

Town of Dallas Planning Board Meeting

Agenda

Thursday, August 19, 2021

To be held at the Fire Station Community Room at 6:30 pm

The following agenda is proposed:

1. Call to Order
2. Roll Call of Members Present; Declaring a quorum as present
3. Invocation or Moment of Silence
4. Pledge of Allegiance to the Flag
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes – July 15, 2021
8. Old Business:
 - a. Conditional Zoning: 1028 Rosewood Drive
9. New Business
 - a. Conditional Zoning: Little Long Creek
10. Other Business
11. Adjournment

Minutes
Town of Dallas
Planning Board
Meeting of July 15, 2021

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

The following member were present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chairman, John O’Daly, Thomas Smith, and Reid Simms.

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer, Representatives from Moore & Seagle -Shane Seagle, Jake Seagle, Mike Moore, and Randall Williams – Clayton Engineering.

There was an invocation led by Chairman Wilson followed by the Pledge of Allegiance

Approval of Agenda: Staff introduced two additions to the agenda as 9A: Planning Board Vacancy and 9B: Development submittal policy. A motion was made to approve the agenda with two additions by Glenn Bratton, seconded by Thomas Smith, and approved unanimously.

Approval of Minutes: A motion was made to approve the minutes from June 17, 2021 as presented, by Reid Simms, seconded by Glenn Bratton, and approved unanimously.

New Business:

A) Conditional Zoning: 1028 Rosewood Dr.

A conditional rezoning application was submitted in conjunction with an annexation petition by Moore & Seagle Holdings, LLC for 1028 Rosewood Drive. The requested zoning is a Conditional Zoning District, CD-R-6. The development proposal includes 56 single family lots, to be served by the Town of Dallas water, sewer, and electric utilities. The Planning Board, Staff, and Development team had open conversation about various aspects of the project, including conditions, reliefs, open space, and clustered mailbox units. It was requested that the development team update the site plan based on comments from the meeting and return in August for a potential recommendation on the Conditional Rezoning.

B) Annexation Zoning Recommendation: Robinson Clemmer Rd.

Staff introduced the item giving an overview of the property. YFKO, LLC is interested in annexing 0.25 acres that remains in Gaston County, for development of single-family homes on the 2.75 acre parcel. The majority of the parcel is already in town limits and zoned R-6, Multi-Family Residential. After a brief discussion, Thomas Smith made a motion to recommend that the remainder of the parcel be assigned R-6 zoning upon annexation into the Town of Dallas, with the following consistency statement:

The proposed zoning map amendment assigning parcel #304617, to R-6 Multifamily Residential, is neither consistent nor inconsistent with the 2003 Land Use Plan's map designation, because this parcel was not in the study area, but it abuts property designated as Traditional Neighborhood, Higher Density, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the amendment aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

C) Future Land Use Map Update

Staff introduced the item and gave an overview of the project. The Town worked with Centralina Regional Council to begin the process of updating its Future Land Use Map. Several community surveys were posted regarding land use and the future of the Town. As part of NCGS 160D, the Town is required to have a reasonably maintained Land Use Plan. The current plan has not been updated since 2003, so it is not considered reasonably maintained. The Town will work with Centralina Regional Council on this project. This process will allow for review and refinement of the draft Future Land Use Map. This item was for informational purposes and no action was taken.

Other Business:

A) Planning Board Vacancy

Staff informed the Planning Board that Mr. Farris requested to not be reappointed for a new term on the Planning Board/Board of Adjustment, leaving a vacant seat on the Boards. Tiffany Faro serves as alternate #1 for both Boards, but has scheduling conflicts with the current meeting day/time. If the Planning Board is interested in Mrs. Faro filling the vacancy, it would be beneficial for the meeting day/time to change. A brief discussion took place about availability of Board members and the potential of changing meeting dates. Mr. Gene Brown was not in attendance and the Board did not want to make a decision without his input.

B) Development Submittal Policy

As development interest increases in the Town, it would be beneficial to adopt a policy for site plans, both residential or commercial. Lack of standards has allowed inconsistent detail in submittals for projects, creating more work for staff and developers. Staff has begun looking into ordinances and policies across the state and plans to bring this before the Board in the future.

Adjournment

A motion to adjourn was made by Reid Simms at 8:04 pm, seconded by Glenn Bratton, and approved unanimously.

Respectfully Submitted,

Nolan Groce, Development Services Director

Curtis Wilson, Chairman

Zoning Map Amendment Request: 2021-03

Property Owners/Applicants: Jerry and Lynn Campbell

Applicant Representative: Mike Moore - Moore & Seagle Holdings, LLC.
Shane Seagle - Moore & Seagle Holdings, LLC.
Jake Seagle - Moore & Seagle Holdings, LLC.

Current Zoning: CU/RLD – Conditional Use/Residential Low Density (Gaston County)

Proposed Zoning: Conditional District R-6, Single Family Residential, CD-R-6

Property Location: 1028 Rosewood Drive, Dallas, NC 28034

Gaston County Parcel Identification numbers: 171850

Request: The applicant is proposing to annex and rezone the subject parcel for the development of a 56 home, single-family detached neighborhood.

Background: The request to annex and conditionally rezone the 17.01 acre tract was submitted after discussion between the developer and Town Staff. In order to require an additional side yard setback, from 6' to 8', between homes, a conditional rezoning request rather than a conventional was necessary.

Staff Analysis: The subject site consists of a single-family home and accessory building. Site conditions are as follows:

- Currently occupied by a residential dwelling;
- Property is surrounded by an existing stream, which is shown on site plan;
- Has Town of Dallas electric utilities along Rosewood Dr.;
- Requires water and sewer extensions to serve site.

Zoning: This property is currently located in Gaston County and is in the process of petitioning annexation into Town Limits. The property is considered contiguous to Town and abuts the Town's Public Utilities facility. The proposed development is consistent with the requested zoning district, CD R-6. The conditional zoning district allows greater control of uses and the proposed site plan. Through this process, the applicant is seeking relief from rear yard setback, from 25' to 10' on lots 1, 2, 30, 31, 32, 33, 34, 35 and 56. Relief is also being given by allowing residential street (50' right-of-way) from the entrance on road A, to turn on road B.

The R-6 zoning district does not require open space or amenities. Approximately 1.2 acres are shown as tree save area, which will provide an additional buffer to abutting property owners on the northwest corner of the parcel.

Traffic: Trip generation has not been submitted at this time, but based on ITE Trip Generation Manual, Traffic Impact Analysis (TIA) will not be required by the Town or North Carolina Department of Transportation. 56 Single Family Homes does not meet the Town threshold of 1,000 trips per day or 100 during peak hours.

Parking: Only 2 off street parking spaces are required per lot. As part of the conditional rezoning, staff has included the requirement of 4 off street spaces per home, including garage space(s). On street parking will not be allowed in this development.

Comprehensive Land Use Plan: The proposed Development is technically inconsistent with the 2003 Land Use Plan's Map Designation as Residential Agricultural, which consists of large existing tracts that should keep their agricultural uses or be developed in ways that compliment agricultural uses. Conservation subdivisions, that retain a significant amount of open space may be appropriate in these areas. However, this property abuts land that was identified as Traditional Neighborhood Higher Density. The development will include sidewalks on both sides of the road, providing increased pedestrian walkability.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for this development since the proposed use is technically inconsistent with the 2003 Land Use Plan's map designation as Residential Agricultural.

Staff is in favor of the proposed layout and requested reliefs. Staff recommendation is to recommend approval of the conditional rezoning to the Town Board of Aldermen.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional Zoning: 1028 Rosewood Dr.

AGENDA ITEM NO. 8A

MEETING DATE: 8/19/2021

BACKGROUND INFORMATION:

An annexation petition requesting a Conditional Zoning district was submitted June 6, 2021 on behalf of Jerry and Lynn Campbell by Moore & Seagle Holdings, LLC for 1028 Rosewood Dr., further identified as Parcel #171850.

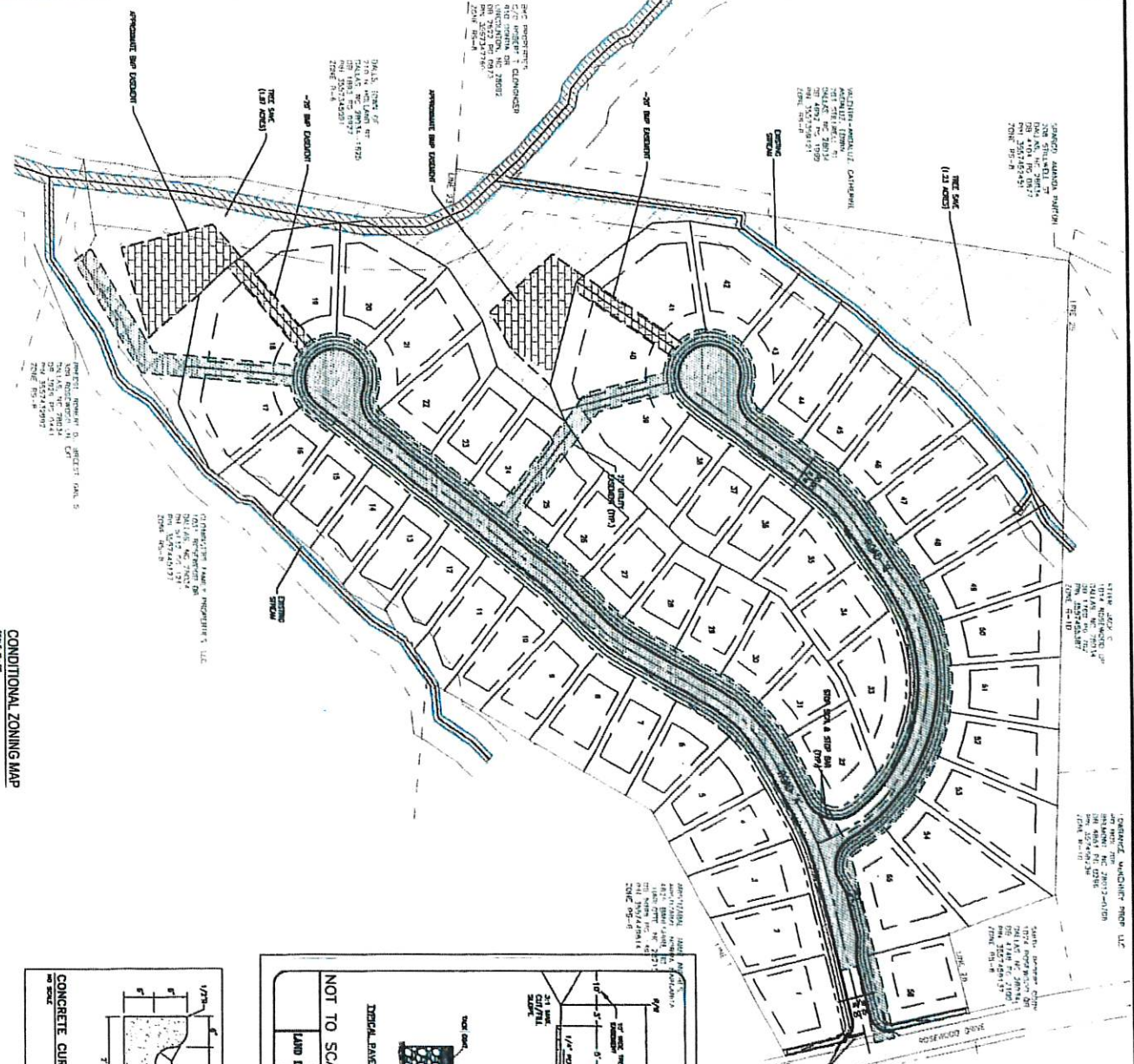
The 17.083-acre parcel is currently located in Gaston County and is seeking annexation as a Conditional Zoning District – R-6 for the development of a single-family neighborhood. The minimum lot size is 6,000 square feet, front and rear setbacks of 25 feet and side yard setbacks of 8 feet.

A virtual public involvement meeting was held, per requirement, on July 9, 2021.

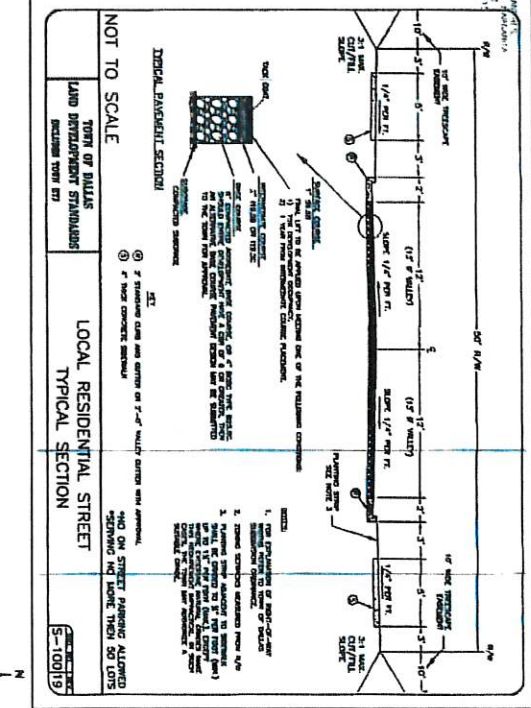
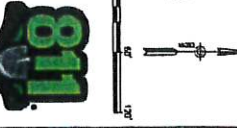
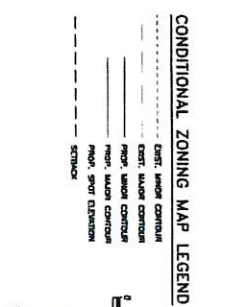
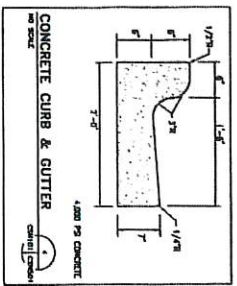
The applicant is seeking recommendation from the Planning Board before going before the Board of Aldermen. Planning Board recommendations must be accompanied by a consistency statement. Staff has provided a sample consistency statement for your consideration.

STAFF RECOMMENDATION: Review the proposed conditions of approval. Pending consensus of the Board, recommend approval of the conditional rezoning, CD-R-6, to the Board of Aldermen.

BOARD ACTION TAKEN:



CONDITIONAL ZONING MAP
 SCALE: 1" = 40'



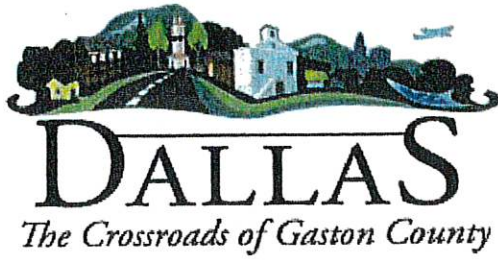
NOT TO SCALE

TYPICAL RESIDENTIAL STREET LOCAL RESIDENTIAL STREET TYPICAL SECTION

CONCRETE CURB & GUTTER

CONDITIONAL ZONING MAP LEGEND

811



Written Consent for Zoning Conditions

The petitioner hereby expressly consents to all zoning conditions listed in this report and attached to this as Exhibit A:

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Not requiring Town Collector Street detail from entrance on road A to intersection at road B
 - b. Rear yard setback relief from 25 feet to 10 feet on lots 1, 2, 30, 31, 32, 33, 34, 35, 36.
2. Developer to provide at least four (4) off-street parking space on each residential lot. This shall include garage space(s).
3. Development shall include minimum 8' side yard setbacks on interior lots and 18' on corner lots.
4. Developer to install "no on-street parking" signs throughout development
5. Single-Family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades.
6. Street frontage along Rosewood Dr. shall be designed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter along Rosewood Dr., the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
7. Developer to secure driveway permit for entrance from NCDOT
8. Developer shall extend Town of Dallas' water, sewer, and electrical lines to the site, at their expense. The development will be served by Town utilities: water, sewer, and electric.
9. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.
10. Developer shall separately secure demolition permits from Town and Gaston County.
11. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
12. Conditional Zoning approval is valid for a period of 24 months from the date of approval.



June 10, 2021

Town of Dallas
Board of Aldermen
210 N Holland Street
Dallas, NC 28034

RE: *Annexation Outline Letter*

Dear Board of Aldermen,

We like to annex parcel # 171850 (see zoning map attached for reference) into the Town of Dallas to achieve the town's Conditional R-6 Zoning and also tie into the town's public utilities to supply the proposed development (see development map attached for reference also).

We greatly appreciate your consideration in this matter and look forward to your response.

Sincerely,

William M Moore
Moore & Seagle Holdings, LLC

TOWN OF DALLAS, NORTH CAROLINA
PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: 6/10/21

FEE: \$500.00

Current Property Use: Residential Requested Zoning: COND R-6

Planned Property Use: Single Family Subdivision

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as 1028 Rosewood Drive, DALLAS, NC 28034, further identified as parcel ID # 171850, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Jerry & Lynn Campbell Phone _____

Address 1028 Rosewood Drive

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: Jerry W. Campbell Date: 6/10/21

Owner's Signature: Lynn Campbell Date: 6/10/21

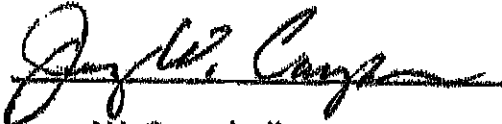
Owner's Signature: _____ Date: _____

Received By: _____

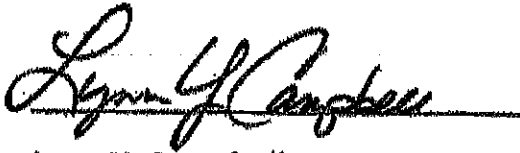
Date: _____

Authorized Agent

Let this letter serve as formal notice that we, Jerry W. & Lynn Y. Campbell, owner of parcel #171850, further known as 1028 Rosewood Drive, give consent for Moore & Seagle Holdings, LLC to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas



Jerry W. Campbell



Lynn Y. Campbell

Date Signed: June / 10th / 2021

CLAYTON

ENGINEERING & DESIGN

July 12, 2021

**Re: Project Information Meeting (PIM) Rosewood Development
Dallas, NC (Virtual Zoom) 6:00pm**

Attendees: William Clayton, PE – Clayton Engineering
Mike Moore – Developer
Nolan Grace – Town of Dallas
Maria Stroupe – Town of Dallas
Paul Lowrance – Attendee
Catherine Valentin-Andaluz – Attendee

Meeting was opened at 6:00 pm

1. Will Clayton welcomed all attendees and opened the meeting. A description of the project was given.
2. Nolan informed attendees that this was the first of three public meetings to be held for the zoning/annexation process.
3. The meeting was opened for questions.
4. Paul Lowrance stated that he was please that the development would be a single family development. He also asked about the possibility of neighbors being able to tie-in to public sanitary sewer. Will Clayton informed the attendees that the developer hoped to utilize public water and sewer, but the design had not progressed that far enough to know locations etc.
5. Catherine Valentin-Andaluz joined the meeting and voice her concerns on increased traffic flow, the number of parcels, and the close proximity of the project to her property. She is concerned with her animals that range free on her property. Will Clayton informed her that all necessary buffers and setbacks would be met.

The meeting was closed at approximately 6:30pm.

If you have any questions or need additional information, please feel free to call me at (828) 455-3456 or email wclayton@clayton-engineering.net.

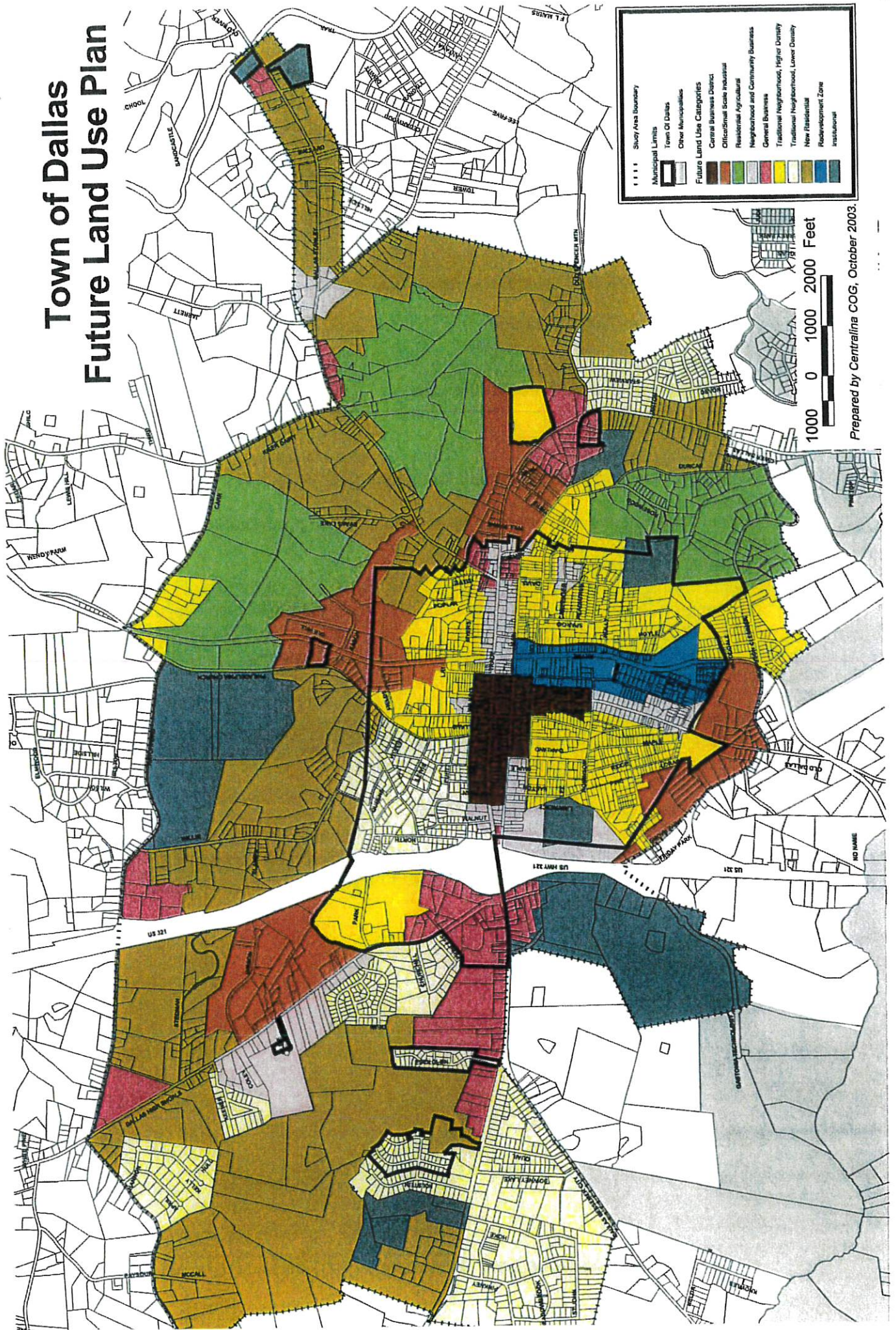
Sincerely,

Clayton Engineering & Design, PLLC

William S. Clayton

William S. Clayton, PE
President

Town of Dallas Future Land Use Plan



Prepared by Centralinas COG, October 2003.

CONSISTENCY STATEMENT

The proposed zoning map amendment of 1028 Rosewood Dr., further identified as Gaston County parcel #171850, to a conditional zoning district, CD-R-6, although inconsistent with the 2003 Land Use Plan's map designation as Residential Agricultural, abut property designated as Traditional Neighborhood Higher Density, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning aligns with the 2003 Land Use Plan's recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional Zoning: Little Long Creek

AGENDA ITEM NO. 9A

MEETING DATE: 8/19/2021

BACKGROUND INFORMATION:

An application was submitted by authorized agents Paul Pennell and Jeff Webb on behalf of several property owners, for the conditional rezoning of six parcels for a single-family detached development. The proposal covers 170.56 acres of currently vacant land located in Gaston County. Two parcels are currently located in Town limits, while four require annexation.

The proposal includes 533 single family homes, 25.92 acres of open space, and 5.12 acres of improvements. Staff has reviewed the site plan numerous times and is in favor of the proposed layout. Amenity proposals include a tot lot, 8' wide natural walking trail, and open-air pavilion. While these are improvements, the proposed amenities are not enough to fulfill ordinance requirement based on the size of the development. Staff has requested additional amenity options be explored.

A traffic impact analysis will be required by the Town and North Carolina Department of Transportation. To date, the study has not been completed.

STAFF RECOMMENDATION: Review the site plan and proposed conditions of approval. Pending request of TIA completion and/or more improvements being proposed, recommend approval of the conditional rezoning, CD-R-5, to the Board of Aldermen.

BOARD ACTION TAKEN:

Zoning Map Amendment Request: 2021-04

Property Owners/Applicants: William & Carole Summey, Ralph E. Summey Land Holdings LLC, Marilyn S Finger Irrevocable Trust, and Helen Rhyne

Applicant Representative: Paul Pennell, Urban Design Partners
Jeff Webb, LGI Homes

Current Zoning: R-12, R-1, C-3

Proposed Zoning: Conditional District R-5, Single Family Residential, CD-R-5

Property Location: The subject site is located near Meadow Way Dr. off of Dallas High Shoals Highway.

Gaston County Parcel Identification numbers: 301017, 170286, 303651, 170287, 169122, 169184

Request: The applicant is proposing to annex four parcels and rezone six parcels totaling 170.56 acres to an R-5 Conditional District for the development of 533 single family detached homes.

Background: The request to conditionally rezone the 170.56 acre comes after discussion with the Dallas Board of Aldermen and the Developer regarding the site and density of homes. The Board would like to require an additional side yard setback, from 6' to 8', between homes. To require this as a condition of approval, zoning requests were withdrawn from conventional and resubmitted as conditional district request.

Staff Analysis: The subject site consists of farmland and wooded area. Site conditions are as follows:

- Currently vacant;
- Has flood zone (creek) that splits Rhyne property from remaining parcels.
- Has existing buried Rutherford Electric Membership Corporation utilities;
- One roadway access point

Development discussions for the subject property have been underway for several years between staff, property owners, and various developers. The R-5 zoning district was established for the development of smaller lots, with active open space, and amenities. This project seeks to utilize the R-5 zoning to develop 533 single family detached homes.

Zoning: This property is currently mix zoned, two parcels being located within the Town of Dallas and three in Gaston County. The proposed development is consistent with the requested zoning district, CD R-5. The conditional zoning district allows greater control of uses and the proposed site plan. Through this process, the applicant is seeking relief from the standing curb requirement, found in the typical street section in the Street and Traffic Standards Policy. The

applicant requests valley curb throughout the development. The standard detail prohibits valley curb on Collector Streets, which have a 60' right-of-way, and allow one sided on-street parking.

R-5 zoning requires 25.584 acres of open space. The current site plan proposes 25.92 acres of open space. 5.12 acres of improvements are required in the site by ordinance. Currently, a +/- 4.0 acre amenity area is proposed. Tot lot and open air pavilion renderings have been provided in the agenda packet. Also proposed is an approximate 4,550 ft natural walking trail, to be a minimum of 8' wide. While these are improvement, they do not meet the 5.12 acre requirement. Staff has advised the applicant of this and requested additional improvements be proposed.

Street trees are being proposed every 50' in the development.

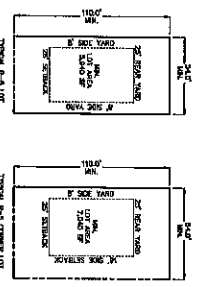
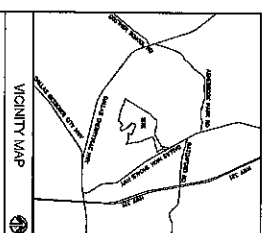
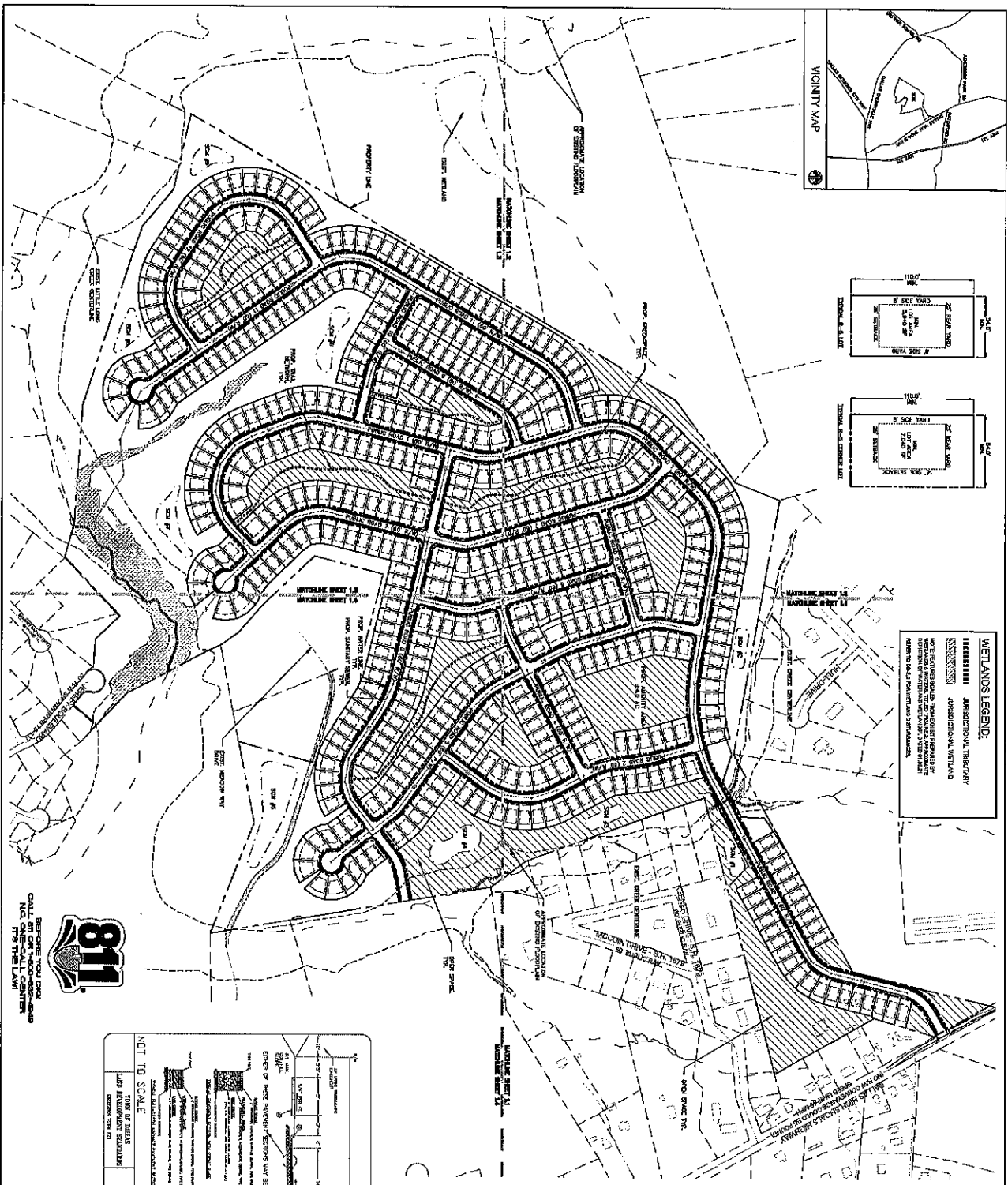
Traffic: Trip generation has not been submitted at this time, but based on ITE Trip Generation Manual, Traffic Impact Analysis (TIA) will be required by both the Town and the North Carolina Department of Transportation, as daily trips will exceed 3,000 TPD.

Parking: 4 off street parking spaces are required per home. An additional 23 spaces are proposed at the +/- 4.0 acre amenity area.

Comprehensive Land Use Plan: The proposed Development is consistent with the 2003 Land Use Plan's Map Designation as New Residential. This development is preferable based on the clustered nature of lots, which preserve open space and heighten pedestrian accessibility. The development will also include sidewalks on both sides of the road, providing connectivity to a proposed neighboring development, Summey Creek.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for a development of this scale. Improvement areas should be agreed upon and included as a condition of approval to ensure the ordinance requirement is met.

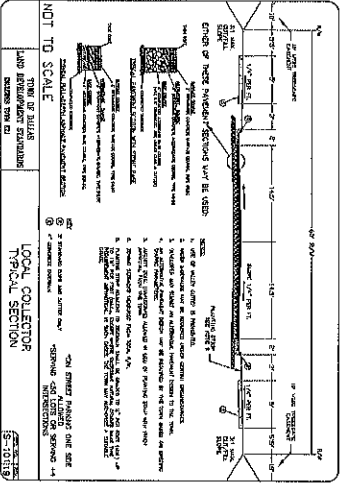
The applicant is only seeking one relief: to allow valley curb throughout the development. Planning Staff supports the requested area of relief, so long that the engineering department can ensure stormwater measures are in place to sufficiently handle runoff.



WETLANDS LEGEND:

[Symbol]	WETLANDS
[Symbol]	WETLANDS
[Symbol]	WETLANDS
[Symbol]	WETLANDS

NOTE: WETLANDS BOUNDARIES WERE DETERMINED BY FIELD SURVEY AND PHOTOGRAPHIC INTERPRETATION OF AERIAL PHOTOGRAPHS. WETLANDS ARE NOT TO BE DISTURBED OR REMOVED WITHOUT PERMITS FROM THE APPROPRIATE AGENCIES.



- NOTES:**
1. EXISTING AND PROPOSED IMPROVEMENTS PROVIDED BY OTHERS TO BE SHOWN ON SEPARATE SHEETS.
 2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 3. ALL UTILITIES SHOWN ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 4. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 5. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 6. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 7. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 8. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 9. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.
 10. ALL UTILITIES TO BE DEEPER THAN THE PROPOSED FOUNDATION.

DEVELOPMENT SUMMARY

TOTAL AREA (AC)	30.07
TOTAL DEVELOPABLE AREA (AC)	18.5
TOTAL RESIDENTIAL UNITS	185
TOTAL OFFICE/RETAIL UNITS	0
TOTAL COMMERCIAL UNITS	0
TOTAL GARAGES	185
TOTAL PARKING SPACES	225
TOTAL GREENHOUSE UNITS	0
TOTAL OTHER UNITS	0
TOTAL UNITS	185
TOTAL GARAGES	185
TOTAL PARKING SPACES	225
TOTAL GREENHOUSE UNITS	0
TOTAL OTHER UNITS	0
TOTAL UNITS	185

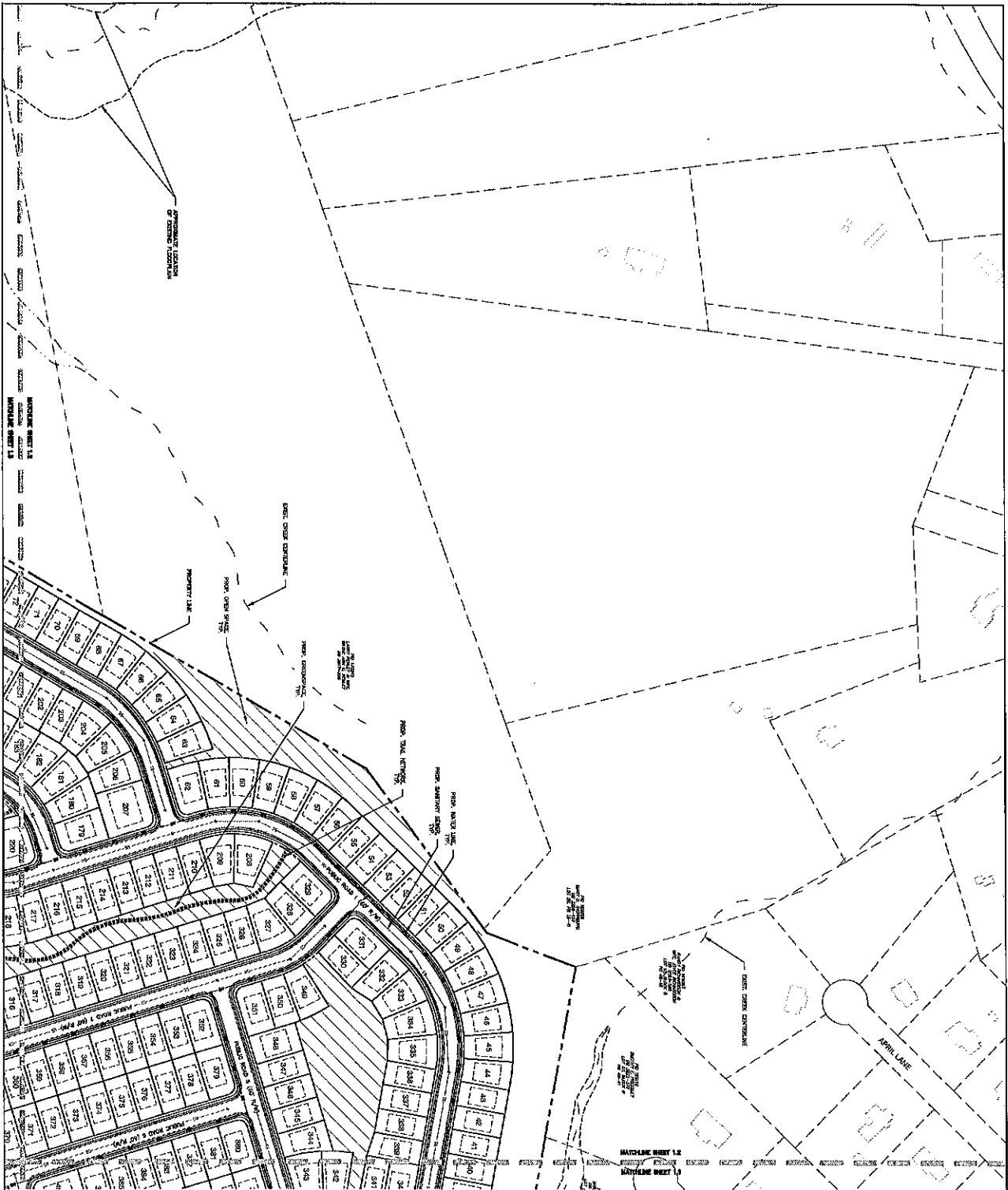
PROJECT NO: 21-015
 DATE: 06/10/2021
 DESIGNED BY: UDP
 CHECKED BY: UDP
 SHEET NO: RZ-1.0

NO. DATE BY: REVISIONS

Little Long Creek SF
 OVERALL CONDITIONAL
 REZONING SITE PLAN
 3807 Dallas High Shoals Hwy, Dallas, NC 28034

LGI Homes, Inc.
 3007 Sherman Drive
 Lancaster, SC 29720

PRELIMINARY DRAWING
 URBAN DESIGN PARTNERS
 3807 Dallas High Shoals Hwy, Dallas, NC 28034



DEVELOPMENT SUMMARY

TOTAL PLOTS TO BE DEVELOPED: 100

TOTAL SITE AREA: 1,100,000 SQ FT

EXISTING ZONING: R-10 (M), S-C

PROPOSED ZONING: R-10 (M), S-C

PROPOSED USE: SINGLE-FAMILY DETACHED

DEVELOPER: LGI HOMES, INC.

DESIGNER: URBAN DESIGN PARTNERS

DATE: 08/10/2021

PROJECT NO: RZ-3.0

NOTE: LOT DIMENSIONS ARE APPROXIMATE

Lot No.	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
14	1000	1000	1000
15	1000	1000	1000
16	1000	1000	1000
17	1000	1000	1000
18	1000	1000	1000
19	1000	1000	1000
20	1000	1000	1000
21	1000	1000	1000
22	1000	1000	1000
23	1000	1000	1000
24	1000	1000	1000
25	1000	1000	1000
26	1000	1000	1000
27	1000	1000	1000
28	1000	1000	1000
29	1000	1000	1000
30	1000	1000	1000
31	1000	1000	1000
32	1000	1000	1000
33	1000	1000	1000
34	1000	1000	1000
35	1000	1000	1000
36	1000	1000	1000
37	1000	1000	1000
38	1000	1000	1000
39	1000	1000	1000
40	1000	1000	1000
41	1000	1000	1000
42	1000	1000	1000
43	1000	1000	1000
44	1000	1000	1000
45	1000	1000	1000
46	1000	1000	1000
47	1000	1000	1000
48	1000	1000	1000
49	1000	1000	1000
50	1000	1000	1000
51	1000	1000	1000
52	1000	1000	1000
53	1000	1000	1000
54	1000	1000	1000
55	1000	1000	1000
56	1000	1000	1000
57	1000	1000	1000
58	1000	1000	1000
59	1000	1000	1000
60	1000	1000	1000
61	1000	1000	1000
62	1000	1000	1000
63	1000	1000	1000
64	1000	1000	1000
65	1000	1000	1000
66	1000	1000	1000
67	1000	1000	1000
68	1000	1000	1000
69	1000	1000	1000
70	1000	1000	1000
71	1000	1000	1000
72	1000	1000	1000
73	1000	1000	1000
74	1000	1000	1000
75	1000	1000	1000
76	1000	1000	1000
77	1000	1000	1000
78	1000	1000	1000
79	1000	1000	1000
80	1000	1000	1000
81	1000	1000	1000
82	1000	1000	1000
83	1000	1000	1000
84	1000	1000	1000
85	1000	1000	1000
86	1000	1000	1000
87	1000	1000	1000
88	1000	1000	1000
89	1000	1000	1000
90	1000	1000	1000
91	1000	1000	1000
92	1000	1000	1000
93	1000	1000	1000
94	1000	1000	1000
95	1000	1000	1000
96	1000	1000	1000
97	1000	1000	1000
98	1000	1000	1000
99	1000	1000	1000
100	1000	1000	1000

811

BEFORE YOU DIG
CALL OR TEXT 811-4444
FOR THE LAW

ORLANDO, FLORIDA
1 INCH = 200 FEET

RZ-3.0

NO. DATE BY: NEWKINS

Project No: 21-015
Date: 08/10/2021
Designed By: UDP
Checked By: UDP
Sheet No:

Little Long Creek SF

CONDITIONAL REZONING SITE & UTILITY PLAN B

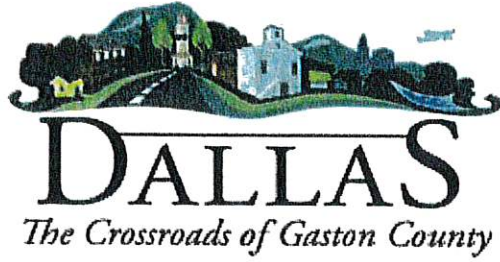
3807 Dallas High Shoals Hwy, Dallas, NC 28034

LGI Homes, Inc.
3037 Sherman Drive
Lancaster, SC 29720

URBAN DESIGN PARTNERS

3037 Sherman Drive
Lancaster, SC 29720

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY



Written Consent for Zoning Conditions

The petitioner hereby expressly consents to all zoning conditions listed in this report and attached to this as Exhibit A:

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Allowing 2'-0" valley curb and gutter throughout the entire development.
2. Side yard setbacks shall be 8ft throughout the development. Corner lot side yards shall be 16ft throughout the development.
3. Street frontage along Dallas High Shoals Highway shall be developed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
4. Improved open space shall include:
 - a. Approximate 4,550ft natural walking trail, to be a minimum of 8ft wide.
 - b. 20' x 24' open air pavilion with seating.
 - c. Tot lot(s)
5. Street signs designating "no parking this side of street" to be installed throughout the development.
6. Development to include street trees on both sides of the road, approximately fifty feet apart.
7. Single Family homes shall be designed to include shaker accents and/or brick or stone veneer on front façade.
8. All open space, both improved and not improved, shall be maintained by the HOA, including but not limited to, lighting, landscaping, signage, built features, easements, etc. No open spaces in the community shall be allowed to be subdivided or sold without approval by the Town of Dallas.
9. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: 3807 Dallas High Shoals Hwy, Dallas, NC 28034

Lot Size: 170.56 AC Current Zone/ Use: R-10, R-1, & C-3 Parcel ID# 301017, 303651, 170286, 170287, 169184, & 169122

Name of Owner: <u>Ralph E Summey Land Holdings LLC</u>	
Address of Owner: <u>2608 Lakefront Drive, Belmont, NC 28012</u>	
Owner Phone #: <u>704-674-1454</u>	Email: <u>nccyclegirl56@aol.com</u>

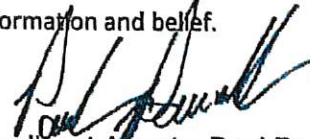
The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-10 to CZ-R-5 On the following described property:

3548015104, FURTHER IDENTIFIED AS PARCEL ID # 301017.

See Pages 2-3 for additional Owner information.

I certify that all the information provided in this application is accurate to the best of my knowledge, information and belief.


Applicant Agents: Paul Pennell & Jeff Webb
Signature of applicant

7/1/2021
Date

Development Services Director

Date

Rezoning Application Fee can be found on the Town of Dallas' fee schedule.

Checks to be made payable to the Town of Dallas.

Name of Owner: William J & Carole R Summey

Address of Owner: 3506 Dallas Cherryville HWY, Dallas, NC 28034

Owner Phone #: 704-913-1454 Email: nc0yoleg1156@aol.com

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-10 to CZ-R-5 On the following described property:

3548111787, FURTHER IDENTIFIED AS PARCEL ID # 170286

Name of Owner: Marilyn S Finger

Address of Owner: 2701 Jackson Square, Anderson, SC 29625

Owner Phone #: 704-674-2170 Email: mroutszong@att.net

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-1 to _____ On the following described property:

3548128821, 3548220005, & 3548212115, FURTHER IDENTIFIED AS PARCEL ID # 169122, 170287, & 303651

Name of Owner: <u>Helen P Rhyne</u>	
Address of Owner: <u>3633 Dallas Cherryville HWY, Dallas, NC 28034</u>	
Owner Phone #: <u>704-864-1162</u>	Email: <u>hopyclegl156@aol.com</u>

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

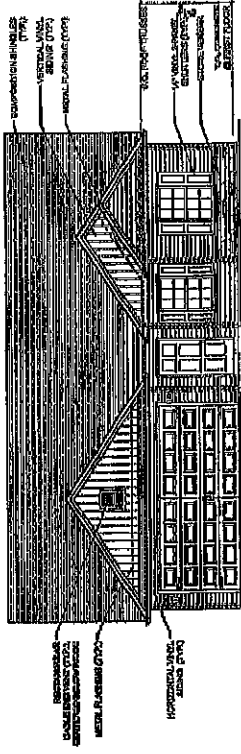
C-3 & R-1 to CZ-R-5 On the following described property:

3548239202, FURTHER IDENTIFIED AS PARCEL ID # 180184

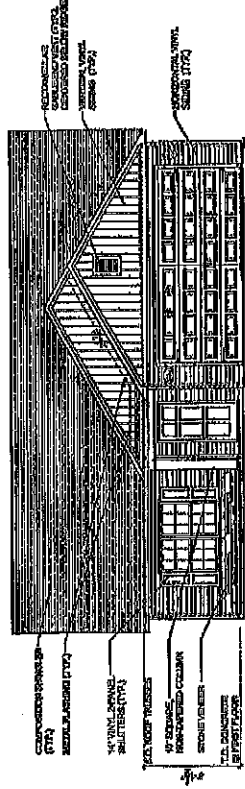


The Town of Dallas, North Carolina
LITTLE LONG CREEK

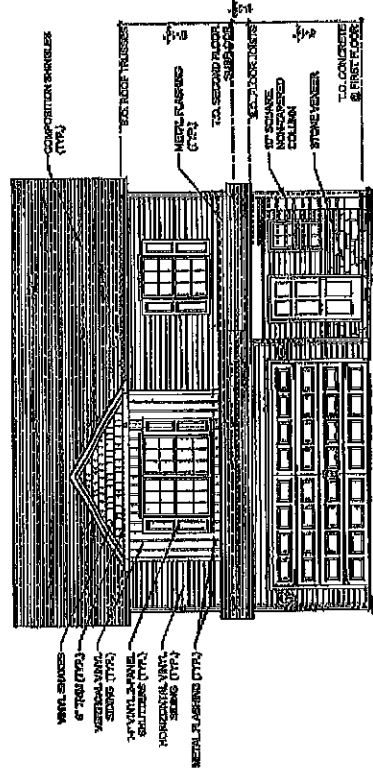
ELEVATION
EXAMPLES



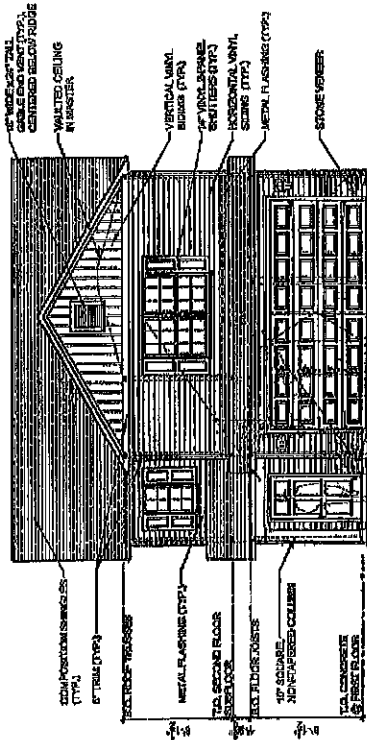
Elevation: The Brunswick (nts)



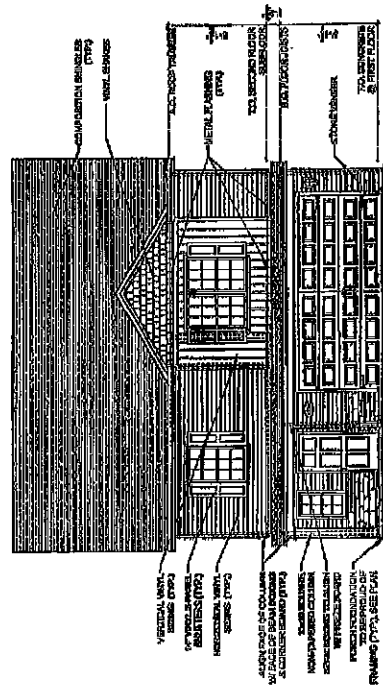
Elevation: The Alamanca (nts)



Elevation: The Franklin (nts)



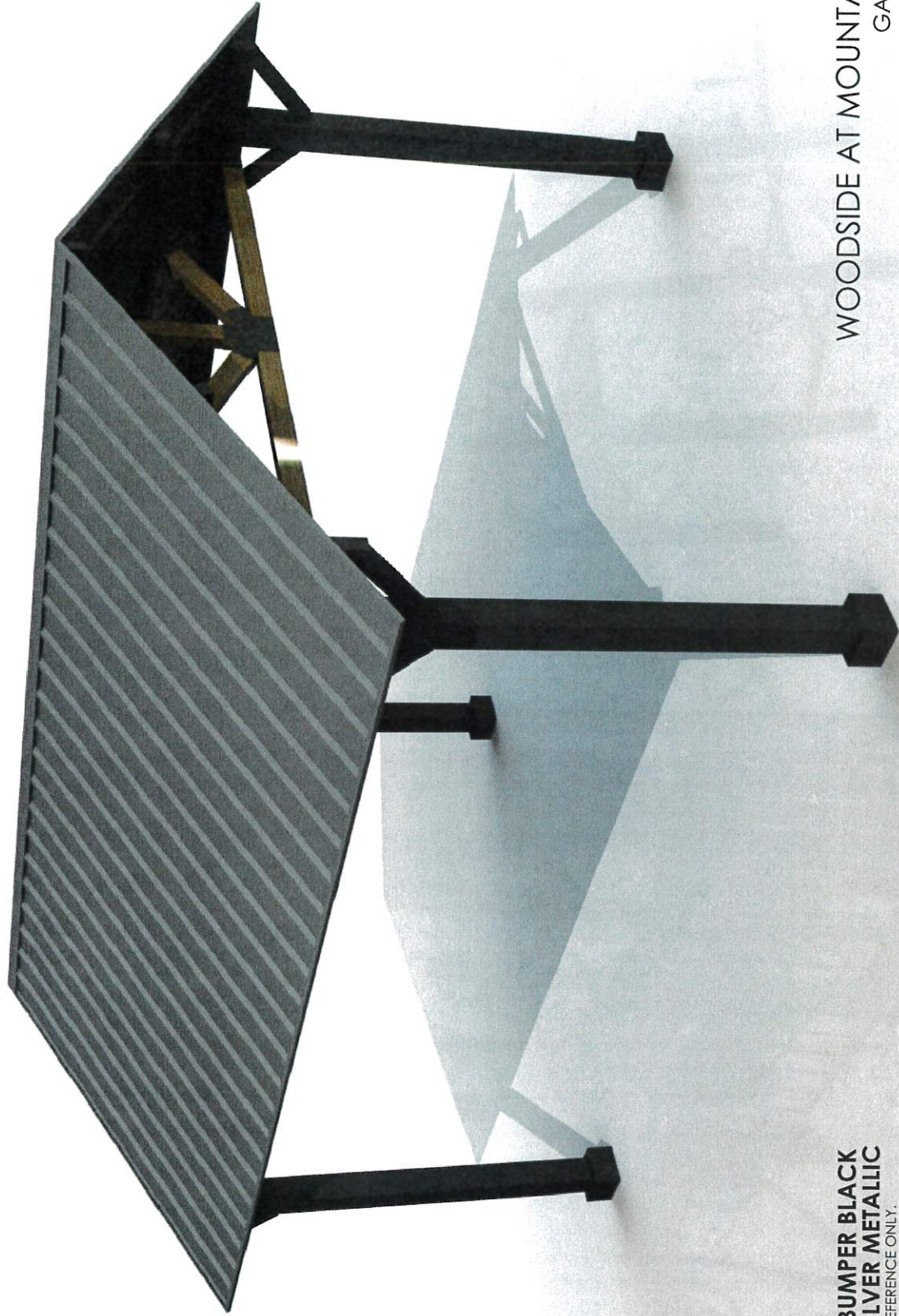
Elevation: The Catawba (nts)



Elevation: The Gaston (nts)

NOTE: ALL DIMENSIONS SHOWN ARE APPROPRIATE IN NATURE AND ARE SUBJECT TO MINOR MODIFICATION.

poligon[®]



FRAME COLOR: BUMPER BLACK
ROOF COLOR: SILVER METALLIC
COLORS SHOWN ARE FOR REFERENCE ONLY.
CONTACT INFO@POLIGON.COM TO REQUEST ACTUAL COLOR SAMPLES.

WOODSIDE AT MOUNTAIN VIEW
GASTONIA, NC
REK-20X24



**Better playgrounds.
Better world.®**

playlsi.com



Proudly presentec
Ryan Mccl



COMMUNITY MEETING REPORT

Petitioner: Owners of Parcels: 301017, 303651, 170286, 170287, 169184 & 169122
Petitioner Agent: Paul Pennell, Urban Design Partners & Jeff Webb (LGI Homes)
Petition #: 2021-04
Meeting Date: August 3, 2021
Project: Little Long Creek
Mtg. Location: Virtual Meeting, via Zoom
Meeting Time: 5:30-6:30 PM
Attendees: Reference Attachment

The Community Meeting was attended by neighboring residents, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition 2021-04 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives were invited.

This Community Meeting Report is being filed with the Town of Dallas Zoning and Planning pursuant to the provisions of the Town Ordinance.

Minutes: The following items were discussed:

Mr. Pennell began by introducing himself and describing the project. The proposed rezoning site plan was described as well as the design considerations that were considered with the petition. A slide showing the proposed adjacent development in conjunction with the proposed rezoning site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

QUESTIONS/COMMENTS BY NEIGHBORS VIA ZOOM CHAT:

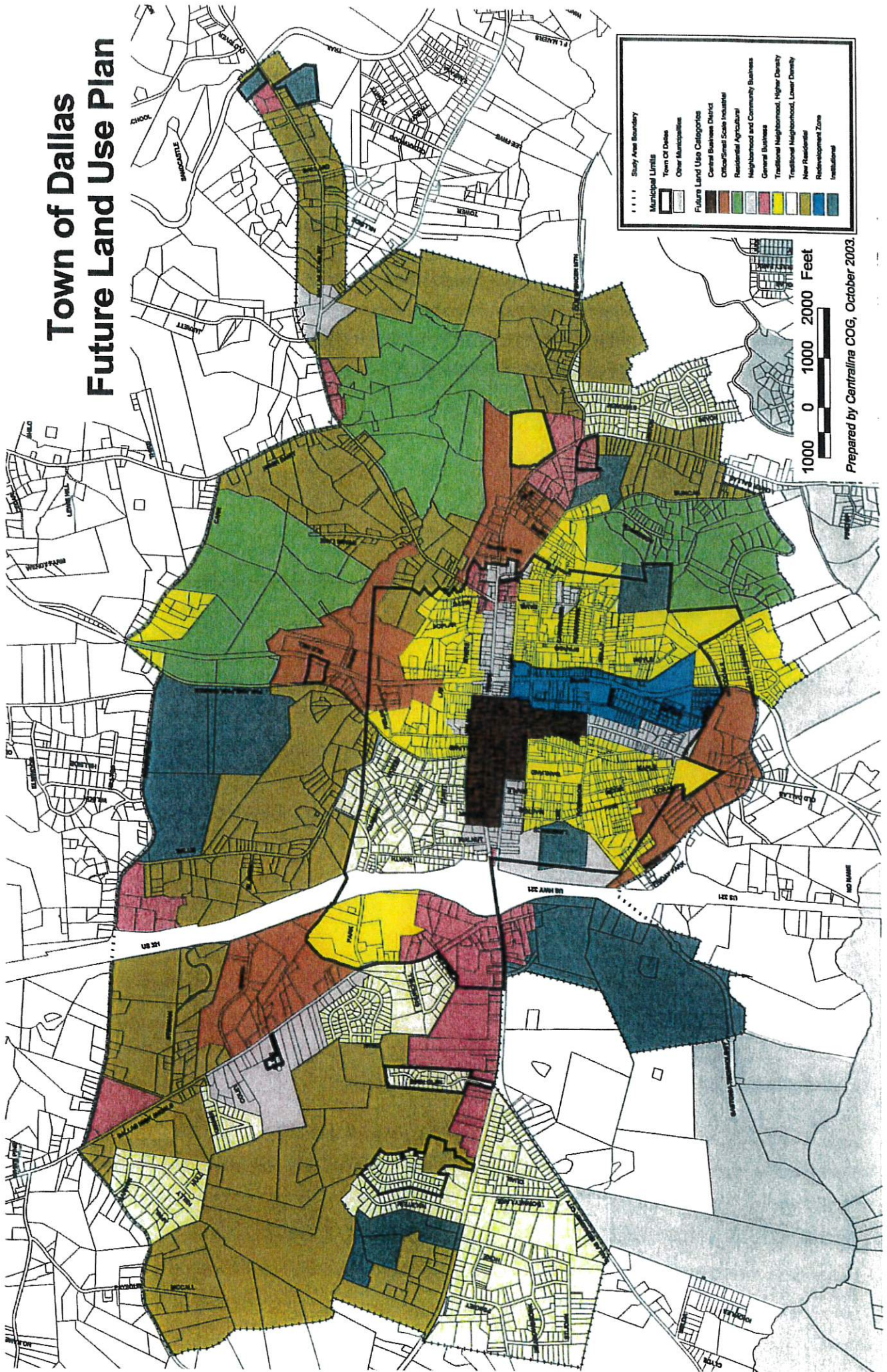
1. Charlotte Moore – Meadowway Drive, trucks coming down existing gravel road which was just redone for \$4500. Will we repair road?
A: No construction work is being done at this time, only surveyors. We will investigate.
2. Paul Pennell – A copy of this presentation and a recording of this evenings community meeting will be available for public viewing at urbandesignpartners.com

Meeting Adjourned with no new questions: 6:10 pm

REGISTRATION FOR 2021-04 COMMUNITY MEETING

First Name	Last Name	Email
Todd	Akers	todd.akers1@gmail.com
Brian	Smith	brian@urbandesignpartners.com
Brian	Revels	smartdesign@live.com
Andy	Borcherdt	Andyborcherdt@gmail.com
Rebecca	Messick	penleyassociates@bellsouth.net
Gail	Summey	gailrsummey@gmail.com
Nolan	Groce	ngroce@dallasnc.net
Jodie	Depascale	Jdepascale11@yahoo.com
Elizabeth	Wilson	elizabethwilson56@gmail.com
John C	O'Daly	jcody@gmail.com
Lynn	Essary	ratchfon@att.net

Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October 2003.

CONSISTENCY STATEMENT

The proposed zoning map amendment of Gaston County parcel #301017, 170286, 303651, 170287, 169122, and 169184 to a conditional zoning district, CD-R-5, is consistent with the 2003 Land Use Plan's map designation as New Residential, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning aligns with the 2003 Land Use Plan's recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date