

**Town of Dallas Planning Board Meeting
Agenda
Thursday, January 20, 2022
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 – December 16, 2021
8. New Business
 - a. Conditional Zoning: River Rock Capital Partners
9. Adjournment

**Minutes
Town of Dallas
Planning Board
Meeting of December 16, 2021**

The meeting was called to order at 6:30 by Co-Chairman Glenn Bratton

The following member were present: Glenn Bratton – Co-Chairman, Gene Brown, Reid Simms, Thomas Smith, Troy Traversie and Tiffany Faro.

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer, James Melvin IV, Melissa Melvin, and Victoria Melvin – Text Amendment Petitioners

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

Approval of Agenda: A motion was made by Thomas Smith to approve the agenda as presented, seconded by Troy Traversie, and approved unanimously.

Approval of Minutes: A motion was made to approve the minutes from November 18, 2021 as presented by Thomas Smith, seconded by Gene Brown, and approved unanimously.

Old Business:

A) Text Amendment: Height in Residential Districts

At the November meeting, staff was directed to provide further information from neighboring communities related to height in residential districts. Following direction, height requirements were provided from Bessemer City, Gastonia, Gaston County, Mt. Holly, and Cramerton. After reviewing heights and discussion among staff and Board members, the amendment was modified to state: “Buildings may exceed 35 feet in height. But, for each five feet or fraction thereof, of additional height above 35 feet, each yard shall be increased by five feet over the minimum requirements. Maximum height shall not exceed 45 feet. Further height may be requested through conditional zoning.” A motion was made by Troy Traversie to recommend approval of the text amendment as modified, with the following consistency statement provided in the agenda packet:

The proposed update of Chapter 153 Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS, is consistent with the 2003 Land Use Plan in order to maintain and enhance the Town’s aesthetic qualities and physical character, The text amendment is therefore deemed reasonable and in the publics best interest in order to ensure compliance with the Town of Dallas’ Code of Ordinances guiding land use and development regulations.

This motion was seconded by Thomas Smith and approved by all

New Business:

A) Text Amendment: Permitted Uses

A petition for text amendment was submitted November 19, 2021 by James Melvin IV requesting “event venue” to be added as a “S” special use, in the B-3, Central Business District. Staff recommended expanding the request to include “event venue” as a special use in the B-3P, Central Business Perimeter, B-2, Highway Business, and B-1, Neighborhood Business Zoning Districts. The closest existing use in the chart is “assembly hall” which is listed under the municipal/public section. The petitioner mentioned being in the process of purchasing the historic Dallas Jail building and wanting to turn it into an event venue. After discussion of the proposal and zoning districts, the Planning Board suggested including the I-2 zoning district in the text amendment. A motion was made by Troy Traversie to approve the text amendment as presented, with the addition of “event venue” being added as special use in the I-2, Industrial zoning district. Mr. Traversie’s motion included the following consistency statement:

The proposed text amendment update to Chapter 153 Appendix C: PERMITTED USES, is consistent with the 2003 Land Use Plan’s goal to maintain and promote a vibrant and healthy downtown for a variety of retail, commercial, residential, social, and cultural institutions. The text amendment is therefore deemed reasonable and in the public’s best interest.

The motion was seconded by Thomas Smith and approved by all.

B) Preliminary Plat: Davis Hills

Davis Hills is a proposed subdivision located off of Dallas Stanley Highway in the Town of Dallas. The project received conditional zoning approval in December 2020, with an ordinance adopted the rezoning petition with signed consent to conditions being approved in February of 2021. While a site plan is required with conditional zoning submittals, the submittal was not approved as a preliminary plat. Now that the project has progressed, preliminary plat approval is necessary to begin work. After review of the plat and brief discussion, a motion was made to recommend approval of the preliminary plat by Thomas Smith, seconded by Tiffany Faro, and approved by all.

Adjournment

A motion was then made to adjourn by Thomas Smith, seconded by Reid Simms, and approved by all. The meeting adjourned at 7:22 pm.

Respectfully Submitted,

Nolan Groce, Development Services Director

Curtis Wilson, Chairman

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional Rezoning: River Rock Capital Partners

AGENDA ITEM NO. 8A

MEETING DATE: 01/20/2022

BACKGROUND INFORMATION:

Staff report is provided on the next page.

STAFF RECOMMENDATION: Review the rezoning site plan and staff proposed conditions. Recommend approval of the conditional rezoning for the Board of Aldermen.

BOARD ACTION TAKEN:

Staff Report

Zoning Map Amendment Request: 2021-05

Property Owners/Applicants: Mark & Pamela Huffstetler, Eric & Sheila Bumgarner

Authorized Agent: Sean Cullen, River Rock Capital Partners

Current Zoning: B-2, Highway Business

Proposed Zoning: CD R-6

Property Location: Subject site is located in the area of 1302/1304 Dallas Cherryville Highway; West of the Walmart Neighborhood Market, East of Eden Glen, and North and East of North Gaston Church of God.

Gaston County Parcel ID: 171277, 171214, 306161

Request: The applicant is requesting a Conditional Rezoning for the development of a 99 dwelling unit multi-family site. The site features 33 buildings consisting of 3 attached ranch style units. While the community is 55+ age targeted, it is not age restricted.

Staff Analysis: The subject site consists of three parcels. Two of the existing parcels contain single family detached homes. One remains wooded area. Site conditions as follows:

- Existing stream running south to north on western side of the site.
- Flood zone just north of the site
- Proposed connection to Dallas Cherryville Highway and Sunnyfield Ct.
- No amenity area(s)

Town staff have had ongoing meetings and discussion with River Rock Capital Partners and Kimley Horn regarding the development of the subject site. Based on the proposed project, staff recommend the developer request a conditional rather than conventional rezoning. The project features a unique product that not does currently exist in Town – ranch style multifamily housing. The project would offer a unique living style for a variety of ages. Project includes sidewalks throughout the development which increases connectivity, but does not currently propose amenity areas, which are common in this type of development.

Traffic: Trip generation has been provided based on the ITE Land Use – Multifamily Housing Mid-Rise (Apartments). 99 dwelling units are expected to generate 538 daily trips, 34 in the AM Peak hour and 44 in the PM Peak hour. Based on the trip generation, a Traffic Impact Analysis will not be required for this project.

Parking: Two off-street spaces are required per dwelling unit. For this project, 198 spaces are required. Per the site plan, 202 parking spaces are provided. Based on vertical sections, the Mendoza plan offers one-car garages. During the PIM, the developer stated that interior units would have one-car garages and corner units would have two-car garages.

Comprehensive Land Use Plan: The proposed land use is inconsistent with the 2003 Comprehensive Land Use Plan's map designation as General Business. Abutting property to the north is identified as New Residential.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for a project of this nature and location. The proposal offers additional housing that is not currently available in Dallas. Throughout the life of this project, amenity areas have been discussed, however, none are identified on the current site plan. The site location does allow convenient access to local amenities; however, a community building would be preferential given the 55+ age targeted population. Conditions should be agreed upon so that the proposal is a proper fit for the area. Appendix A has been provided by staff as the proposed conditions. Staff is in favor of the projects and recommends the Planning Board recommend approval to the Board of Aldermen.

Consistency Statement

The proposed zoning map amendment to Parcel ID 171277, 171214, and 306161 is technically inconsistent with the 2003 Land Use Plan's map designation as General Business, but is deemed reasonable and in the public's best interest as it supports an increased demand for housing in light of Dallas' current and anticipated growth.

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: Approximate northeast corner of Dallas Cherryville Hwy & Dallas Bessemer City Hwy
(see parcel IDs and property owner addresses)

Lot Size: 21.25 AC Current Zone/ Use: B-2 Parcel ID# 1. 171277 & PIN # 3547484093
2. 171214 & PIN # 3547473323
3. 171212 & PIN # 3547481193

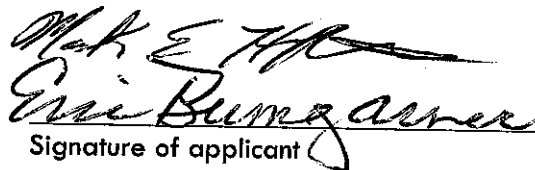
Name of Owner:	1. Mark & Pamela Huffstetler 2. Eric & Sheila Bumgarner 3. Eric & Sheila Bumgarner
Address of Owner:	1. 1302 Dallas Cherryville Hwy, Dallas, NC 28034 2. 1304 Dallas Cherryville Hwy, Dallas, NC 28034 3. No Assigned address
Owner Phone #:	<u>704-718-6199</u> <u>704-913-5252</u>
Email:	<u>ericbumgarner@icloud.com</u> <u>DAMSMONEY@CHARTER.NET</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

B-2 to R-6 On the following described property:

(Parcel IDs denoted above), FURTHER IDENTIFIED AS PARCEL ID # _____.

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


Signature of applicant

10/27/2021
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.

TOWN OF DALLAS
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2. 171214 & PIN # 3547473323
3. 171212 & PIN # 3547481193

Name of Owner:	<u>1. Mark & Pamela Huffstetler</u> <u>2. Eric & Sheila Bumgarner</u> <u>3. Eric & Sheila Bumgarner</u>
Address of Owner:	<u>1. 1302 Dallas Cherryville Hwy, Dallas, NC 28034</u> <u>2. 1304 Dallas Cherryville Hwy, Dallas, NC 28034</u> <u>3. No Assigned address</u>
Owner Phone #:	<u>704-718-6199</u> <u>704-913-5252</u>
Email:	<u>ERICBUMGARNER@icloud.com</u> <u>DAMS.MONEY@CHARTER.NET</u>

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(Parcel IDs denoted above), **FURTHER IDENTIFIED AS PARCEL ID #** _____.

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



Signature of applicant

10-28-2021

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.

ADJACENT PROPERTY OWNERS TO NOTIFY
(This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
3547471220	North Gaston Church of God	PO Box 1035, Dallas, NC 28034-1035
3547378375	Angela Salgado	1400 A Dallas Cherryville Hwy, Dallas, NC 28034
3547379605	Yvette Bessent/Harold Grier	1524 Eden Glen Dr, Dallas, NC 28034
3547379715	Elizabeth McConnell	1528 Eden Glen Dr, Dallas, NC 28034
3547379807	Tristan & Kelly Howsare	1532 Eden Glen Dr, Dallas, NC 28034
3547389210	Jeffrey & Emily Comer	1124 Miles Rd, Dallas, NC 28034
3547389652	Doris Baker/Daniel Sprenkle	1205 Springhill Ct, Dallas, NC 28034
3547389983	Donna Thompson	1720 Eden Glen Dr, Dallas, NC 28034
3547488847 3547493158 3547488496	Robert & Yvonne Finger	129 Kingstree Dr. Dallas, NC 28034
3547479626	Wal-mart Real Estate Business	PO Box 8050 Mail Stop 0555, Bentonville, AR 72712

OFFICE USE ONLY

Date of Planning Board Hearing: _____ Approved? _____

Date of Board of Aldermen Meeting: _____ Approved? _____

Eric & Sheila Bumgarner
11225 Windy Grove Rd,
Charlotte, NC 28278

Let this letter serve as formal notice I/we, Eric & Sheila Bumgarner, owner of (address 1304 Dallas-Cherokee Hwy.,) further identified as Gaston County parcel(s) 3547473323 & 3547481193, give consent to act as the authorized agent(s) for the Conditional Rezoning request in the Town of Dallas.

Eric Bumgarner
Sheila Bumgarner

Signature

10/26/2021

Date

Mark & Pamela Huffstetler
1302 Dallas Cherryville Hwy
Dallas, NC 28034

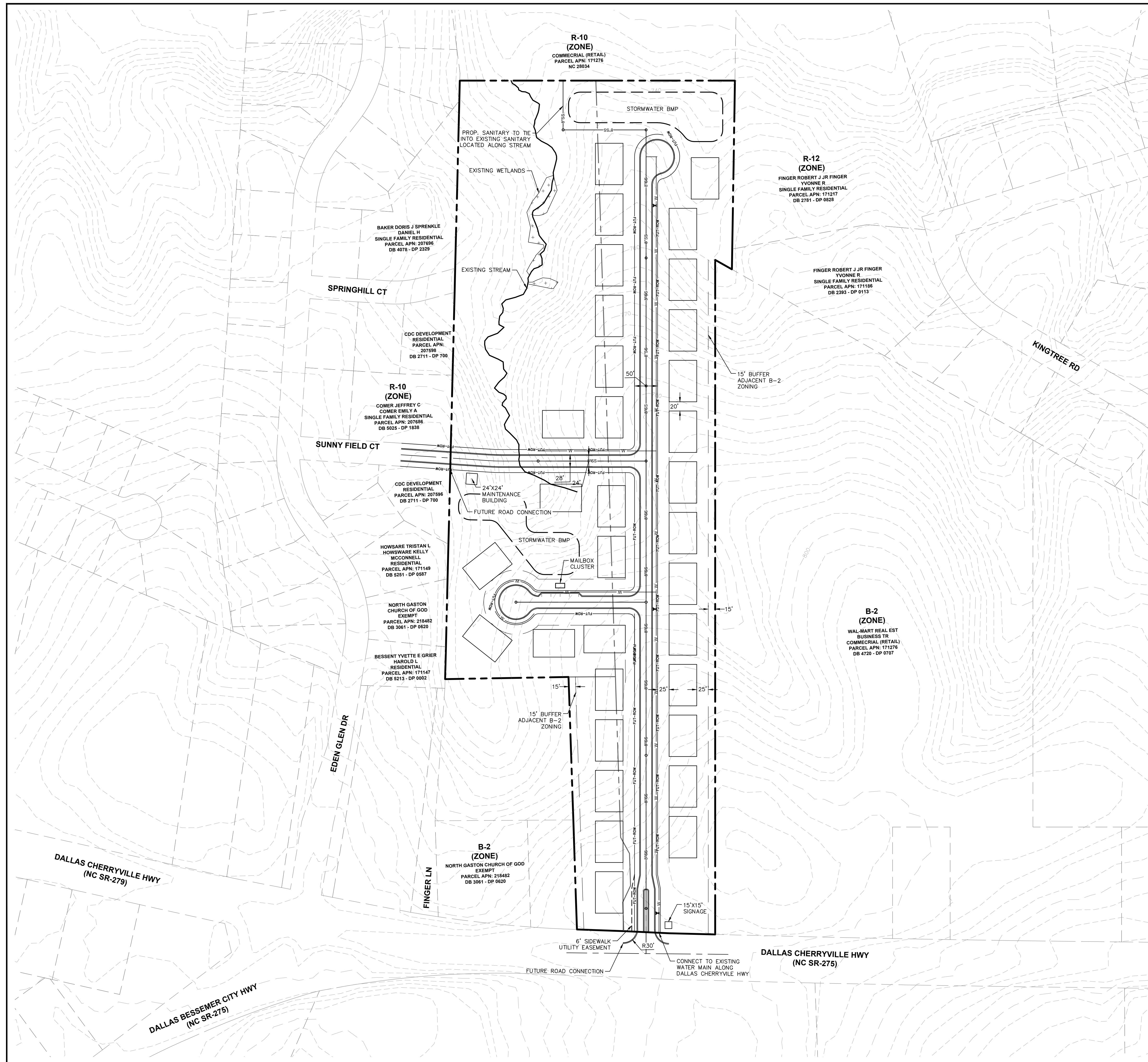
Let this letter serve as formal notice I/we, Mark + Pamela Huffstetler, owner of (address 1302 Dallas Cherryville Hwy further identified as Gaston County parcel(s) 3547484093), give consent to act as the authorized agent(s) for the Conditional Rezoning request in the Town of Dallas.

Pamela B. Huffstetler
Mark E. Huffstetler

Signature

10-26-2021

Date



SITE DATA TABLE

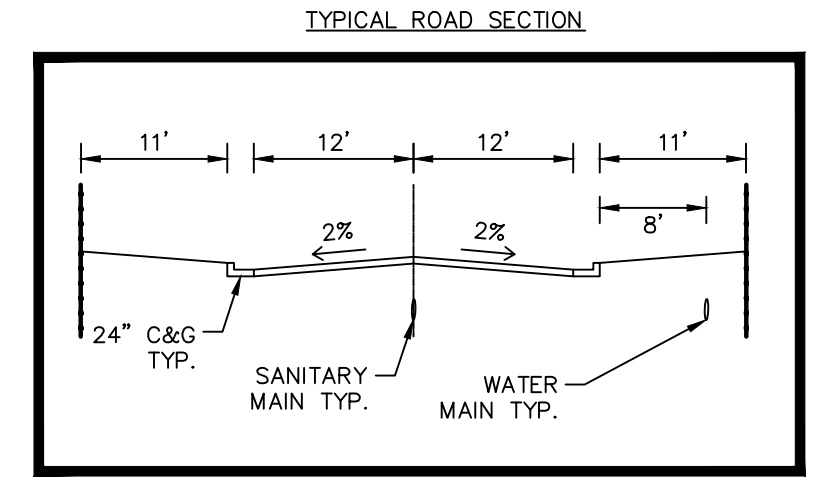
DEVELOPMENT DATA:	
TAX PARCEL ID:	3547484093, 3547473323, & 3547481193
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	21.25 AC
TOTAL LOT AREA:	8.08 AC
TOTAL R.O.W. AREA:	2.83 AC
TOTAL OPEN SPACE AREA:	4.58 AC
TOTAL DISTURBED AREA:	16.69 AC
MAXIMUM NUMBER OF BUILDINGS:	33
TOTAL NUMBER OF UNITS:	99
PROPOSED DENSITY:	4.66 UNITS/AC
TREE SAVE:	4.56 AC
REQUIRED PARKING:	198 SPACES
PROPOSED PARKING:	202 SPACES

ZONING DATA:	
FEMA FLOOD PANEL:	3710354700J
ZONING DISTRICT:	
-EXISTING ZONING:	B-2
-PROPOSED ZONING:	R-6

INNOVATIVE STANDARDS:	
MIN. LOT SIZE:	11,000 SF
-MIN. SUBLOT SIZE:	2,912 SF
MIN. LOT WIDTH:	110'
-MIN. SUBLOT WIDTH:	30'
MIN. BLDG SEPARATION:	20'
MAX. HEIGHT:	35'

SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	6'
REAR YARD:	25'

GENERAL NOTES:
 1. PROPOSED DEVELOPMENT SHALL NOT BE PHASED.
 2. PROPOSED STREETS SHALL BE PRIVATE.
 3. ARCHITECTURAL BUILDING TREATMENT CONSISTS OF VARYING FRONT AND REAR FACADES OF THE BUILDING PLANES, VARYING ROOF PITCHES, CARRIAGE STYLE GARAGE DOORS INCLUDING HARDWARE AND UPPER WINDOWS, AND EXTERIOR CARRIAGE AND GOOSENECK LIGHTS, VERTICAL, HORIZONTAL, AND/OR SHAKE VINYL SIDING SHALL BE USED AS PRIMARY EXTERIOR BUILDING MATERIALS FOR THE EXTERIOR OF THE DWELLINGS.



GRAPHIC SCALE IN FEET: 0, 50, 100, 200

NORTH

811
 Know what's below.
 Call before you dig.

KH PROJECT	DATE	11/2/21	DESIGNED BY	AJC	DRAWN BY	AJC	CHECKED BY	JEH
	SCALE	AS SHOWN						

Kimley-Horn
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 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 NC LICENSE # F-0102

NOT FOR CONSTRUCTION

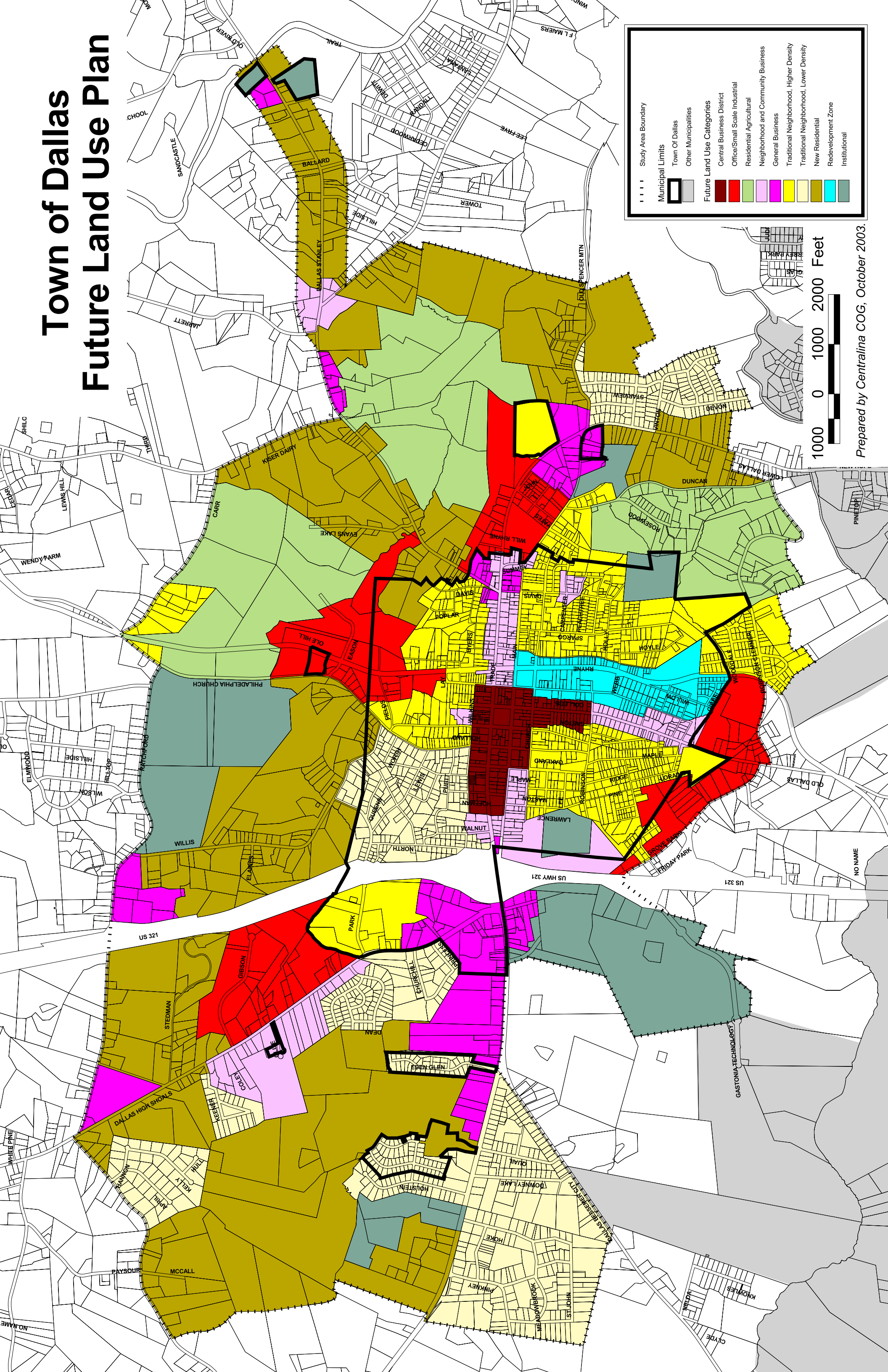
CITY OF DALLAS

CHERRYVILLE HWY - DALLAS, NC
 PREPARED FOR RIVER ROCK CAPITAL PARTNERS

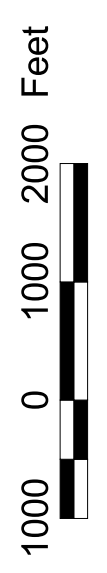
SHEET NUMBER RZ-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Town of Dallas Future Land Use Plan



-----	Study Area Boundary
▬	Municipal Limits
▬	Town Of Dallas
▬	Other Municipalities
Future Land Use Categories	
■ (Red)	Central Business District
■ (Orange)	Office/Small Scale Industrial
■ (Green)	Residential Agricultural
■ (Purple)	Neighborhood and Community Business
■ (Light Purple)	General Business
■ (Yellow)	Traditional Neighborhood, Higher Density
■ (Light Yellow)	Traditional Neighborhood, Lower Density
■ (Light Green)	New Residential
■ (Light Blue)	Redevelopment Zone
■ (Dark Blue)	Institutional



Prepared by Centralina COG, October 2003.

Mendoza

(l) 60' x (w) 30'
1,316 SF



NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD COMMUNITY MEETING

Subject: Neighborhood Community Meeting – Conditional Rezoning application filed by River Rock Development to rezone approximately 21.25 acres located on parcels 3547473323, 3547481193 & 3547484093 on the north side of Dallas Cherryville Highway (between Walmart Neighborhood Market and North Gaston Church of God).

Date and Time of Meeting: Tuesday, December 14, 2021 at 6:00PM

Place of Meeting: Zoom Virtual Meeting
<https://us02web.zoom.us/j/85363027546>
Meeting ID 853 6302 7546
OR
Call-in number: (929) 436-2866
Call-in code 85363027546#
OR
Please email john.holcomb@kimley-horn.com to provide your email address in order to receive a secure virtual meeting link by 3PM on Tuesday, December 14

Applicant: River Rock Development

We are assisting River Rock Development (the "Applicant") with the Rezoning application filed with the Town of Dallas' Planning & Zoning Department. The applicant is requesting to rezone an approximately 21.25-acre site (the "Site") at the northeast corner of Dallas Cherryville Hwy & Dallas Bessemer City Hwy from B-2 zoning district (Highway Business) to the R-6 CD zoning district (Multifamily Residential). The purpose of the rezoning is to permit the development of a single-family attached ranch dwelling community within the Town of Dallas.

The applicant will hold a Neighborhood Community Meeting prior to the Public Hearing on this Rezoning application to discuss the request with the nearby property owners. The Gaston County GIS (Geographical Information Systems) Mapping Department records indicate that either you are an owner of property that adjoins, is located across the street from, or an owner of property within 500 feet of the Site.

Accordingly, on behalf of the Applicant, we give you notice that we, along with the representatives of the Applicant, will hold a Neighborhood Community Meeting regarding this application on Tuesday, December 14, 2021 via Zoom at 6PM. We, along with the Applicant's representatives, look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this application.

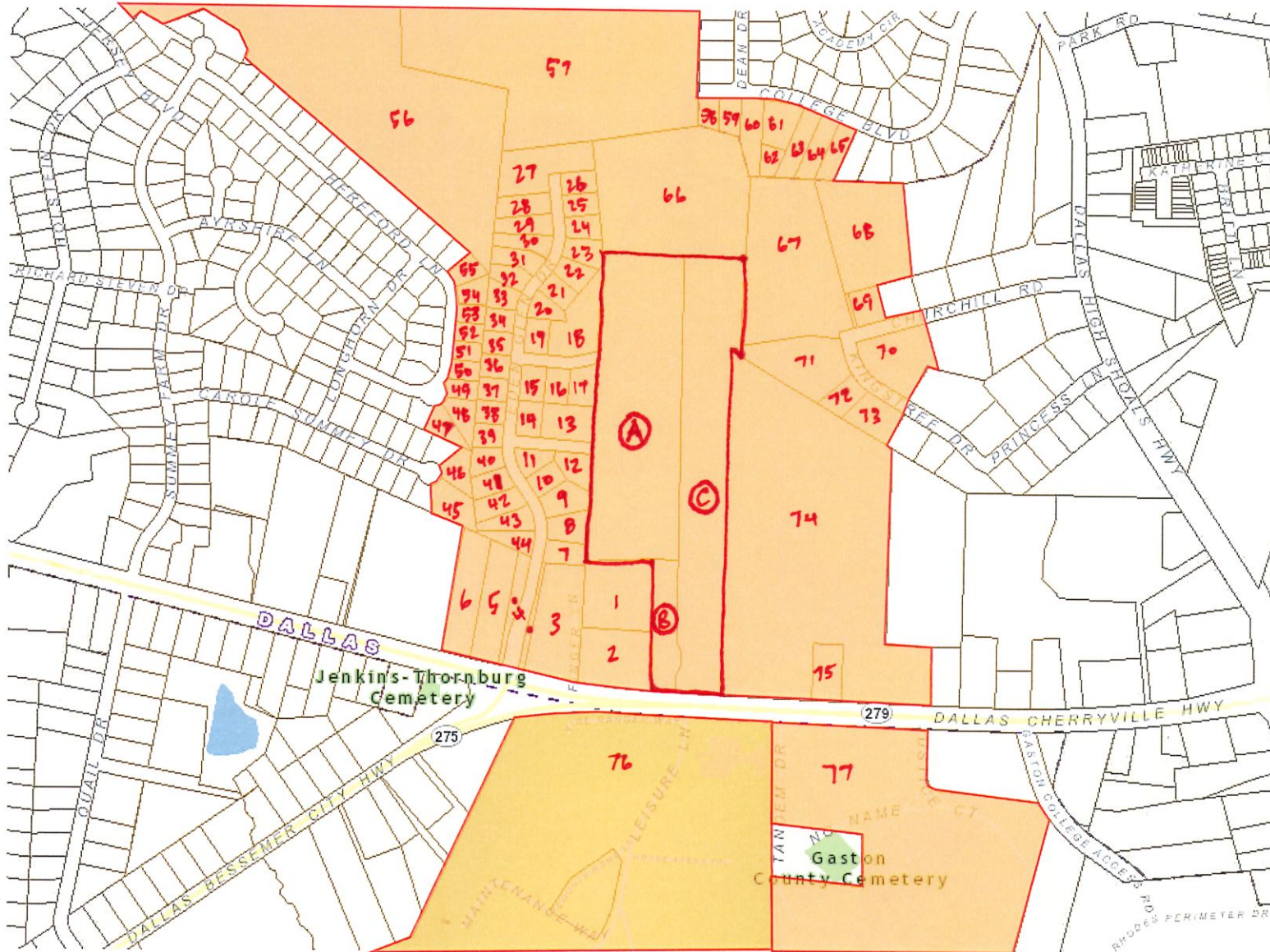
If you have any questions or comments, or residents who expect they will be unable to access the virtual meeting are asked to email john.holcomb@kimley-horn.com or call 704.954.7480 to make alternative arrangements for receiving the presentation information.

cc: Nolan Groce, MPA, CZO, Development Services Director, Town of Dallas
Sean Cullen, Development Director, River Rock Development
John Holcomb, P.E., Kimley-Horn and Associates, Inc.

Date Mailed: December 2, 2021



CherryvilleMails
 owners within five hundred (500) feet as indicated on the most up-to-date records of the Gaston County Tax Department
 Printed On: 11/23/2021



Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are as of January 1, 2019.**



OFFICIAL COMMUNITY MEETING

Rezoning – R6 (CD)

AGE TARGETED, SINGLE-FAMILY, ATTACHED RANCH DWELLINGS
DALLAS-CHERRYVILLE HIGHWAY

Kimley»Horn



Sean Cullen
Austin Hughes



John Holcomb, P.E.
Thomas Shirley

ATTACHED 1-STORY RANCH HOME COMMUNITIES

55+ Leisure Lifestyle

- Single-family home feel with the freedom of living maintenance free
- Zero-step entries with no upstairs or downstairs neighbors
- Community feel and connectivity
- Prime accessible location close to area restaurants, attractions, and retail shops



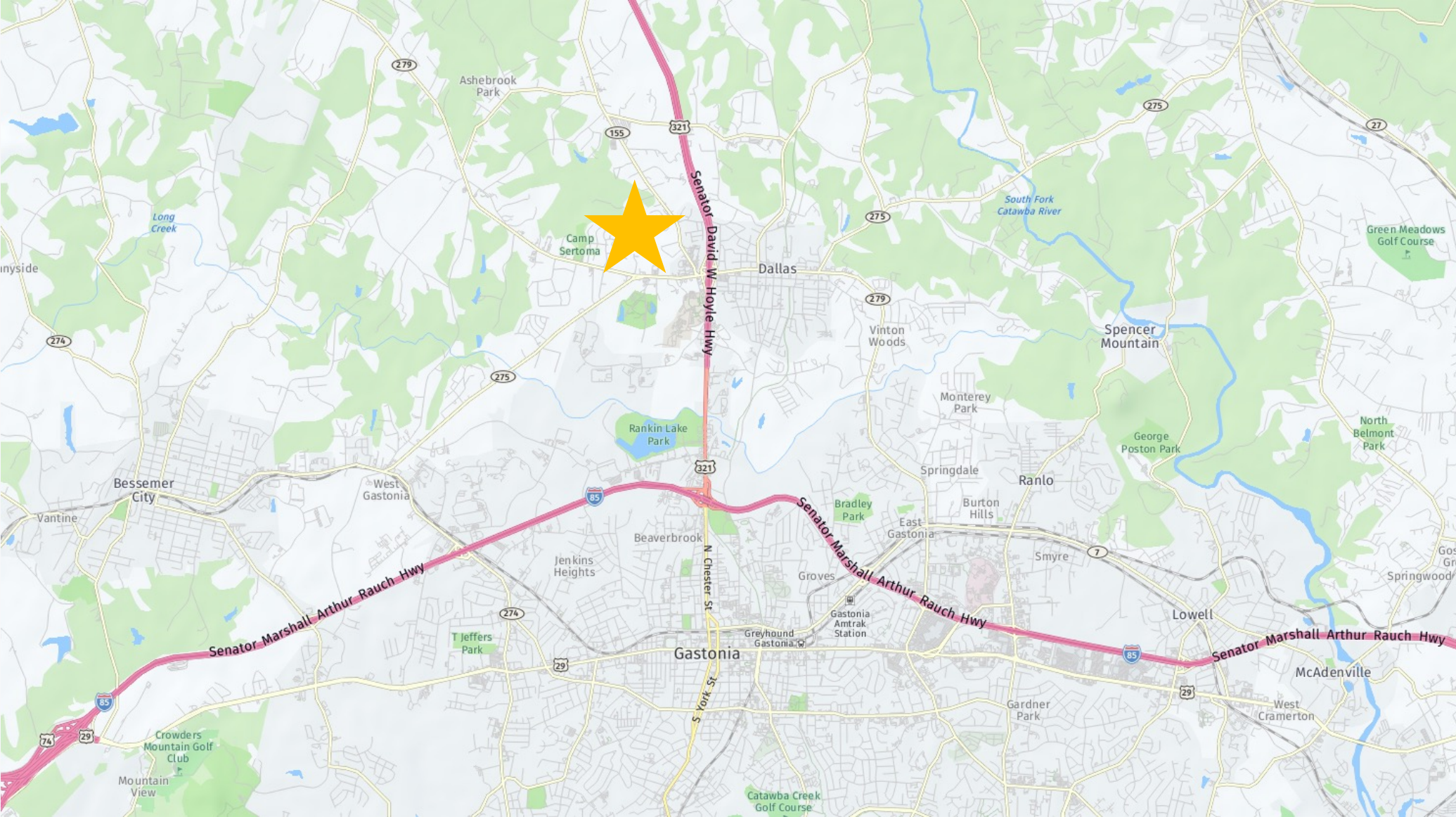
55+ DEMOGRAPHICS

Benefits

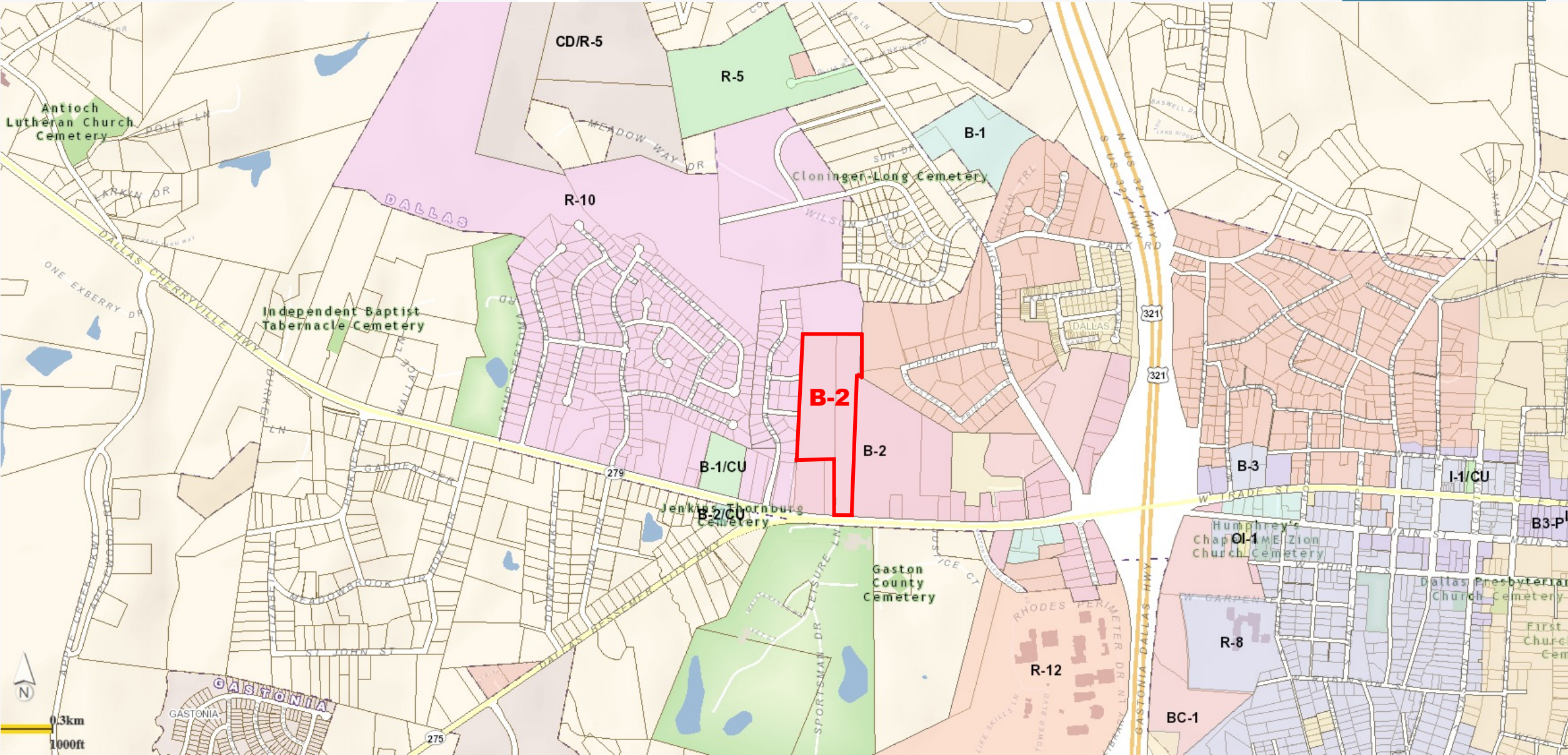
- Reduced burden on the overall system
- Increased revenues to the local economy
- 75% of residents – 55+ years old
- Minimal impact on schools
- Minimal traffic impact on roads







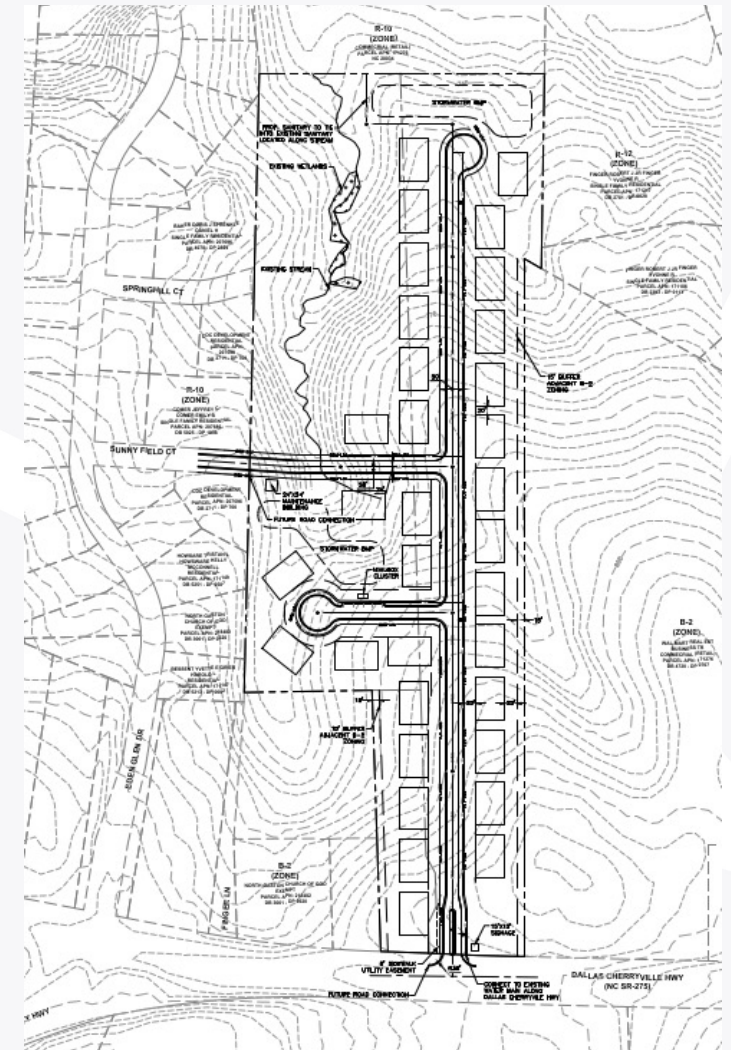




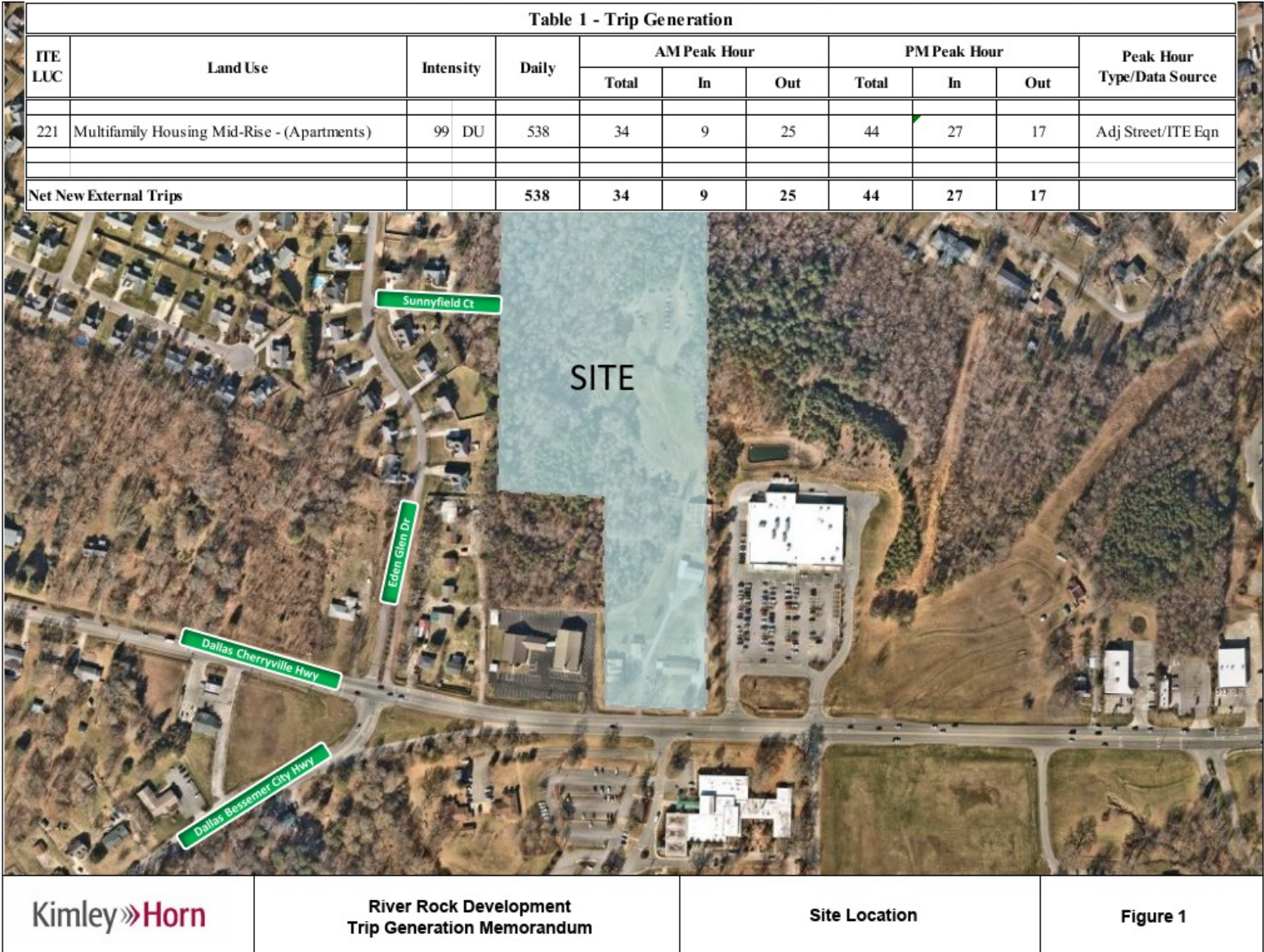
Existing Zoning	Max Density	Single-Family Attached
B-2*	For multifamily use; Dallas Code defaults to R-6 requirements	369 units

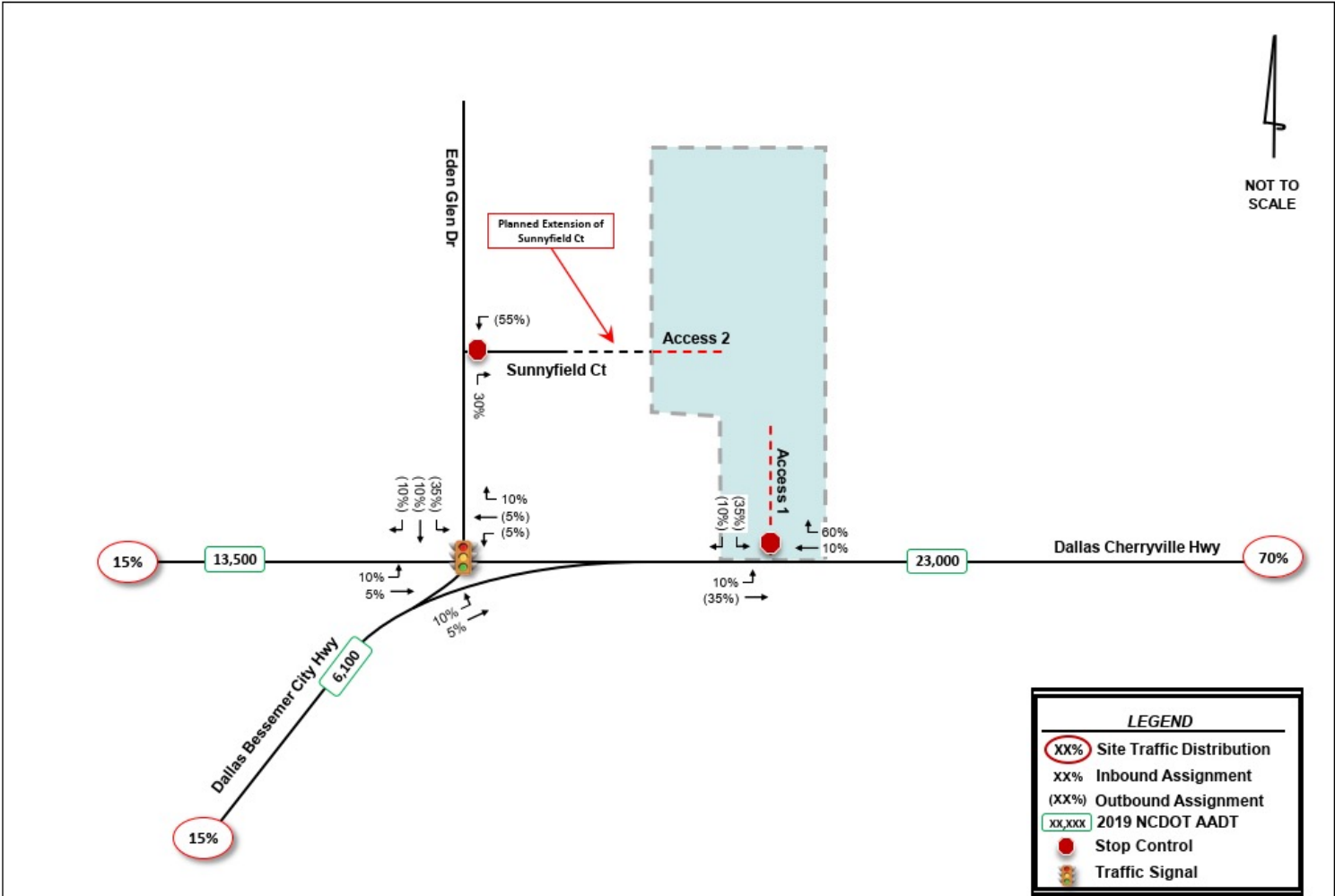
Requested Zoning	Max Density	Single-Family Attached
R-6 (CD)	5000 sf for 1 st unit; 2,500 sf for each additional unit = 369 units (17.36 DUA)	99 units (4.66 DUA)

*B-2 zoning district allowable uses include, but not limited to:
 Auto Services, Gas Stations, Convenience Stores, Adult Entertainment,
 Pharmacies/Drug Stores, Retail, Electronic Gaming, Medical Office, Dry Cleaning,
 Outdoor/Indoor Recreation Facilities



- ✓ Development Must Follow Approved Rezoning Plan:
 - Maximum 99 Dwellings, 4.66 Homes Per Acre, + 1-Story Dwellings
 - Age Targeted, Single-Family Attached Ranch Development
 - 1-Story Dwellings
 - 2-3 Bedroom Mix + Attached Garages
 - Site Layout
 - Road Network + City requested connection to Sunnyfield Court
 - Useable Open Space = >20% open space





<p>Kimley»Horn</p>	<p>River Rock Development Trip Generation Memorandum</p>	<p>Site Traffic Distribution and Assignment</p>	<p>Figure 3</p>
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Questions?



Kimley»»Horn

Expect More. Experience Better.