

Town of Dallas Planning Board Meeting

Agenda

Thursday, April 15, 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 – November 19, 2020
8. New Business
 - a. Bike & Pedestrian Plan
9. Other Business
10. Adjournment

Minutes
Town of Dallas
Planning Board
Meeting of November 19, 2020

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, Gene Brown, Reid Simms, Thomas Smith – Alternate

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer

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

Approval of Agenda: Staff introduced an addition to the agenda as 8B: Old Business – Staff Update from October 15, 2020 meeting. This shifted subsequent items down numerically. A motion was made by Reid Simms to approve the agenda with the addition. This was seconded by Glenn Bratton and adopted unanimously.

Approval of Minutes: A motion was made by Thomas Smith to approve the minutes from the October 15, 2020 meeting. This was seconded by Glenn Bratton and adopted unanimously.

Old Business:

A) Staff Update from October 15, 2020 Meeting

As part of the Planning Boards recommendation on the annexation of parcel ID #303651, staff was instructed to reach out to abutting property owners that would be located on and island under Gaston County jurisdiction through what is referred to as a donut hole annexation. Staff mailed letters and spoke with two of the three property owners. At this time, none of the three have petitioned for annexation.

New Business:

A) Text Amendment: Manufactured/Mobile Homes

Staff introduced the item and gave background on the topic. During the October 15, 2020 meeting, after discussion on staff’s interpretation of the ordinance, the Planning Board directed staff to begin working on an ordinance amendment to clarify expectations of skirting on new and replacement homes. After discussion of the staff proposed text amendment, a motion was made by Thomas Smith to recommend the proposed text amendment with the following consistency statement:

The proposed text amendment to 153.018 Manufactured/Mobile Homes is consistent with the 2003 Land Use Plan's recommendation to ensure the scale and design of development is consistent with the unique small-town character of Dallas, and the goal to maintain and enhance the Town's aesthetic qualities and physical character and is therefore deemed reasonable and in the public's best interest.

The motion was seconded by Glenn Bratton and approved unanimously.

B) Annexation Request: Tammbar, LLC

A petition for annexation was received for portions of parcel 216368 and 301158. The petitioner is seeking annexation as part of the Conditional Zoning process. In discussion and review of the Conditional Zoning, it was discovered that a small portion of parcel 216368 had not been annexed. It was later discovered that a portion of parcel 301158 had also not been annexed. These annexations will bring the entirety of the Conditional Zoning property into Town limits and help clean up the plats. After brief discussion, a motion was made by Glenn Bratton to recommend the annexation zoning as Conditional Zoning R-6, Cluster Development Overlay, with the recommended conditions of the Planning Board, to be included as part of the overall project along with the following consistency statement:

The proposed annexation of Parcel ID#'s 216368 and 301158 into Town limits as Conditional Zoning R-6, Cluster Development Overlay, is consistent with the 2003 Land Use Plan's map designation as new residential, and therefore is deemed reasonable and in the public's best interest as this lot abuts land designated for new residential development, supports an increased demand for housing in light of Dallas' current and anticipated growth, and 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.

The motion was seconded by Thomas Smith and approve unanimously.

Other Business:

A) Meeting Time

During the October 15, 2020 meeting, staff and the Board discussed the meeting schedule. To follow up on this, staff wanted to ensure the current meeting time is convenient for Board members. After a brief discussion, it was conclusive that the current meeting time of 6:30 pm should remain.

Adjournment

A motion to adjourn was made by Reid Simms, seconded by Glenn Bratton, and approved unanimously.

Respectfully Submitted,

Nolan Groce, Development Services Director

Curtis Wilson, Chairman