	11/15/2023	LD	REVISIONS
10	11/15/2023	LD	REVISIONS

Little Long Creek SF

Preliminary Plat

8807 Dallas High Schools Hwy, Dallas, TX 75244

LGI Homes, Inc.

5607 Sherman Drive
Lancaster, MO 64601



URBAN DESIGN PARTNERS

11111 West Loop South, Suite 100
Dallas, TX 75241
Tel: 214-343-1111
www.urbandesignpartners.com

C-3.0

the Long Creek SF

LGI Hormas, Inc.

2027 Northline



URBAN DESIGN PARTNERS



CALL BEFORE YOU DIG
CALL 811



GRAPHIC SCALE
1" = 10'-0" (30.48m)

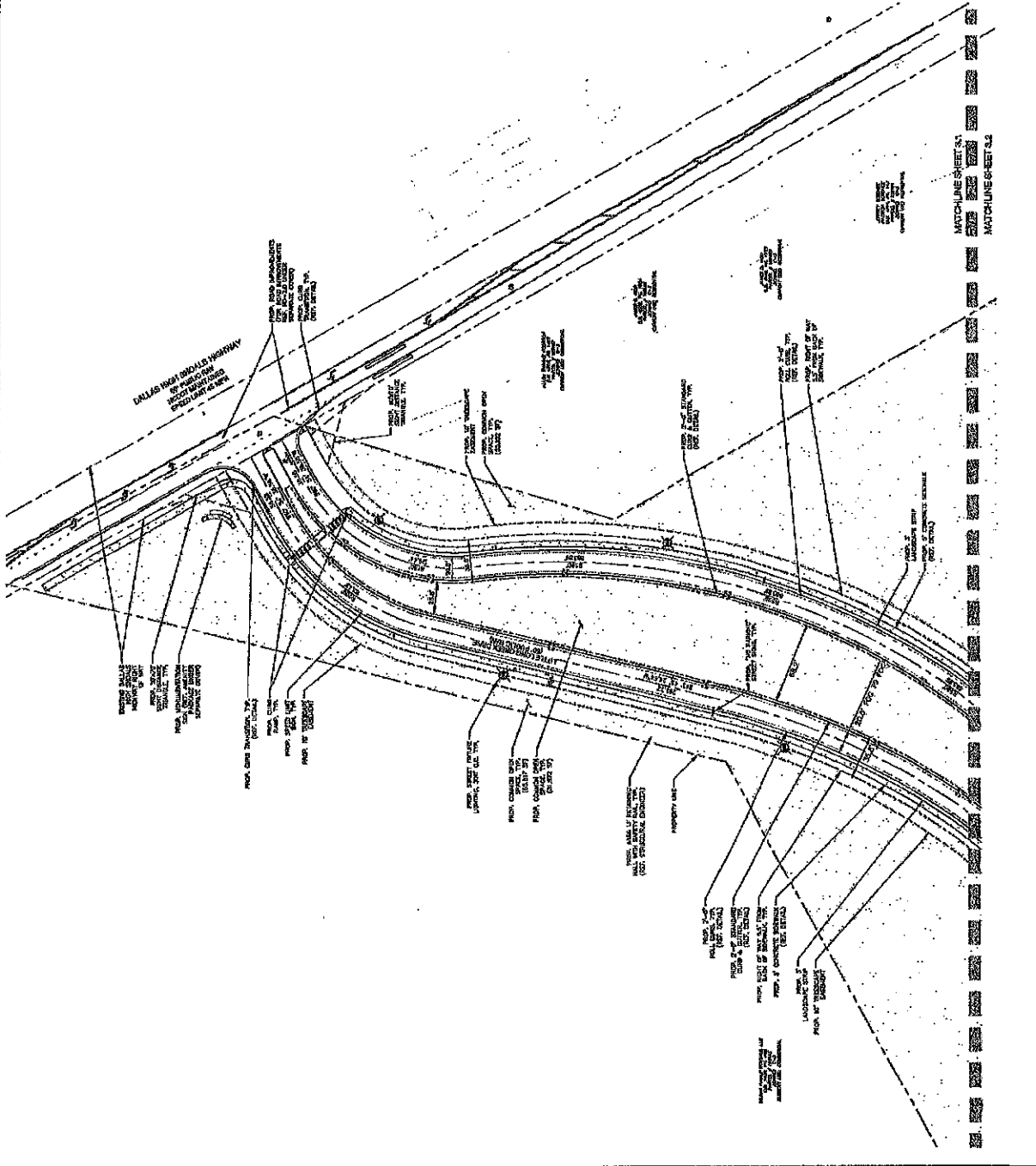
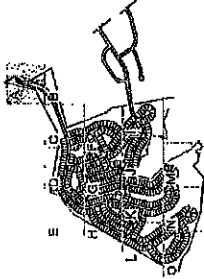
WETLANDS LEGEND:

WETLANDS (Hatched pattern)
 PERMANENT WETLANDS
 PERMANENT SWAMPY WETLANDS
 INTERMITTENT SWAMPY WETLANDS
 INTERMITTENT WETLANDS

HATCH LEGEND:

CONCRETE DRIVEWAY
 IMPROVED EMBANKMENT
 ASPHALT ROAD

KEY MAP





FOR MORE INFORMATION
CALL 813-251-1000
OR VISIT OUR WEBSITE
WWW.LIRINC.COM



GRAPHIC SCALE
1" = 100'
0 10 20 30 40 50 60 70 80 90 100

Little Long Creek SF

Site Plan - B

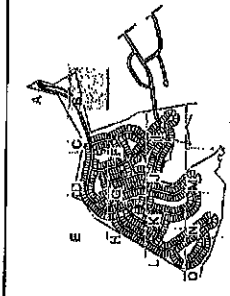
3007 Deters 16th Street Hwy, Dallas, TX 75234

3007 Deters Drive
Lubbock, TX 79420

DATE: 08/14/13



URBAN DESIGN PARTNERS
1100 W. CAMPBELL ST., SUITE 200
DALLAS, TEXAS 75208
TEL: 214.766.8800
WWW.URBANDSIGNPARTNERS.COM



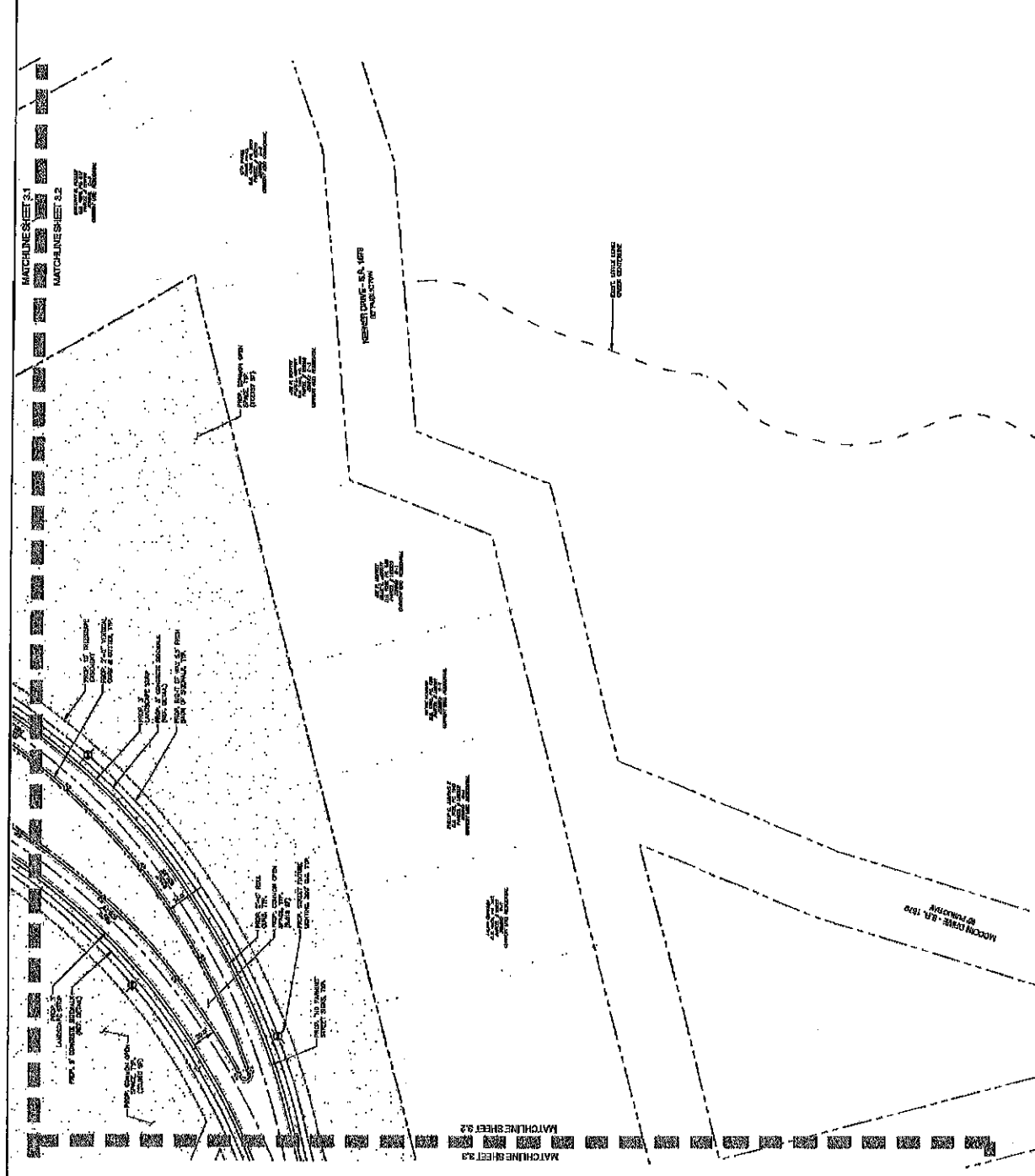
SET MAP

WETLANDS LEGEND

WETLANDS ARE SHOWN IN THIS PLAN AND ARE PROTECTED BY FEDERAL AND STATE LAWS. ANY PROPOSED DEVELOPMENT IN THESE AREAS MUST BE REVIEWED BY THE U.S. ARMY CORPS OF ENGINEERS AND THE TEXAS DEPARTMENT OF WATERS AND MARINE RESOURCES.

HATCH LEGEND

- COMMUNICATIVE
- APPROVED OPENSPACE
- ANALYSIS AREA



Little Long Creek SF

Site Plan - C

9807 Edinburg Highway, Dallas, TX 75244

2007 Hartman Drive
Lubbock, TX 79424

LGI Homes, Inc.

URBAN DESIGN PARTNERS
 1107 W. 19th Street, Suite 100
 Lubbock, TX 79401
 Phone: 806.799.1100
 Fax: 806.799.1101
 www.urbandesignpartners.com



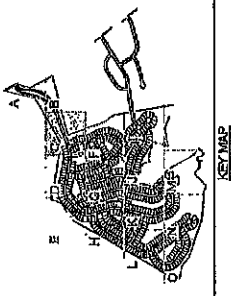

11/17/2007



BEFORE YOU LOCK
CALL OR CALL CENTER
IT'S THE LINK



GRAPHIC SCALE
1" = 40' - 0"

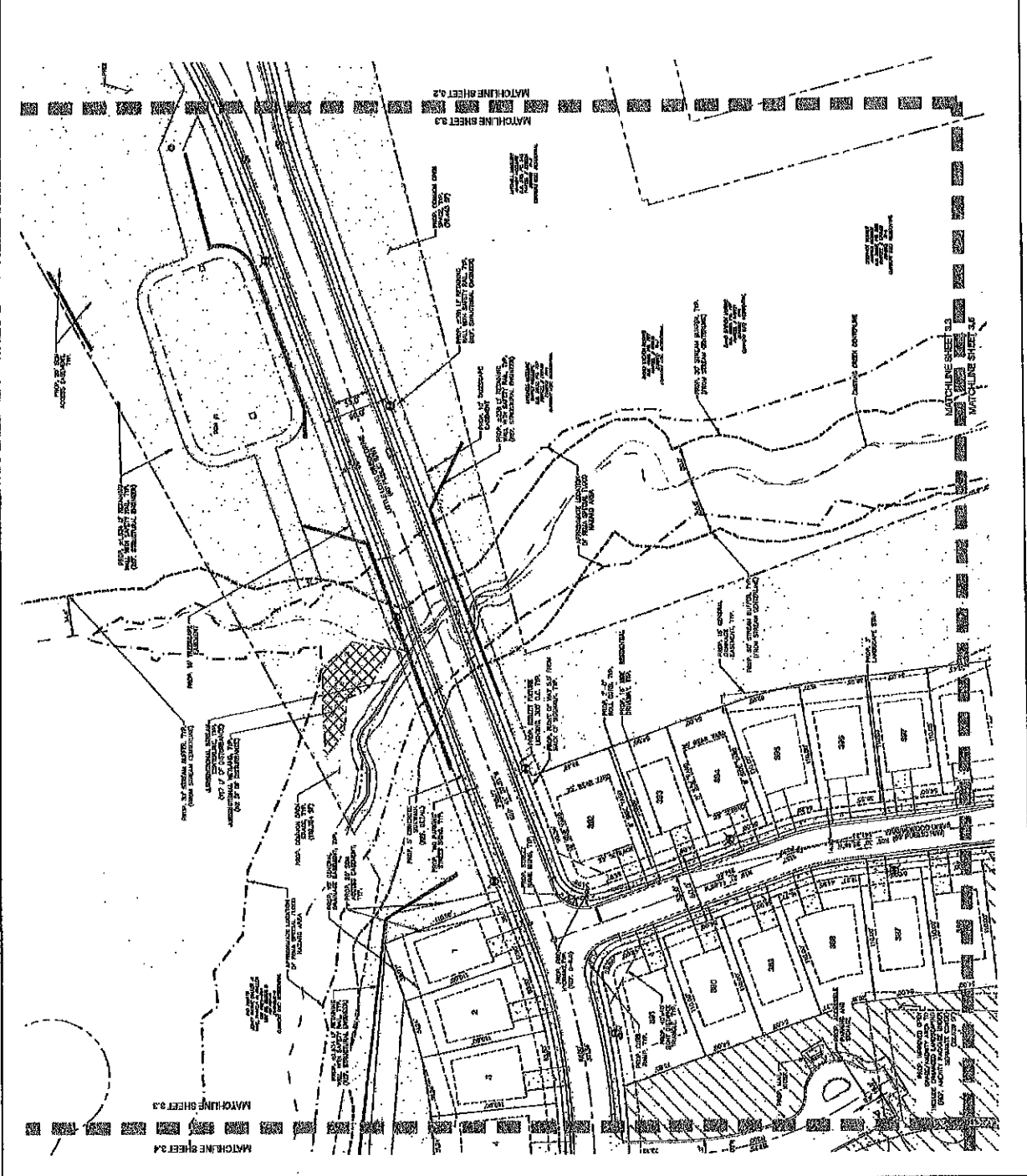


WETLANDS LEGEND

1. PERMANENT WETLAND
 2. INTERMITTENT WETLAND
 3. EMERGENCY WETLAND
 4. OPEN WATER
 5. UPLAND

MATCH LEGEND

1. CONSTRUCTION SPACE
 2. IMPROVED OPEN SPACE
 3. AESTHETIC ZONE





WE WELCOME YOU TO OUR
CALL OUR CALL CENTER
FOR THE L1B PLAN

GRAPHIC SCALE
1" = 40' (AS SHOWN)

Little Long Creek SF

LGI Homes, Inc.

Site Plan - D
3807 Collins High Shoals Hwy, Doras, NC 28034

3037 Shreve Drive
Lenoir, NC 27560

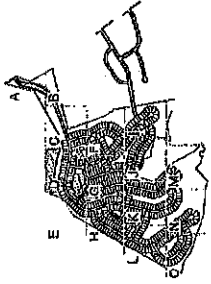
11/07/2013



URBAN
DESIGN
PARTNERS
ARCHITECTURAL FIRM
1000 W. HARRIS BLVD
SUITE 200
DORAS, NC 28034
704.283.1111

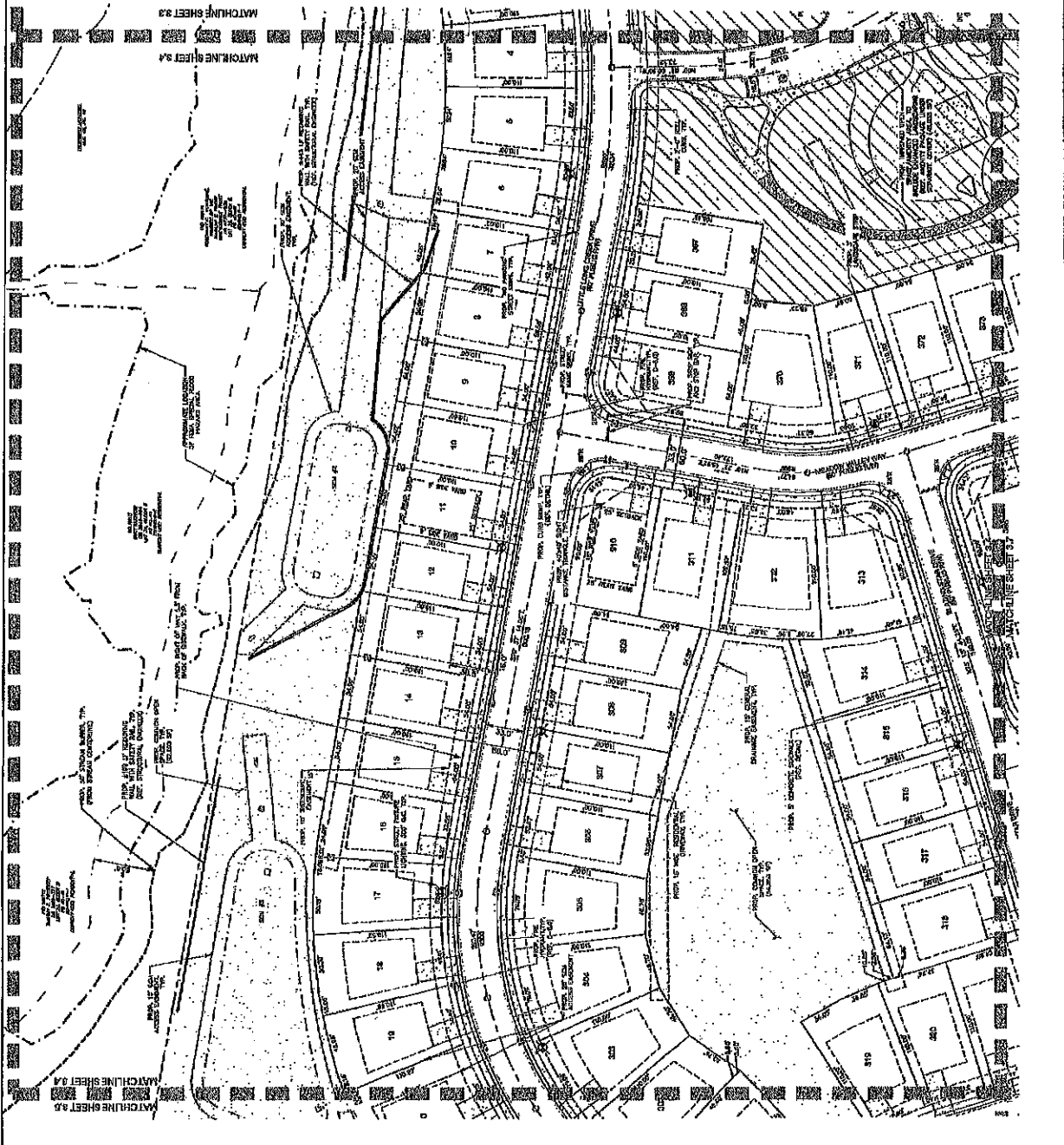


KEY MAP



WETLANDS LEGEND
 L1B-1000-1 JUNCTION WETLAND
 THESE WETLANDS ARE DETERMINED TO BE OF SIGNIFICANT VALUE TO THE ENVIRONMENT AND ARE PROTECTED BY FEDERAL, STATE AND LOCAL LAWS. ANY DEVELOPMENT IN THESE WETLANDS WILL REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

HATCH LEGEND
 [Symbol] COMMON OPEN SPACE
 [Symbol] IMPROVED OPEN SPACE
 [Symbol] ASPHALT/PAVEMENT



MATCHLINE SHEET 3A
 MATCHLINE SHEET 3B

MATCHLINE SHEET 3A
 MATCHLINE SHEET 3B
 MATCHLINE SHEET 3C
 MATCHLINE SHEET 3D



Site Plan - E
8007 Dulles High Street Hwy, Dulles, VA 22024

Little Long Creek SF

LGI Homes, Inc.

8007 Dulles Hwy
Dulles, VA 22024

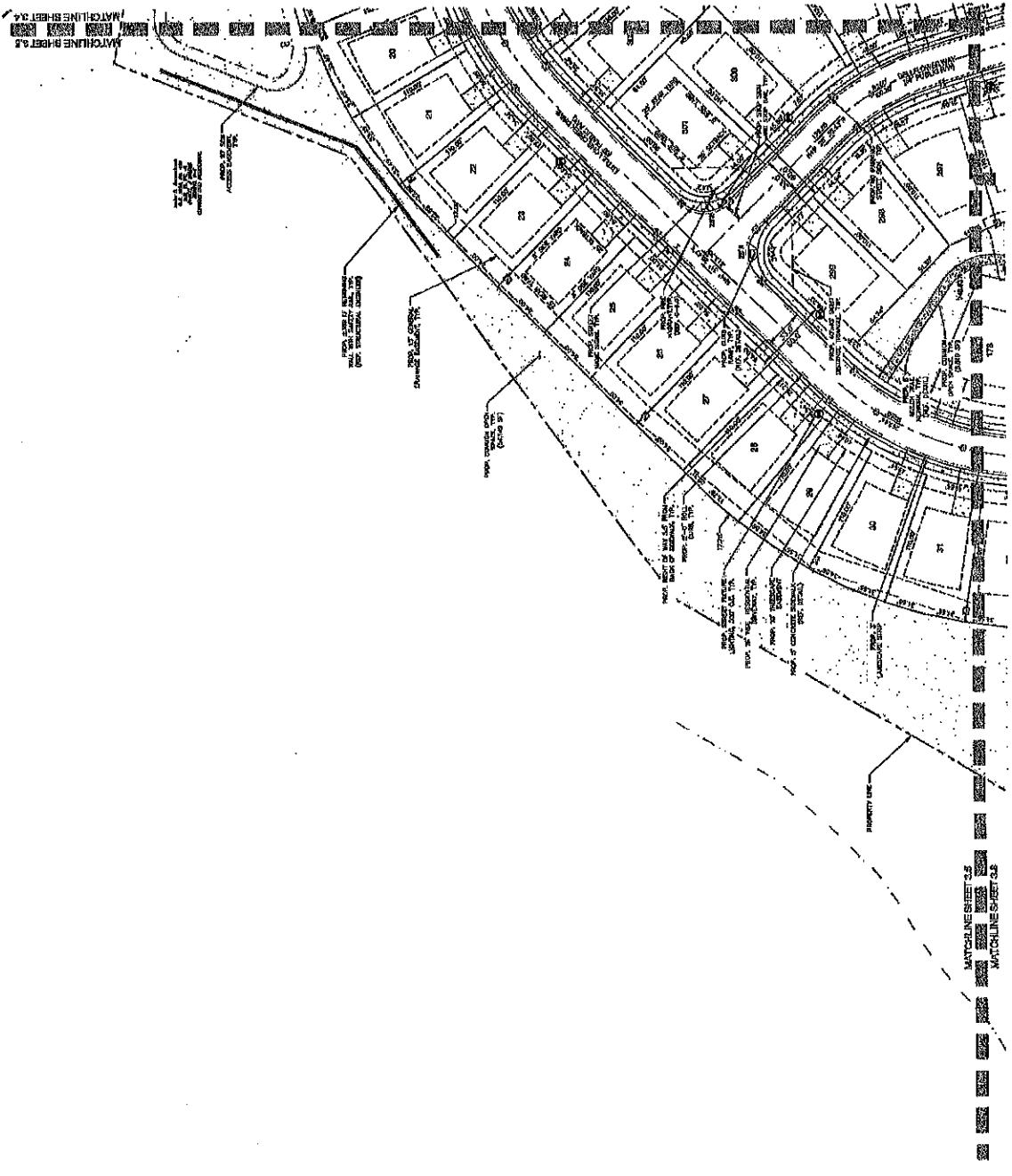


URBAN DESIGN PARTNERS
ARCHITECTS & PLANNERS
11000 WOODBURN ROAD
DULLES, VA 22024
TEL: 703-261-1100
WWW.URBANDSIGNPARTNERS.COM



WETLANDS LEGEND:
UNSATURATED WETLAND
SATURATED WETLAND
WETLANDS ARE SHOWN ON THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL REGISTER NOTICE OF 12/16/83 (48 CFR 101.11.6) AND THE FEDERAL REGISTER NOTICE OF 12/16/83 (48 CFR 101.11.6) AND THE FEDERAL REGISTER NOTICE OF 12/16/83 (48 CFR 101.11.6).

HATCH LEGEND:
CONCRETE DRIVEWAY
IMPROVED DRIVEWAY
ASBESTOS AREA



MATCHLINE SHEET 3A
MATCHLINE SHEET 3A

MATCHLINE SHEET 3A
MATCHLINE SHEET 3A



CALL BEFORE YOU DIG
ONE-CALL CENTER
1-877-THE-1-800

GRAPHIC SCALE
1" = 20' (AS SHOWN)

Little Long Creek SF

Site Plan - F

3807 Tindale High Shoals Hwy, Dulles, VA 20134

LGI Homes, Inc.

207 Westmore Drive
Lynchburg, VA 23702



URBAN DESIGN PARTNERS
ARCHITECTS
PLANNERS
ENGINEERS
1000 COMMONWEALTH BLVD
SUITE 200
DULLES, VA 20146
TEL: 703-261-1100
WWW.URBANDSIGNPARTNERS.COM

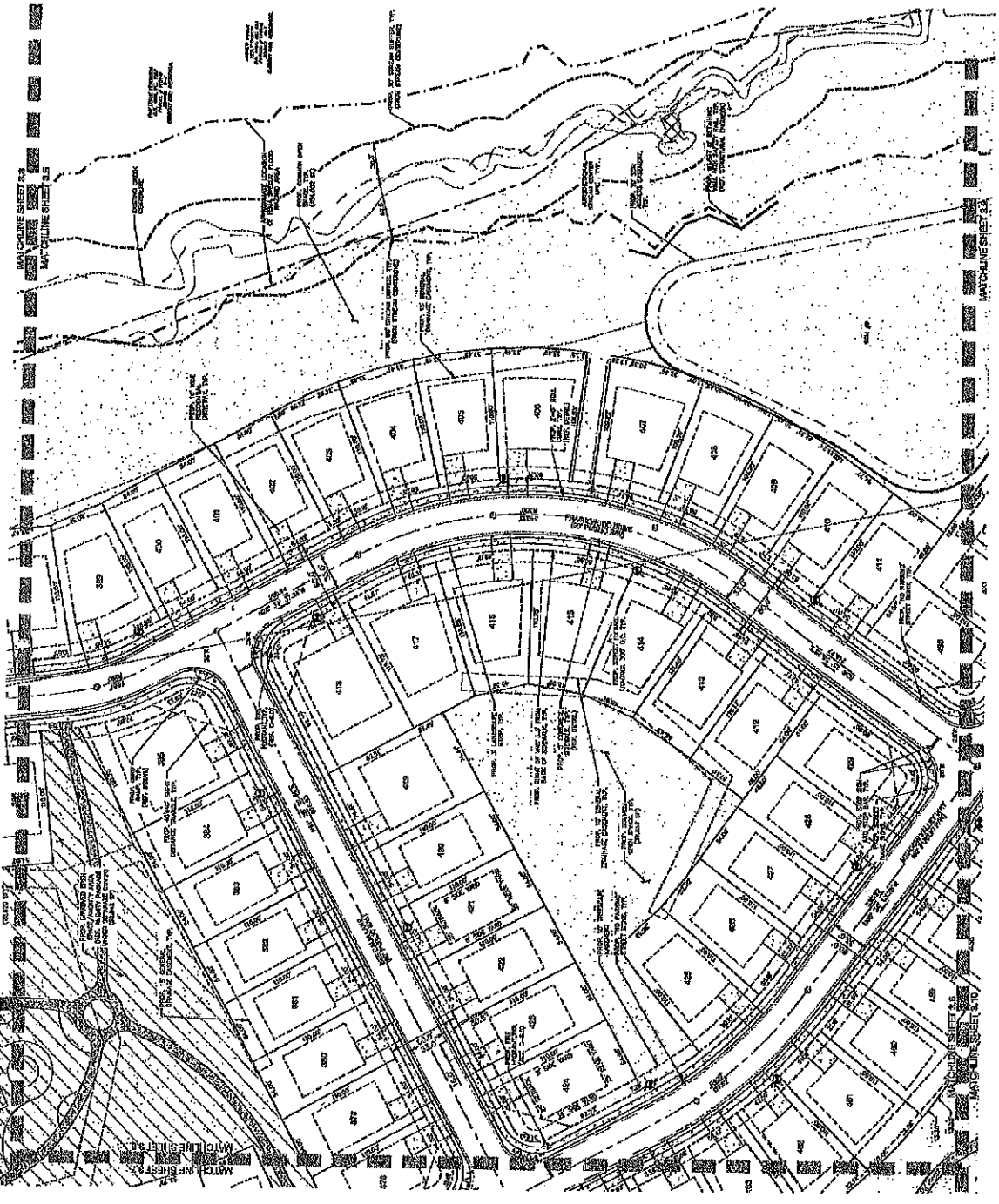


WETLANDS LEGEND:

- AGRICULTURAL WETLAND
- PERMANENT WETLAND
- TRANSITIONAL WETLAND
- EMERGENCY WETLAND
- WETLAND OF UNCERTAIN STATUS
- WETLAND OF UNKNOWN STATUS

HATCH LEGEND:

- CHANNEL OPEN SPACE
- WATER OPEN SPACE
- WETLAND



MATCHLINE SHEET TO THE WEST

MATCHLINE SHEET TO THE EAST

MATCHLINE SHEET TO THE SOUTH

MATCHLINE SHEET TO THE NORTH



CALL BEFORE YOU DIG
811



811
1-800-4-A-DIG
1-800-4-3-3377

Site Plan - G
8807 Delta Hwy, Dallas, TX 75244

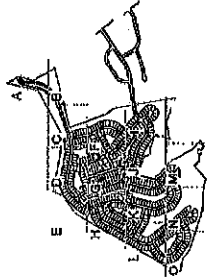
Little Long Creek SF

LGI Homes, Inc.

10/27/2008



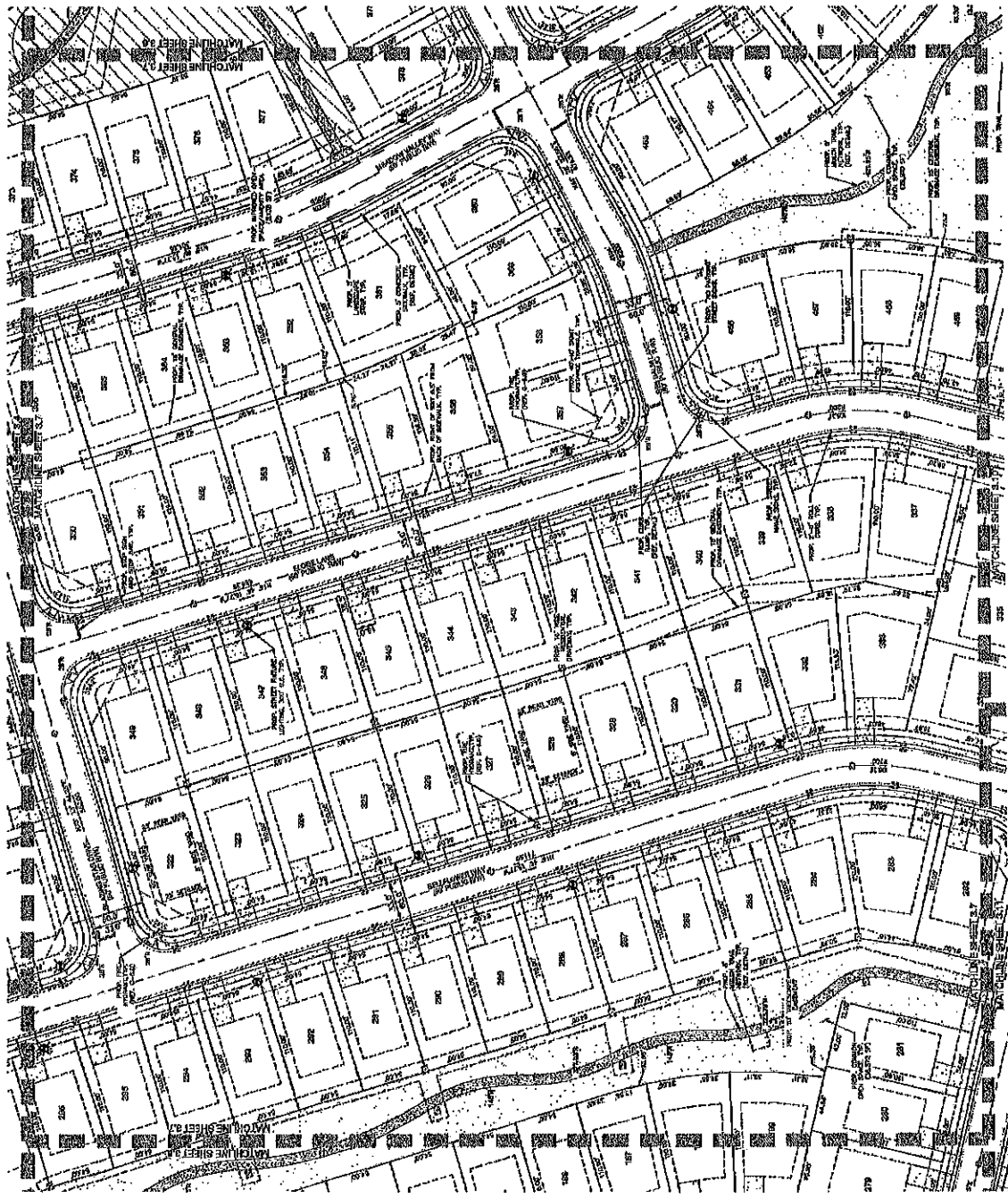
URBAN DESIGN PARTNERS



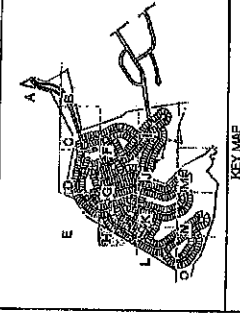
KEY MAP

WETLANDS LEGEND
UNSATURATED WETLAND
SATURATED WETLAND
WETLANDS BOUNDARY

HATCH LEGEND
EXISTING CURB/STREET
IMPROVED OPEN SPACE
ASPHALT/PAVED



Site Plan - H
 8807 Odessa Hwy Brooks Hwy, Dallas, TX 75224
 Little Long Creek SF
 LGI Homes, Inc.
 3007 Skinning Lane
 Lakewood, CO 80226
 URBAN DESIGN PARTNERS
 11000 West Colfax Avenue
 Suite 100
 Denver, CO 80202
 31.07.2008



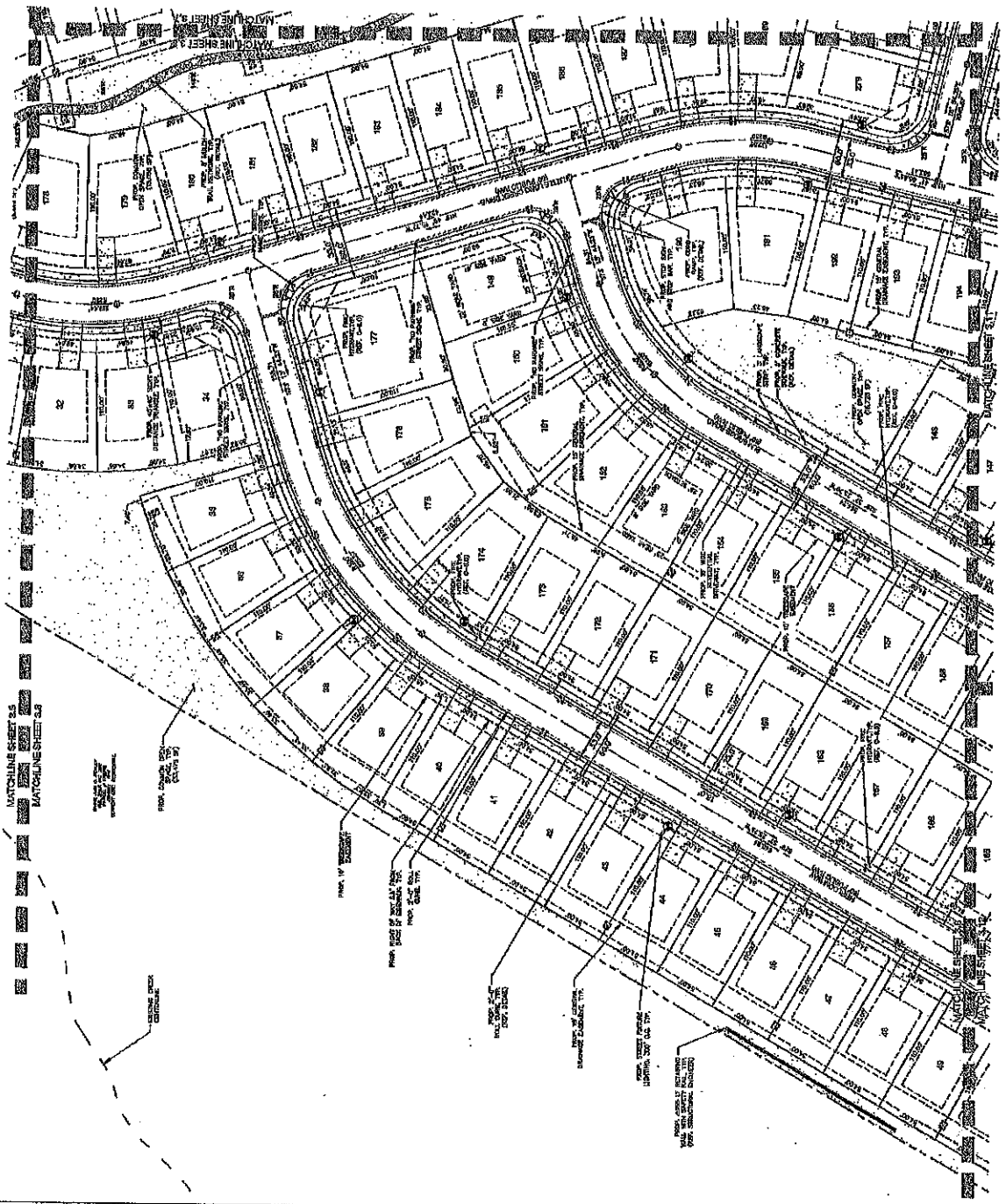
WETLANDS LEGEND:

- ARISTONONAL WETLAND
- WETLANDS WITH LIMITED FUNCTIONAL VALUE
- WETLANDS WITH HIGH FUNCTIONAL VALUE
- WETLANDS WITH VERY HIGH FUNCTIONAL VALUE

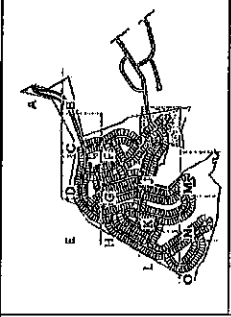
HATCH LEGEND:

- COMMON OPEN SPACE
- IMPROVED OPEN SPACE
- PROPERTY AREA

811
 BEFORE YOU DIG, CALL 811
 TO FIND OUT WHERE TO STOP
 CALLING 811
 1-800-4-A-DIG
 GRAPHIC SCALE
 1" = 40' @ 20'



3807 Dallas High Shoos Hwy, Dallas, NC 28034
 Site Plan - 1
 Little Long Creek SF
 LGI Homes, Inc.
 3007 Swann Drive
 Lenoir, NC 28750
 URBAN DESIGN PARTNERS
 1000 S. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 954.577.1111

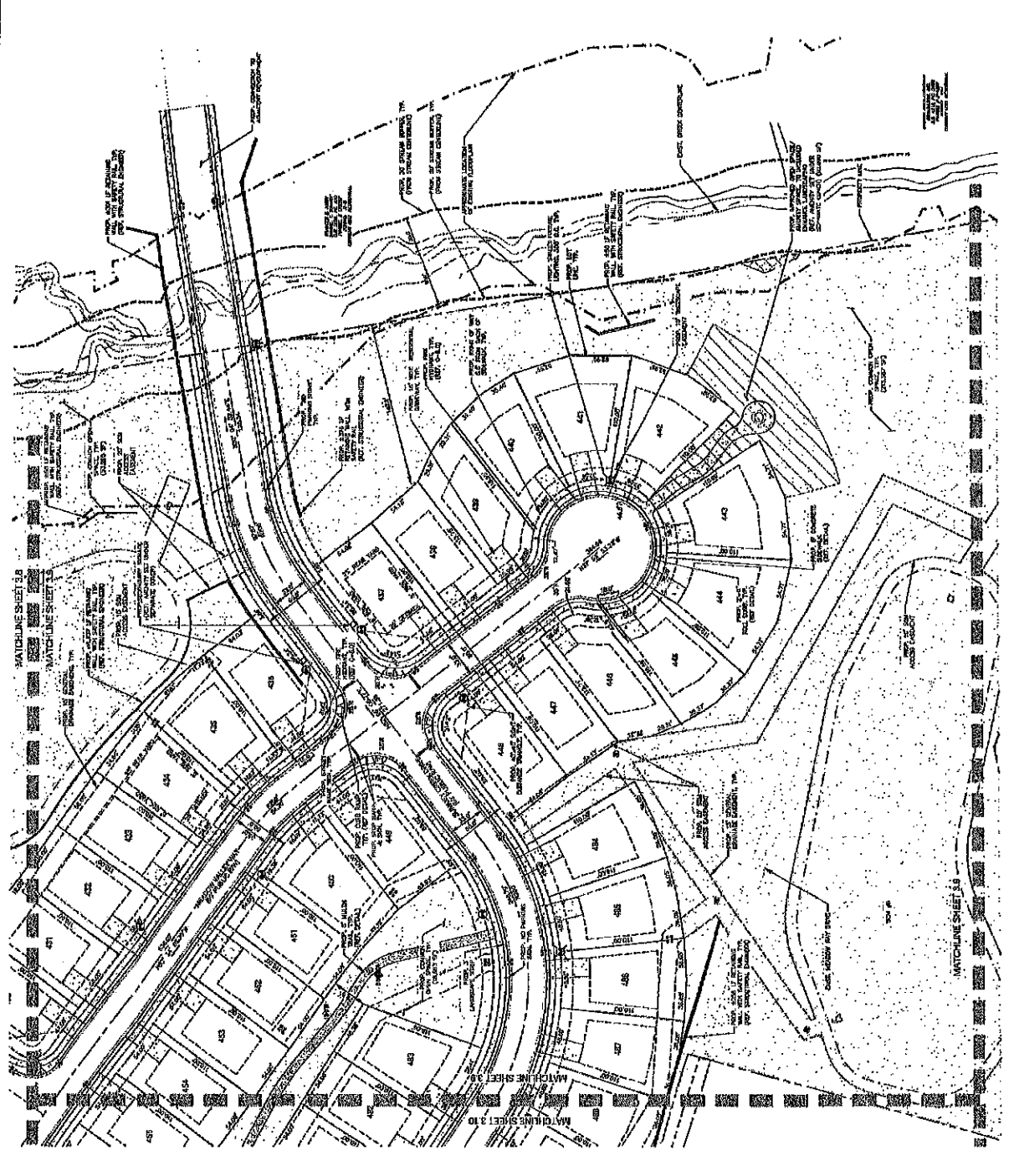



WETLANDS LEGEND:
 UNDESIGNATED WETLANDS
 DESIGNATED WETLANDS
 UNDESIGNATED WETLANDS WITH LIMITED USES
 DESIGNATED WETLANDS WITH LIMITED USES
 UNDESIGNATED WETLANDS WITH LIMITED USES AND AESTHETIC VALUE
 DESIGNATED WETLANDS WITH LIMITED USES AND AESTHETIC VALUE


MATCH LEGEND:
 CONFORMANCE
 IMPROVED OVER EXIST
 AMBITY AREA

811
 BEFORE YOU DIG
 CALL 811 OR 1-800-4-A-DIG
 NC ONE-CALL CENTER
 WWW.ONECALL.NC.GOV

GRAPHIC SCALE
 1" = 40'



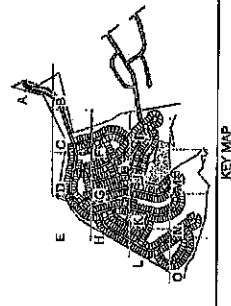

URBAN DESIGN PARTNERS
 ARCHITECTS & PLANNERS
 1000 W. HARRIS STREET, SUITE 200
 RALEIGH, NC 27601
 (919) 873-1100


 NORTH

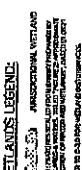
2027 Sherman Blvd
 Lenoir, NC 27520

2007 Daila High Shoals Hwy, Daila, NC 28034
Site Plan - J


LGI Homes, Inc.
Little Long Creek SF

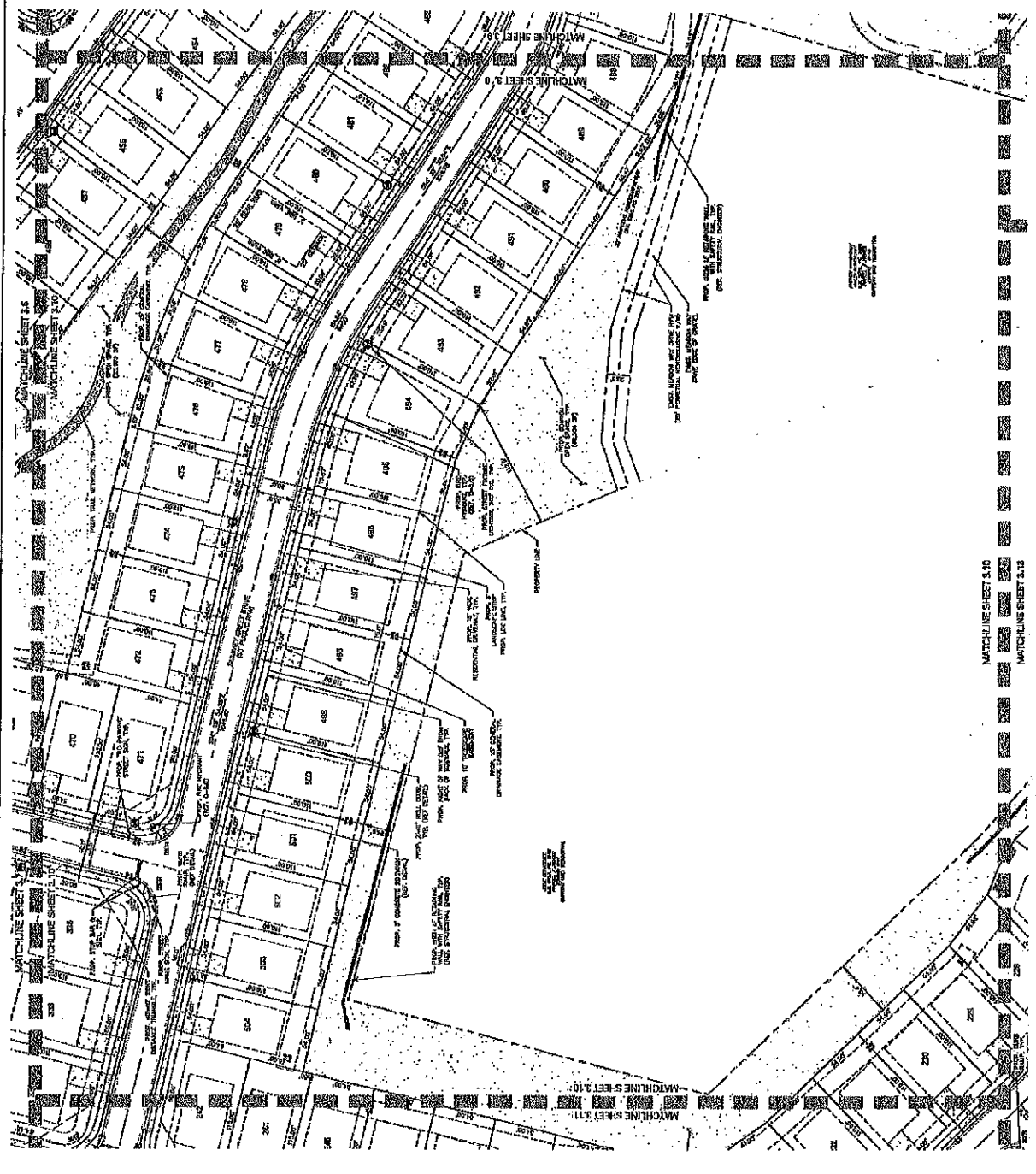



WETLANDS LEGEND:


 PROPOSED WETLAND
 EXISTING WETLAND
 WETLAND BOUNDARY

MATCH LEGEND:


 CONCRETE CURB/STREET
 IMPROVED DRIVEWAY
 PROPERTY LINE




i18
 IMPROVE YOUR DRIVE
 CALL AT 877-800-8888
 OR VISIT WWW.I18.COM
 WE'LL GET YOU THERE SAFELY AND LEGALLY

GRAPHIC SCALE
 1" = 40'

1" = 40'



3807 Dulles High Speed Hwy, Falls, NC 28034

Site Plan - K

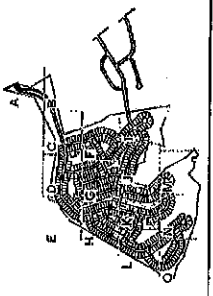
Little Long Creek SF

LGI Homes, Inc.

2017 Shuman Drive
Lenoir, NC 28920



URBAN DESIGN PARTNERS
ARCHITECTS AND ENGINEERS
INCORPORATED
1000 S. W. 10TH AVENUE
SUITE 100
MIAMI, FL 33135
TEL: 305.375.1100
WWW.URBANDSIGNPARTNERS.COM

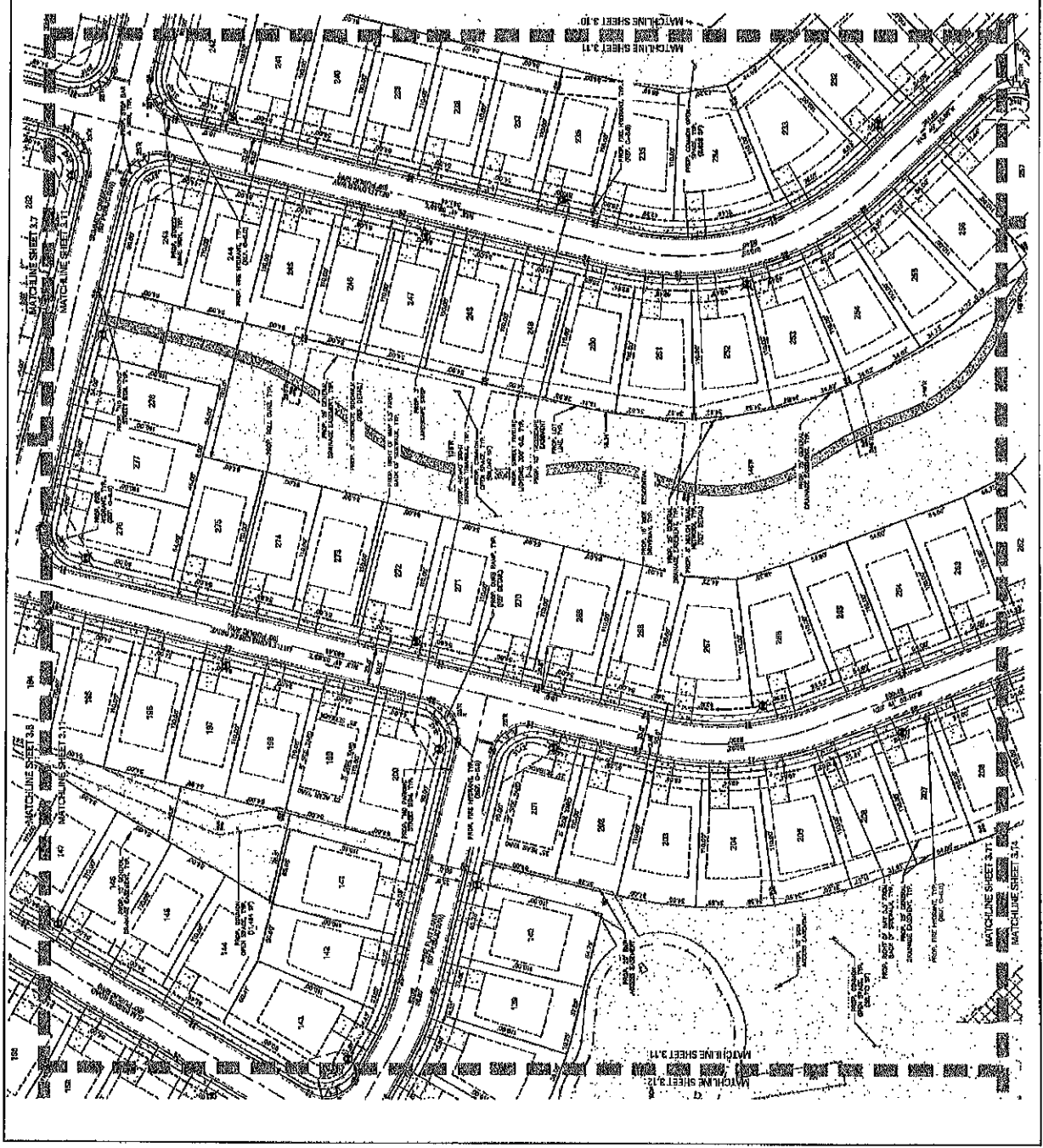


WETLANDS LEGEND:

REGULATORY WETLANDS
 FEDERAL WETLANDS
 STATE WETLANDS
 FEDERAL AND STATE WETLANDS
 FEDERAL AND STATE WETLANDS (UNDEVELOPED)
 FEDERAL AND STATE WETLANDS (DEVELOPED)
 FEDERAL AND STATE WETLANDS (UNDEVELOPED AND DEVELOPED)


HATCH LEGEND:


COMMON OPEN SPACE
 IMPROVED OPEN SPACE
 ADJUTANT AREA

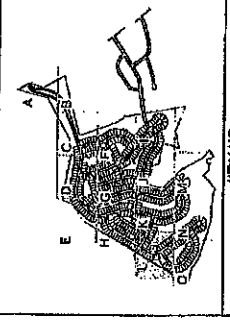


Site Plan - L
3807 Dalks High Shoals Hwy, Duxey, NC 28834

Little Long Creek SF
LGI Homes, Inc.
1027 Sharron Drive
Lenoir, NC 28750







WETLANDS LEGEND:

JURISDICTIONAL WETLAND

INTERMEDIATE WETLAND

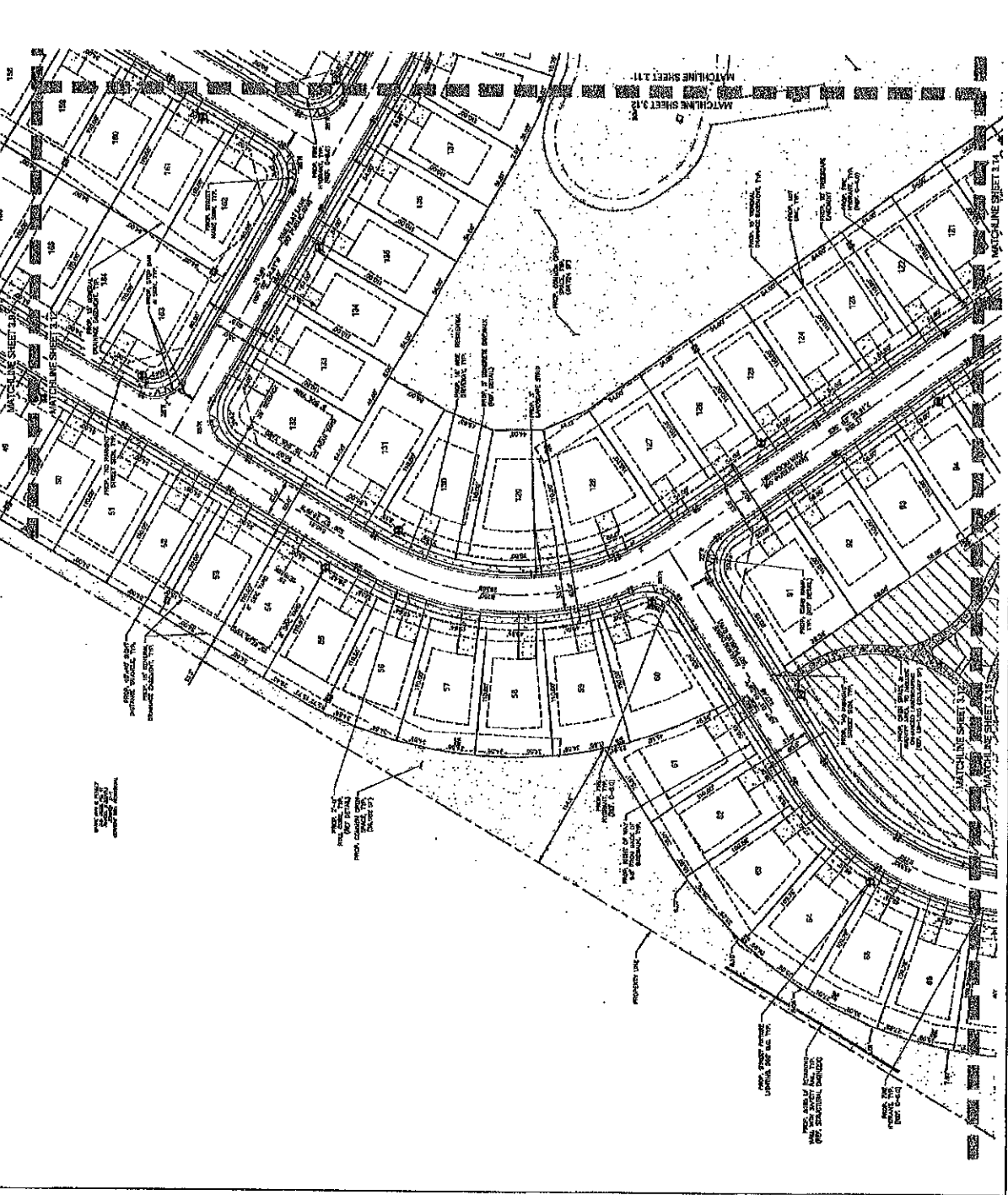
WETLAND BUFFER


WETLAND SENSITIVE AREA

HATCH LEGEND:

CONSTRUCTION SPACE

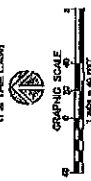
NONCONSTRUCTION ADJACENT AREA





811

FOR ANY DIGITALLY LOCATED UTILITY
CALL AT 811 OR VISIT WWW.811.NC.GOV
FOR THE STATE OF NORTH CAROLINA



GRAPHIC SCALE
1" = 40' 0"



BEFORE YOU SIGN
CALL OR VISIT
AND CHECK ALL CENTER
POINTS IN THE PLAN



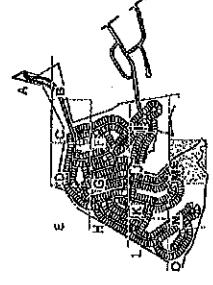
GRAPHIC SCALE
1" = 50' - 0" (1:600)

Little Long Creek SF
Site Plan - M
3807 Little Long Creek Hwy, Dallas, NC 28034

LGI Homes, Inc.
3077 Sherman Blvd
Lynchburg, VA 24502
703.777.0200



URBAN
DESIGN
PARTNERS
INC.

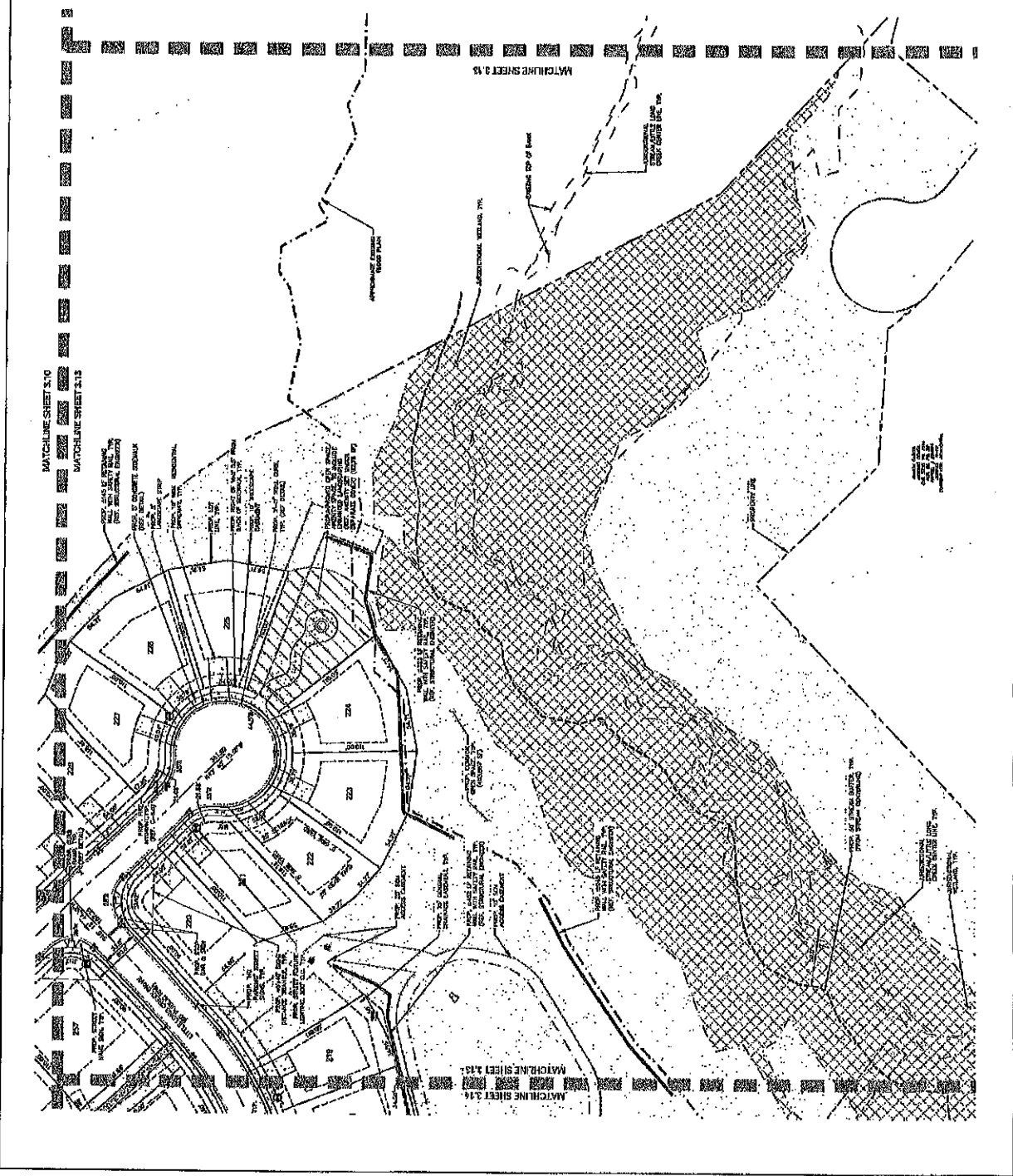


WETLANDS LEGEND:

- APPROXIMATE WETLAND
- WETLANDS
- WETLANDS WITH PROPOSED DEVELOPMENT
- WETLANDS WITH PROPOSED DEVELOPMENT AND PROPOSED IMPROVEMENTS
- WETLANDS WITH PROPOSED DEVELOPMENT AND PROPOSED IMPROVEMENTS AND PROPOSED IMPROVEMENTS

HATCH LEGEND:

- COMMON OPEN SPACE
- IMPROVED OPEN SPACE
- WETLANDS





CALL BEFORE YOU DIG
FOR THE 811 SERVICE
FOR THE STATE OF NORTH CAROLINA



GRAPHIC SCALE
0 10 20 30 40 50
FEET = 1:2500

Little Long Creek SF
Site Plan - N
1807 Dillies High Shoals Hwy, Dobson, NC 28034
2027 Station Drive
Lenoir, NC 28750
LGI Homes, Inc.
10/27/2018



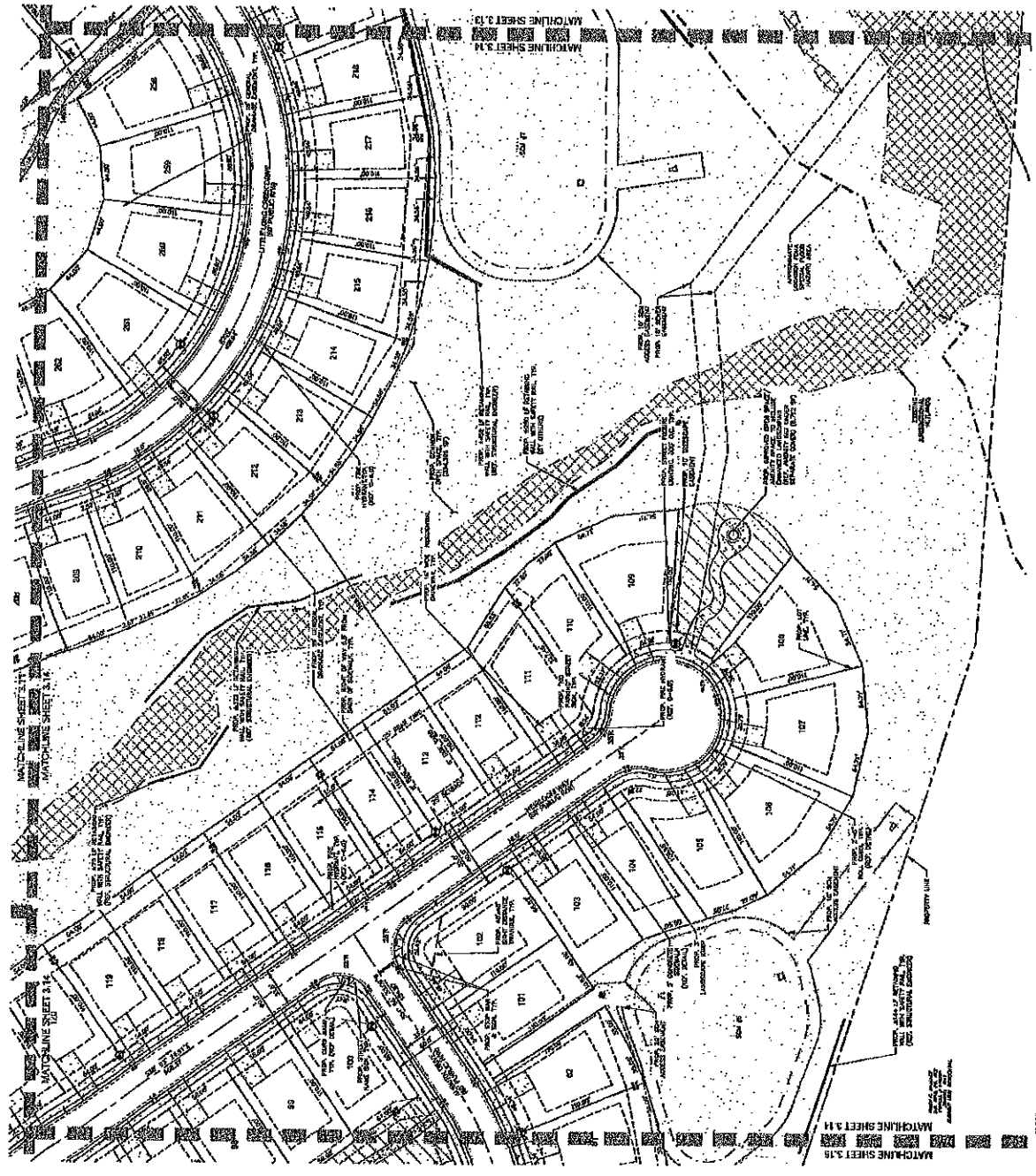
URBAN DESIGN PARTNERS
10000 W. HARRIS LANE
SUITE 200
DALLAS, TEXAS 75243
PH: 214.416.8800
WWW.URBANDSIGNPARTNERS.COM



KEY MAP

WETLANDS LEGEND:
SPRINKLING WETLAND
SWAMPY WETLAND
WETLANDS ARE SHOWN IN ACCORDANCE WITH THE NATIONAL WETLANDS DATA DEVELOPMENT TEAM'S (NWDDT) 2001 CLASSIFICATION SYSTEM.
WETLANDS ARE SHOWN IN ACCORDANCE WITH THE NATIONAL WETLANDS DATA DEVELOPMENT TEAM'S (NWDDT) 2001 CLASSIFICATION SYSTEM.

HATCH LEGEND:
COMMON CROWN SPACE
IMPROVED CROWN SPACE
ANNUITY AREA



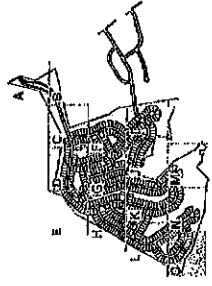
the Long Creek SF

e Plan - 0

Dallas Hwy, Dallas, NC 28034

2007 Shawana Drive
Lenoir, NC 28759

LGI Homes, Inc.



KEY MAP

WETLANDS LEGEND

WETLANDS ARE SHOWN WITH HATCH PATTERNS. WETLANDS ARE CLASSIFIED AS SWAMPY MESSY WOODLANDS, SWAMPY MESSY WOODLANDS WITH OPEN WATER, SWAMPY MESSY WOODLANDS WITH OPEN WATER AND OPEN WATER, SWAMPY MESSY WOODLANDS WITH OPEN WATER AND OPEN WATER WITH OPEN WATER, SWAMPY MESSY WOODLANDS WITH OPEN WATER AND OPEN WATER WITH OPEN WATER AND OPEN WATER.

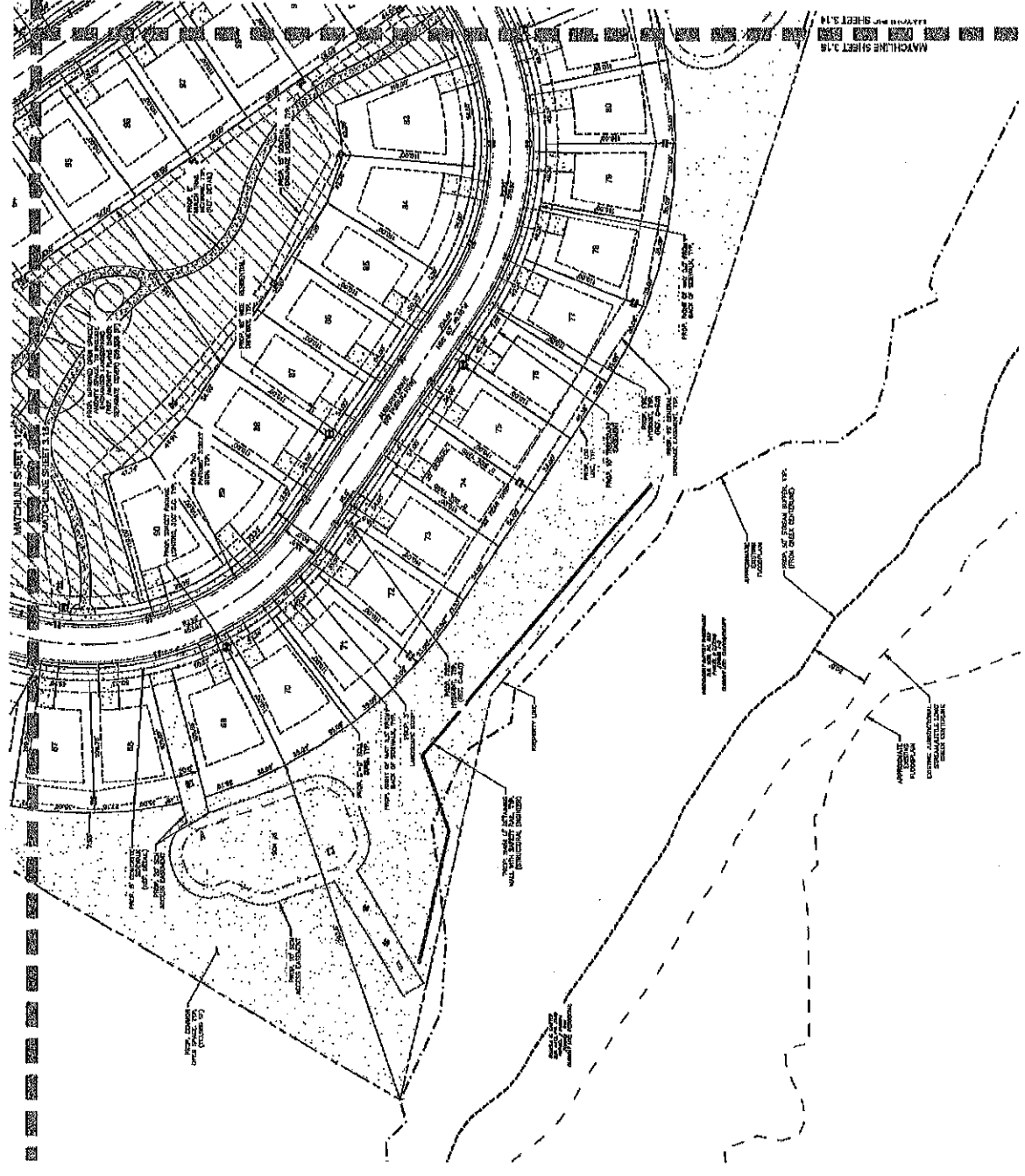
MATCH LEGEND

CONCRETE ON SPINE
IMPROVED CONCERNCE
PAVED AREA



CALL 811 TO REPORT
OR TO REQUEST
UTILITY LOCATIONS
BEFORE YOU DIG
1-800-811-8111

GRAPHIC SCALE
1" = 50' HORIZ.
1" = 20' VERT.



MATCHLINE SHEET 3.18
MATCHLINE SHEET 3.14

**Minutes
Town of Dallas
Planning Board
Meeting of November 16, 2023**

The meeting was called to order at 6:30 pm by Chairman Wilson.

Members present: Curtis Wilson - Chairman, Glenn Bratton—Co-Chair, Reid Simms, Troy Traversie, Thomas Smith, Gene Brown, and John O'Daly.

Also present: Brian Finnegan — Development Services Director; Lindsey Tysinger—Planner; Nolan Groce, Urban Design Partners—Applicant

Approval of Agenda: A motion was made to approve the agenda by Bratton, seconded by Smith, and the motion passed unanimously.

Approval of Minutes: A motion to approve the October 19, 2023 minutes made by O'Daly, seconded by Smith, and the motion passed unanimously.

New Business

Little Long Creek Preliminary Plat: Finnegan presented item 9a, the preliminary plat for the Little Long Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Bratton asked where this neighborhood was in relation to the Shepherd's Way rezoning petition. Finnegan confirmed this project is just north of the other petition but there will be no connection.

O'Daly asked whether this connects to Summey Creek. Finnegan confirmed there will be a connection to the southeast of this project connecting in the Summey Creek subdivision. Traversie asked for clarification on the second entrance in relation to the density. Groce explained that under the current code without the connection to Summey Creek, which would provide two additional access points to Dallas High Shoals, then this neighborhood can only build out 100 units.

Bratton and Traversie asked about the phasing plan. Groce showed the project is planned for three phases. Wilson wanted to confirm the pump station upgrade would hold the sewer capacity projected by this development. Finnegan confirmed once the upgrade is complete and online it will accommodate this development.

O'Daly made a motion to send recommendation to approve to the Board of Aldermen, seconded by Smith, and the motion passed unanimously.

Summey Creek Preliminary Plat: Finnegan presented item 9b, the preliminary plat for the Summey Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Wilson commented on how close the entrance is to Shepherd's Way Drive. Finnegan confirmed the proximity of the entrances. There was further discussion about offsite traffic improvements required for the developments.

Smith asked why the connector road to Little Long Creek wasn't shown on this the connection to Little Long Creek isn't required for Summey Creek since the entrances. The cul de sac of Summey Creek Drive is a partial and intended to allow Little Long Creek to connect in the future, but the connection is the responsibility and necessity for the Little Long Creek developer.

Smith made a motion to send a recommendation to approve the preliminary plat to the Board of Aldermen, seconded by Bratton, and the motion passed unanimously.

Staff Report

Finnegan informed the Board the Town Code Enforcement Officer wanted to give a presentation on the appeal process for minimum housing. Since the Planning Board sits in for the Board of Adjustment they also sit in for the Housing Appeals Board per the ordinance, and there may be a case in the future.

Bratton asked if there was a code they should be familiar with before hearing a minimum housing case. Finnegan confirmed it was Chapter 150 of the Town Ordinance and he would email a link to the chapter to all the members of the Board.

Adjournment

Having no further business, a motion to adjourn was made by Bratton, seconded by Smith, and the motion passed unanimously. The meeting adjourned at 7:07pm.

Brian Finnegan, Development Services Director

Curtis Wilson, Chairman

Subdivision Permit Application

EXHIBIT 3B-1

Permit

Subdivision Type
 Exempt Minor Major

Subdivision Details
 Total Area: 35.84 per GIS Lots Proposed: 128

Applicant Name: Shawn Santee **Owner Name:** Frances S Kirby & Samuel T Summey
Mailing Address: 11535 Carmel Commons **Mailing Address:** 212 Whiteoaks Circle
Boulevard, Suite 101, Charlotte, NC 28226 Bluffton, SC 29910
Phone No.: 704-400-4282 **Phone No.:** _____
Relationship of Applicant to Owner: Property Developer **Contact Email:** shawn@santeelandgroup.com

Property Information – Additional information may be attached when more than one parcel.
Location: Dallas Shoals Highway, Town of Dallas **Tax Parcel ID No.:** 3548314566, 3548413268, 3548412915,
& 3548421028
Existing Zoning: R-1 & R-5 **Water:** Well Public
Lot Length: _____ **Width:** _____ **Sewer:** Septic Public

Dimensional Requirements:

	Required	Proposed
Lot Area:	<u>5,500 Min.</u>	<u>5,500 Min.</u>
Side Yard (L):	<u>6'</u>	<u>6'</u>
Side Yard (R):	<u>6'</u>	<u>6'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>38'</u>	<u>38'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35' Max.</u>

Comments:

Approved Denied Approved with Conditions

Development Services Director DATE

Subdivision Permit Application

EXHIBIT 3B-3

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (In cash or a check made payable) to the Town of Dallas - the following rates shall apply:

_____ \$100 (2-10 lots) _____ \$150 (11-50 lots) _____ \$150 (51-100 lots)
 _____ \$2/lot (101-200 lots) _____ \$4/ lot (201+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



 SIGNATURE OF APPLICANT

02/17/2021

 DATE

Gail C Huss

2. I, Todd Michael Huss, OWNER OF PROPERTY 170071 & 170059
Owner Name Tax Map, Book, and Parcel Number
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee
Applicant's Name


TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:


 SIGNATURE OF PROPERTY OWNER

3/20/2021 | 9:16 AM PDT

 DATE

DocuSigned by:


EF6413AF4C1B421...

3/20/2021 | 9:08 AM PDT

Subdivision Permit Application

EXHIBIT 3B-4

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (In cash or a check made payable) to the Town of Dallas - the following rates shall apply:

___ \$100 (2-10 lots) ___ \$150 (11-50 lots) ___ \$150 (51-100 lots)
 ___ \$2/lot (101-200 lots) ___ \$4/ lot (201+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



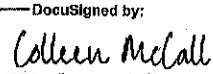
 SIGNATURE OF APPLICANT

02/17/2021

 DATE

2. I, Colleen T McCall, OWNER OF PROPERTY 170097
Owner Name Tax Map, Book, and Parcel Number
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:


 SIGNATURE OF PROPERTY OWNER

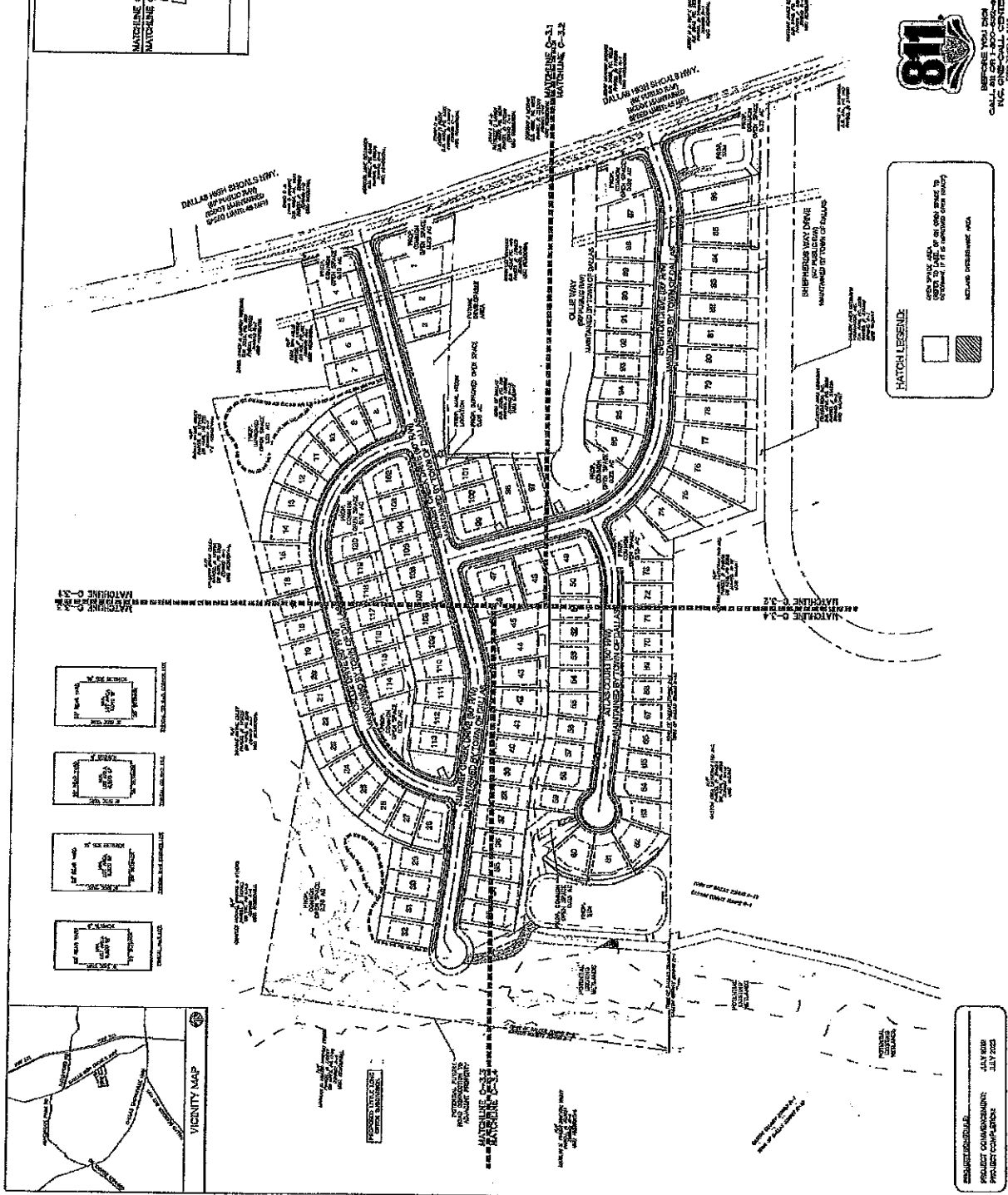
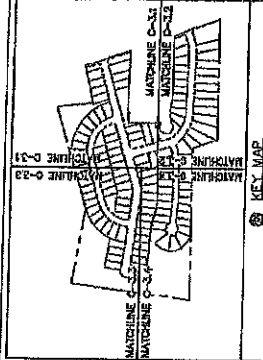
2/19/2021 | 7:50 AM PST

 DATE

EXHIBIT 3B-5

Overall Site Plan Summer Creek

ITEM	AMOUNT
TOTAL PROJECT AREA	10.00 ACRES
TOTAL DEVELOPABLE AREA	10.00 ACRES
TOTAL LOT AREA	100,000 S.F.
TOTAL GROSS AREA	100,000 S.F.
TOTAL NET AREA	100,000 S.F.
TOTAL PERMITTED AREA	100,000 S.F.
TOTAL PERMITTED GROSS AREA	100,000 S.F.



NOTES

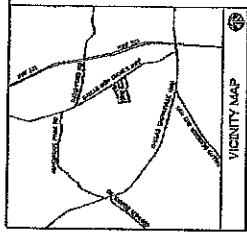
- 1. ALL INFORMATION IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF HARRIS, TEXAS.
- 2. THE TOWN OF DALLAS RESERVED THEIR RIGHT TO REVOKE THIS PERMIT AT ANY TIME.
- 3. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 4. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 5. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 6. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 7. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 8. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 9. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.
- 10. THE TOWN OF DALLAS RESERVES THE RIGHT TO CHANGE THE PERMIT AT ANY TIME.

811

BEFORE YOU DIG
CALL AT 811-300-800-800
FOR THE RIGHT TO DIG
IN THE RIGHT WAY

ATCH LEGEND:

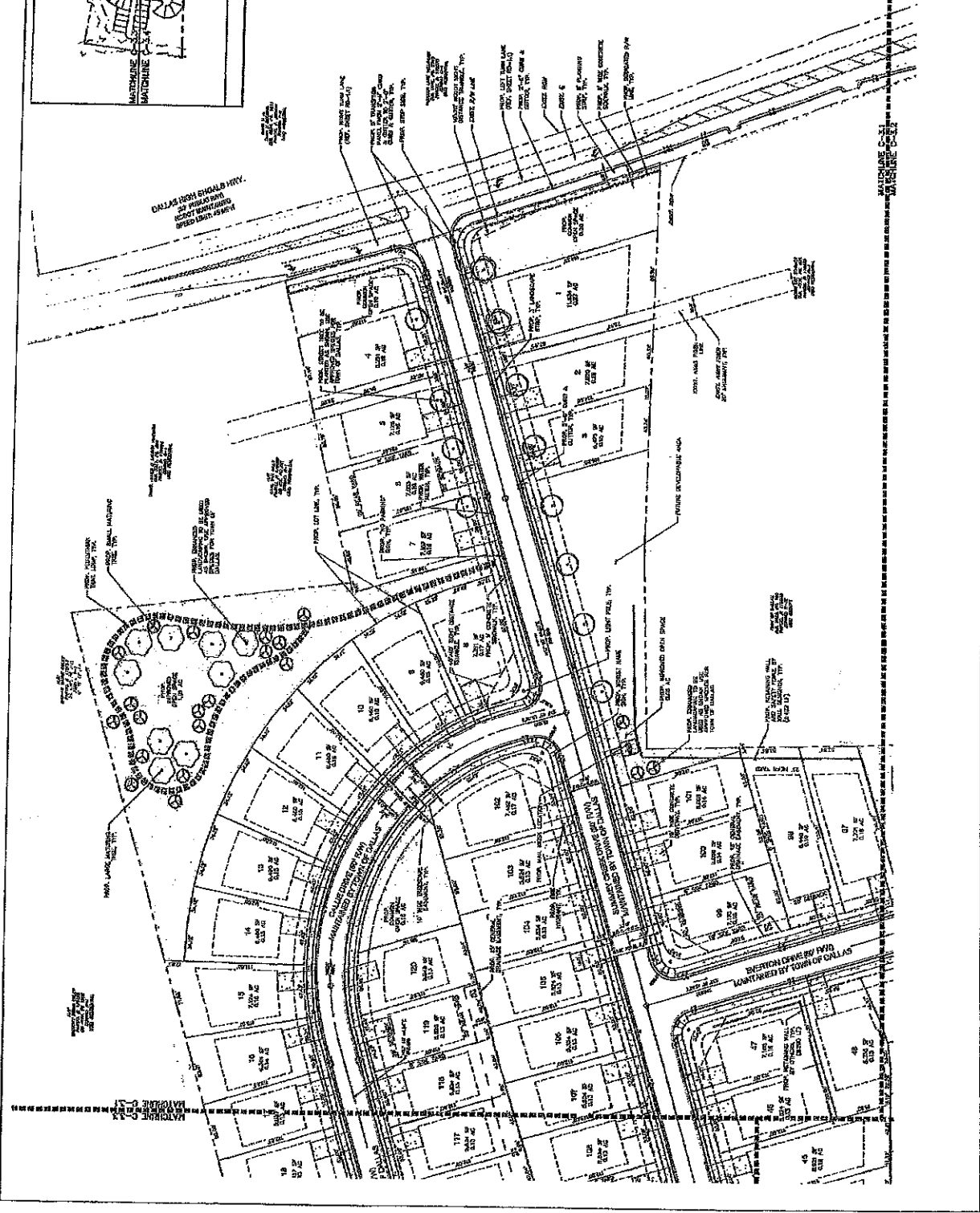
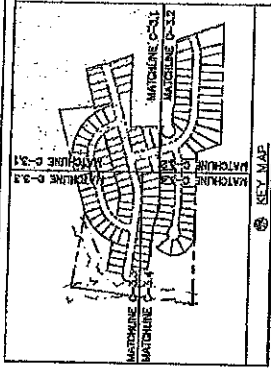
- [Symbol] OPEN SPACE AREA
- [Symbol] RECREATION AREA



DATE: JAN 2023
PROJECT: COUNCILMAN'S
PROJECT: COMPLETION



GRAPHIC SCALE
1" = 100'



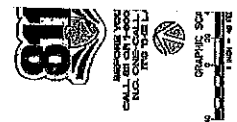
DALLAS ROAD HIGH SCHOOL BLVD
1/4" = 100'

EXISTING UTILITIES
LANDSCAPING

EXISTING UTILITIES
LANDSCAPING

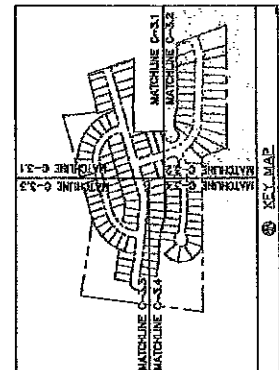
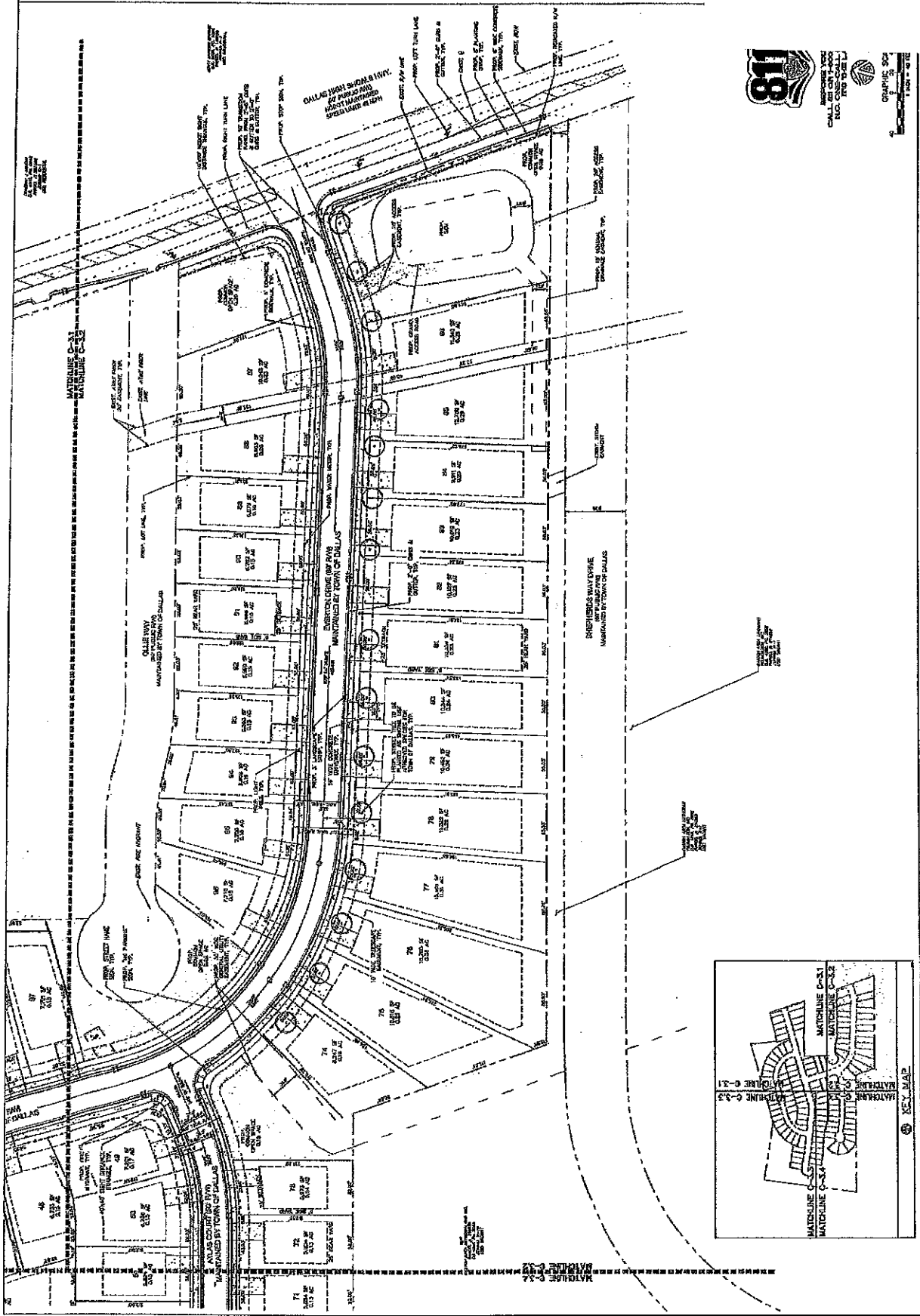
EXISTING UTILITIES
LANDSCAPING

EXISTING UTILITIES
LANDSCAPING



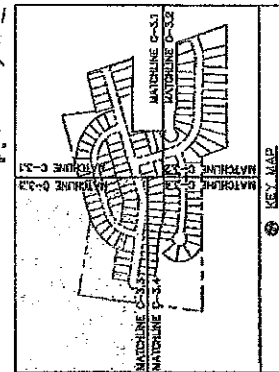
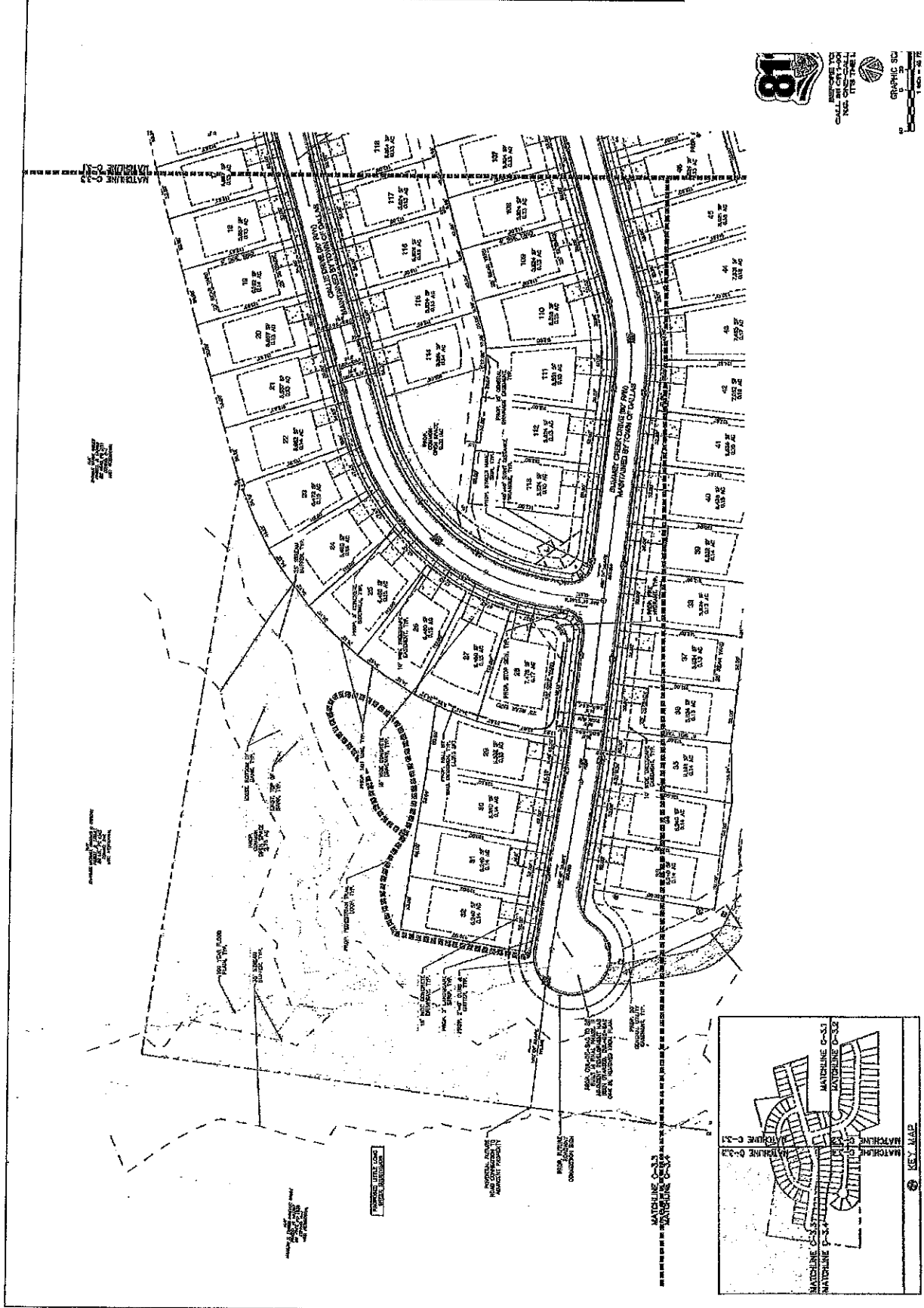
Site Plan Enlargement

Summey Creek
Raghu Kohli
Summey Creek Dallas, L.L.C.



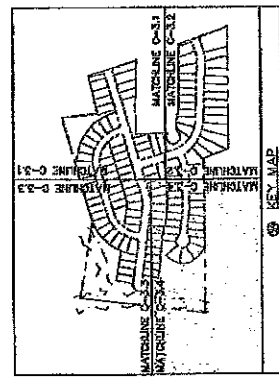
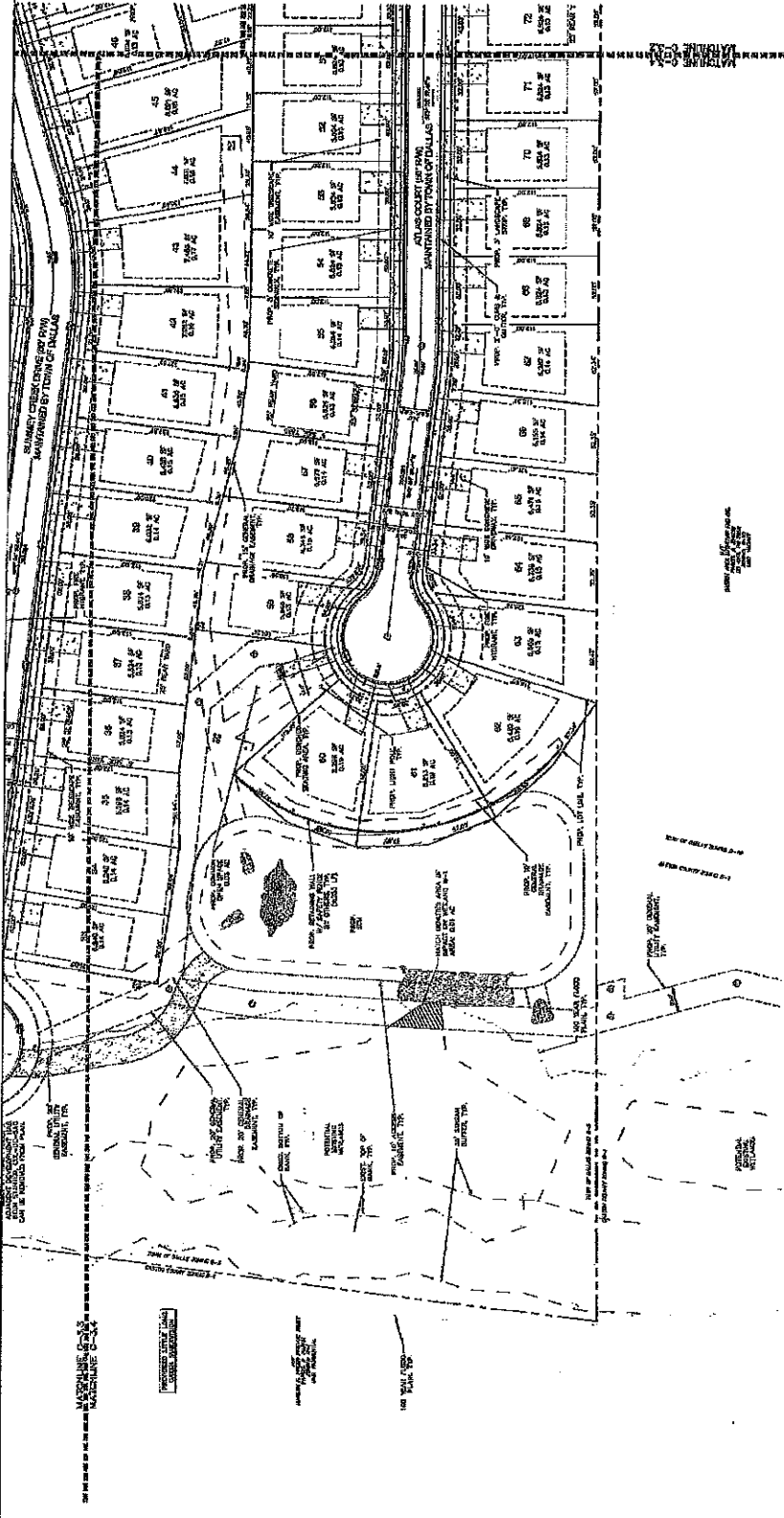


GRAPHIC 301
SCALE: 1" = 40'-0"
DATE: 11/15/11
PROJECT: SUMMEY CREEK
CALL: 408.441.1818
WWW.18DESIGN.COM





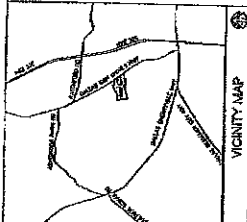
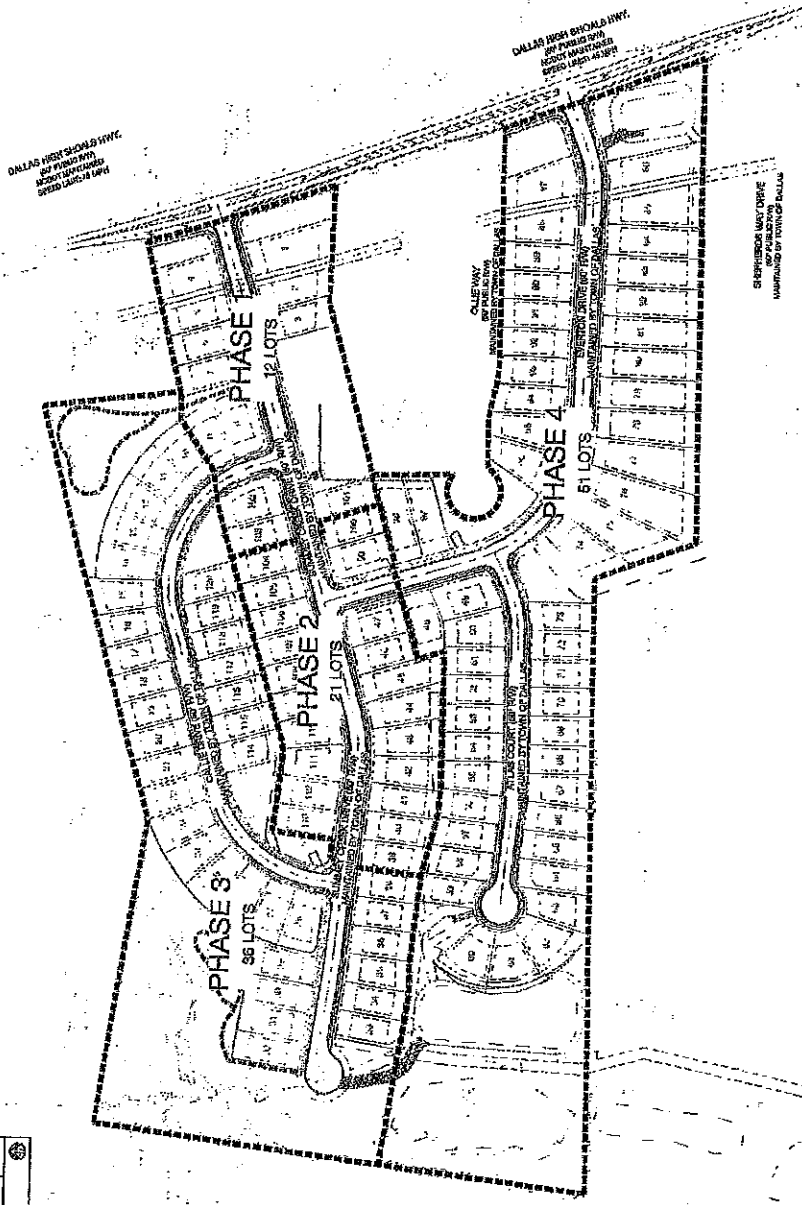
18
GRAPHIC SC
1" = 40' 0"



Bartram's Creek Dallas, L.L.C.
Rajiv Kohra



URBAN DESIGN PARTNERS



VICINITY MAP

Information

	ONLY		
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
-Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private; and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>			
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees			✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	---
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	---
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	---
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	---
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A

Minutes
Town of Dallas
Planning Board
Meeting of November 16, 2023

The meeting was called to order at 6:30 pm by Chairman Wilson.

Members present: Curtis Wilson - Chairman, Glenn Bratton—Co-Chair, Reid Simms, Troy Traversie, Thomas Smith, Gene Brown, and John O'Daly.

Also present: Brian Finnegan — Development Services Director; Lindsey Tysinger—Planner; Nolan Groce, Urban Design Partners—Applicant

Approval of Agenda: A motion was made to approve the agenda by Bratton, seconded by Smith, and the motion passed unanimously.

Approval of Minutes: A motion to approve the October 19, 2023 minutes made by O'Daly, seconded by Smith, and the motion passed unanimously.

New Business

Little Long Creek Preliminary Plat: Finnegan presented item 9a, the preliminary plat for the Little Long Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Bratton asked where this neighborhood was in relation to the Shepherd's Way rezoning petition. Finnegan confirmed this project is just north of the other petition but there will be no connection.

O'Daly asked whether this connects to Summey Creek. Finnegan confirmed there will be a connection to the southeast of this project connecting in the Summey Creek subdivision. Traversie asked for clarification on the second entrance in relation to the density. Groce explained that under the current code without the connection to Summey Creek, which would provide two additional access points to Dallas High Shoals, then this neighborhood can only build out 100 units.

Bratton and Traversie asked about the phasing plan. Groce showed the project is planned for three phases. Wilson wanted to confirm the pump station upgrade would hold the sewer capacity projected by this development. Finnegan confirmed once the upgrade is complete and online it will accommodate this development.

O'Daly made a motion to send recommendation to approve to the Board of Aldermen, seconded by Smith, and the motion passed unanimously.

Summey Creek Preliminary Plat: Finnegan presented item 9b, the preliminary plat for the Summey Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Wilson commented on how close the entrance is to Shepherd's Way Drive. Finnegan confirmed the proximity of the entrances. There was further discussion about offsite traffic improvements required for the developments.

Smith asked why the connector road to Little Long Creek wasn't shown on the connection to Little Long Creek isn't required for Summey Creek since they already have two entrances. The cul de sac of Summey Creek Drive is a partial and intended to allow Little Long Creek to connect in the future, but the connection is the responsibility and necessity for the Little Long Creek developer.

Smith made a motion to send a recommendation to approve the preliminary plat to the Board of Aldermen, seconded by Bratton, and the motion passed unanimously.

Staff Report

Finnegan informed the Board the Town Code Enforcement Officer wanted to give a presentation on the appeal process for minimum housing. Since the Planning Board sits in for the Board of Adjustment they also sit in for the Housing Appeals Board per the ordinance, and there may be a case in the future.

Bratton asked if there was a code they should be familiar with before hearing a minimum housing case. Finnegan confirmed it was Chapter 150 of the Town Ordinance and he would email a link to the chapter to all the members of the Board.

Adjournment

Having no further business, a motion to adjourn was made by Bratton, seconded by Smith, and the motion passed unanimously. The meeting adjourned at 7:07pm.

Brian Finnegan, Development Services Director

Curtis Wilson, Chairman