

Town of Dallas Planning Board Meeting

Agenda

Thursday, July 16, 2020

To be held at 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
- 8.** New Business
 - a) Petition for Conditional Zoning: TrueHomes, Parcel ID #30.1158, 216368, 131854 from R-6 to CD-R-6 (Cluster Development Overlay)
- 9.** Other business
- 10.** Adjournment

Minutes

Town of Dallas

Planning Board

Meeting of February 13, 2020

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

The following member were present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chair, Tim Farris, David Jones, and Alternate Gene Brown

Members absent: Eric Clemmer, John Beaty, and John O'Daly

Also Present: Tiffany Faro – Development Services Director, Johnny Denton – Town Engineer

There was an invocation led by Chairman Wilson and pledge of allegiance.

Approval of Agenda: A motion by Tim Farris was made and seconded by Glenn Bratton to approve the agenda for this meeting. The motion was adopted unanimously

Approval of Minutes: A motion was made by Tim Farris and seconded by Glenn Bratton to approve the agenda for this meeting. The motion was adopted unanimously.

New Business:

1) Petition for Text Amendment: Permitted Uses Chart

Staff presented a request from Bob Clayton, owner of An American Woodshop, to recommend a text amendment that would allow the manufacturing of wood products within the B-3 Zone. As of the meeting, hours were by appointment only. Mr. Clayton suggested the hours of 9 am – 3 pm. Products to be made and sold included custom moldings, cabinets, and general wood products. A partition would be used to create 210 SF of retail, 630 SF of workshop, and 378 SF of storage space. After discussion, a motion was made by Tim Farris to recommend the conditional approval of manufacturing wood products within the B-3 zone and change to conditional in I-2 with the following consistency statement:

The proposed text amendment to Appendix C-Permitted Uses Chart 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, cultural, and institutional uses, and is therefore deemed reasonable in the public's best interest.

This was seconded by Glenn Bratton and approved by all.

2) Annexation Zoning Recommendation: McCall

Staff presented the item and provided parcel information such as permitted uses, surrounding zoning, and 2003 Future Land Use Plan. The applicant was seeking to be annexed into Town limits as R-5 Single Family Residential, and was asking the Planning Board for their recommendation. Tim Farris made a motion to recommend the annexation with the following consistency statement:

The proposed annexation of Parcel ID #170097 into Town limits as R-5 Single Family Residential is technically inconsistent with the 2003 Future Land Use Plan's Map designation as neighborhood and community business, however, this petition 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.

This was seconded by Glenn Bratton and approved by all.

3) Annexation Zoning Recommendation: Routszong

Staff presented the item and provided parcel information such as permitted uses, surrounding zoning, and 2003 Future Land Use Plan. The applicant was seeking for three parcels to be annexed into Town limits as R-5 Single Family Residential, and was asking the Planning Board for their recommendation. A motion was made by Glenn Bratton to recommend the annexation with the following consistency statement:

The proposed annexation of parcels ID#'s 169122, 170287, and 202016 into Town limits as R-5 Single Family Residential is consistent with the 2003 Future 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 and 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.

This was seconded by Gene Brown and approved by all.

4) In Process: Sign Ordinance Updates

Other Business and Adjournment

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional zoning CZ-R-6 Parcel #216368, 131854, 301158

AGENDA ITEM NO. 8A

MEETING DATE: 07/16/2020

BACKGROUND INFORMATION:

Shaun Gasparini, with True Homes, is interested in establishing an 87 home development on PID# 216368, 131854, 301158. The property is located North of HWY 279, East & West of Dallas Stanley HWY, and South of Evans Lake Rd.

The applicant is requesting Conditional Zoning, Cluster Development Overlay for the property (CZ R-6). This allows a 25% reduction of the minimum lot size.

A virtual public involvement meeting was held, per requirement, on May 28, 2020.

Staff requested an updated site plan, listing conditions to be met in the development. This was received June 18th and reviewed by the Development Services Director and Town Engineer.

Staff has included a sample consistency statement for your consideration.

To recommend approval of the conditional zoning to the Board of Alderman with additional conditions as seen fit and adopt a consistency statement.

STAFF RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: Site is north of HWY 279, east + west of Dallas Stanley HWY, + south of Evans Lake Road

Lot Size: 43.96 AC Current Zone/ Use: R-6 / residential Parcel ID# Portion of 301158,
+ vacant 216368, + 131854

Name of Owner: Tammar, LLC c/o Karla Knotts - Land Matters
Address of Owner: 11510 North Community House Road, Charlotte, NC 28277
Owner Phone #: (704) 542-5486 Email: karlahk@knottsdevelopment.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-6 to CD-R-6 On the following described property:
Cluster Development Overlay

Site is north of HWY 279, east + west of Dallas Stanley HWY, + south of Evans Lake Road
FURTHER IDENTIFIED AS PARCEL ID # Portion of 301158,
216368, + 131854

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

M. Mui
Signature of applicant

5/7/20
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.



N DAVIS STREET – COMMUNITY MEETING



SHAUN GASPARINI



MCADAMS

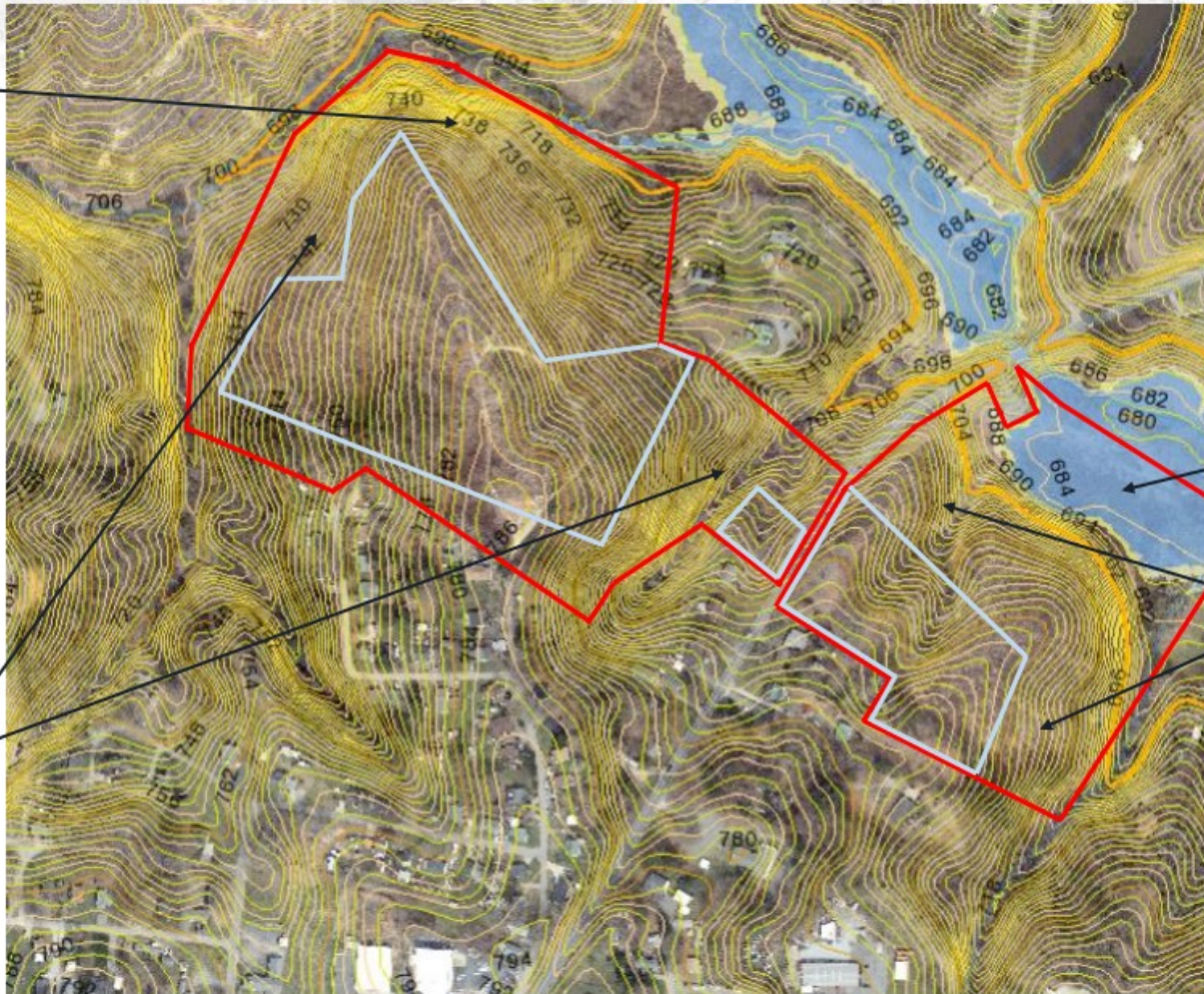
EDDIE MOORE, AICP
PRINCIPAL LAND PLANNER



- ✓ +-44 AC
- ✓ EAST + WEST OF DALLAS STANLEY HWY
- ✓ +-1/4 MILE – E TRADE ST / HWY 279



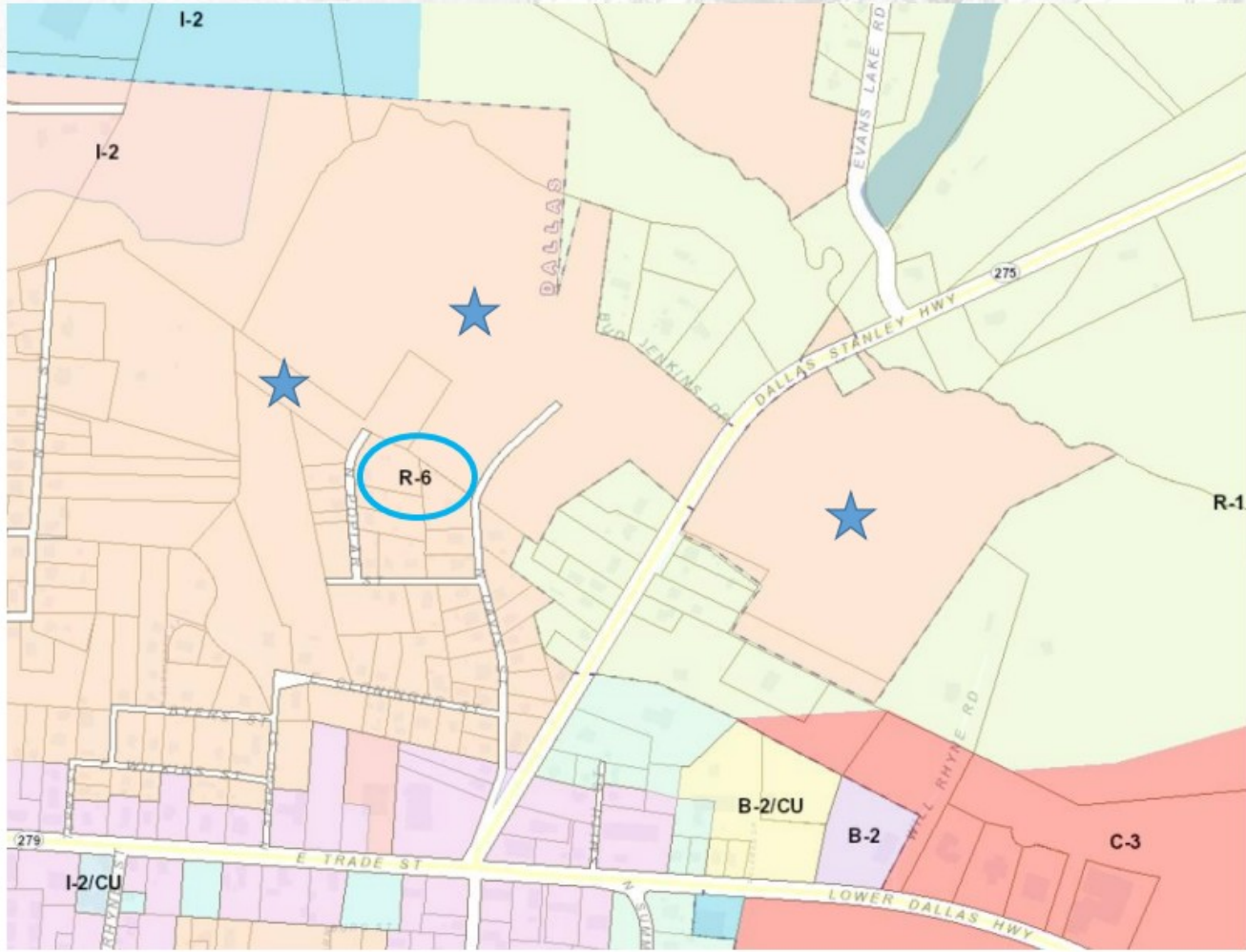
STEEP SLOPES



FLOODPLAIN

STEEP SLOPES

STEEP SLOPES



- ✓ R-6 ZONING
- ✓ 6,000 MINIMUM LOT SIZE
- ✓ 60' MINIMUM LOT WIDTH

- ✓ CZ-R-6 CLUSTER DEVELOPMENT OVERLAY
- ✓ 87 SINGLE-FAMILY FOR-SALE HOMES
- ✓ 1.9 DWELLING UNITS PER ACRE
- ✓ LOT SIZE RANGE = +-6,000 TO +-8,000 SQUARE FEET
- ✓ 11.3% OF SITE TREE SAVE
- ✓ 56% OF SITE OPEN SPACE

- ✓ MINIMUM LOT SIZE R-6 = 6,000 SQUARE FEET
- ✓ PER CZ-R-6 CDO – SITE COULD YIELD 255 LOTS
- ✓ 87 LOTS = 37% OF WHAT COULD BE APPROVED

Kelli McCormick
Follow Up Answer to Question by...
During the 1200 workshop and...

Shaun Gasparini
RE: Dallas Site
That sounds good. Thanks, Nolan.

T Faro
FW: Dallas Ordinance Revisions - D...
From: Moore, Eddie

Shaun Gasparini
Dallas Site
Hi, Nolan. Please find the revised...

dleach@dallasncnet
RE: FOIA Request
OK, thanks Nolan. De'Sha Leach.

4 Yesterday

Maria Stroupe
FY2020-2021 Approved Budget
The approved budget, comment

Zeringue, Kathryn E
Great Trails State Plan Division 12 S...
Hi Everyone. Looking forward to

T Faro
FW: scan.pdf
-----Original Message-----

T Faro
FW: skilled games/arcade
From: T Faro

tizj@carolina.rr.com
FW: dallas library plan

Re: David Tibbels
You replied to this message on 6/18/2020 9:42 AM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

- ✓ PRELIMINARY MEETING WITH STAFF
- ✓ FILED REZONING APPLICATION
- ✓ OFFICIAL COMMUNITY MEETING
- ✓ STAFF REVIEW + COMMENT
- ✓ PLANNING BOARD (JUNE 18TH OR JULY 16TH)
- ✓ TOWN BOARD (JULY 14TH OR AUGUST 11TH)

TrueHomes

IT'S ALL ABOUT U

TrueHomesUSA.com

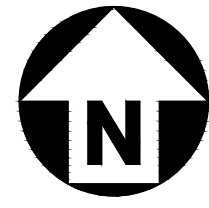
 Virus-free. www.avg.com



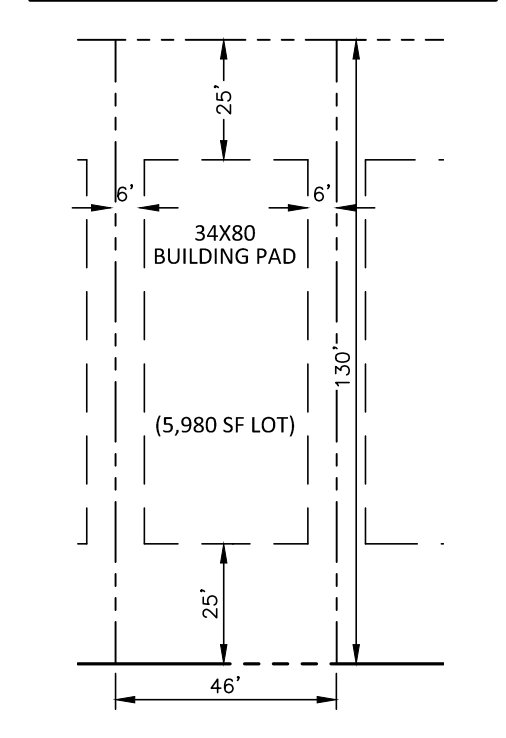




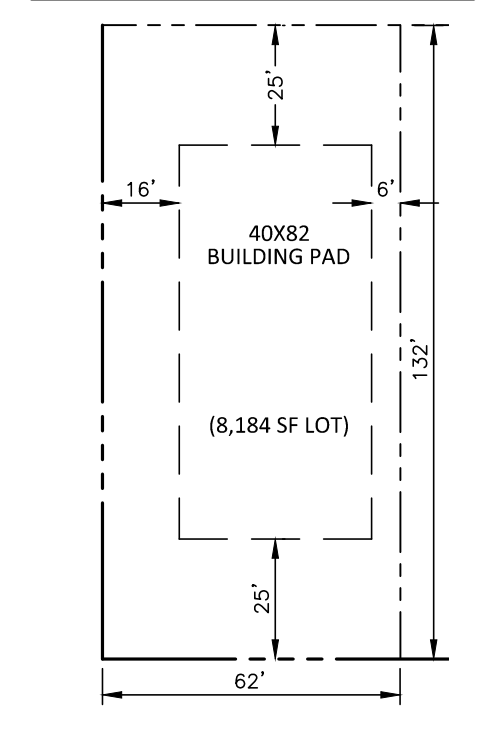




TYPICAL INTERIOR LOT



TYPICAL CORNER LOT



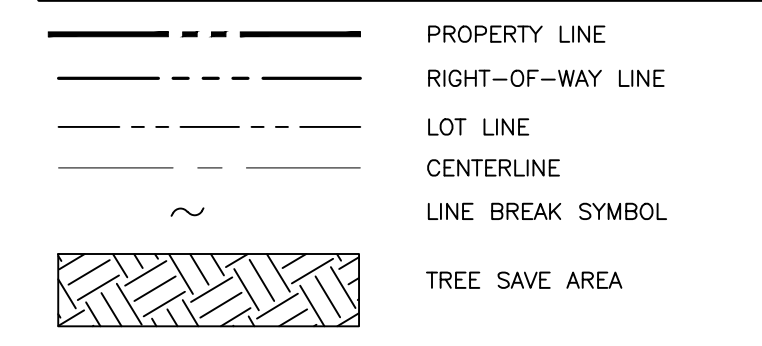
LOT SIZE TABLE - WEST

AREA (SF)	AREA (SF)
1 8,941.56	34 5,980.00
2 6,008.33	35 5,980.00
3 5,983.32	36 9,475.68
4 5,996.85	37 5,980.00
5 5,922.64	38 5,980.00
6 5,981.10	39 7,587.00
7 6,937.81	40 8,585.38
8 7,121.49	41 8,580.81
9 7,121.50	42 8,580.69
10 7,121.51	43 8,580.57
11 7,121.50	44 10,242.67
12 6,116.91	45 8,580.10
13 5,980.00	46 8,580.06
14 5,980.00	47 8,580.03
15 5,980.00	48 9,858.02
16 5,980.00	49 5,980.87
17 5,980.00	50 5,980.00
18 5,980.00	51 5,980.00
19 5,980.00	52 5,980.00
20 5,980.00	53 6,738.01
21 6,367.12	54 6,801.06
22 7,141.36	55 6,801.07
23 9,559.62	56 8,812.77
24 8,990.66	57 5,980.00
25 8,401.97	58 9,058.18
26 8,843.37	59 8,556.43
27 9,128.67	60 5,980.00
28 8,897.98	61 6,729.54
29 13,054.84	62 6,897.67
30 10,097.72	63 6,904.65
31 7,012.07	64 8,134.56
32 6,109.01	65 8,119.04
33 5,980.00	66 7,090.79

LOT SIZE TABLE - EAST

AREA (SF)
1 5,980.00
2 5,980.00
3 5,980.00
4 5,980.00
5 6,709.79
6 6,801.07
7 6,801.08
8 6,801.09
9 6,801.10
10 6,801.11
11 6,801.12
12 6,764.72
13 6,657.36
14 8,529.76
15 11,087.10
16 11,087.89
17 11,614.09
18 11,141.44
19 11,169.85
20 10,850.74
21 10,938.00

SITE LEGEND

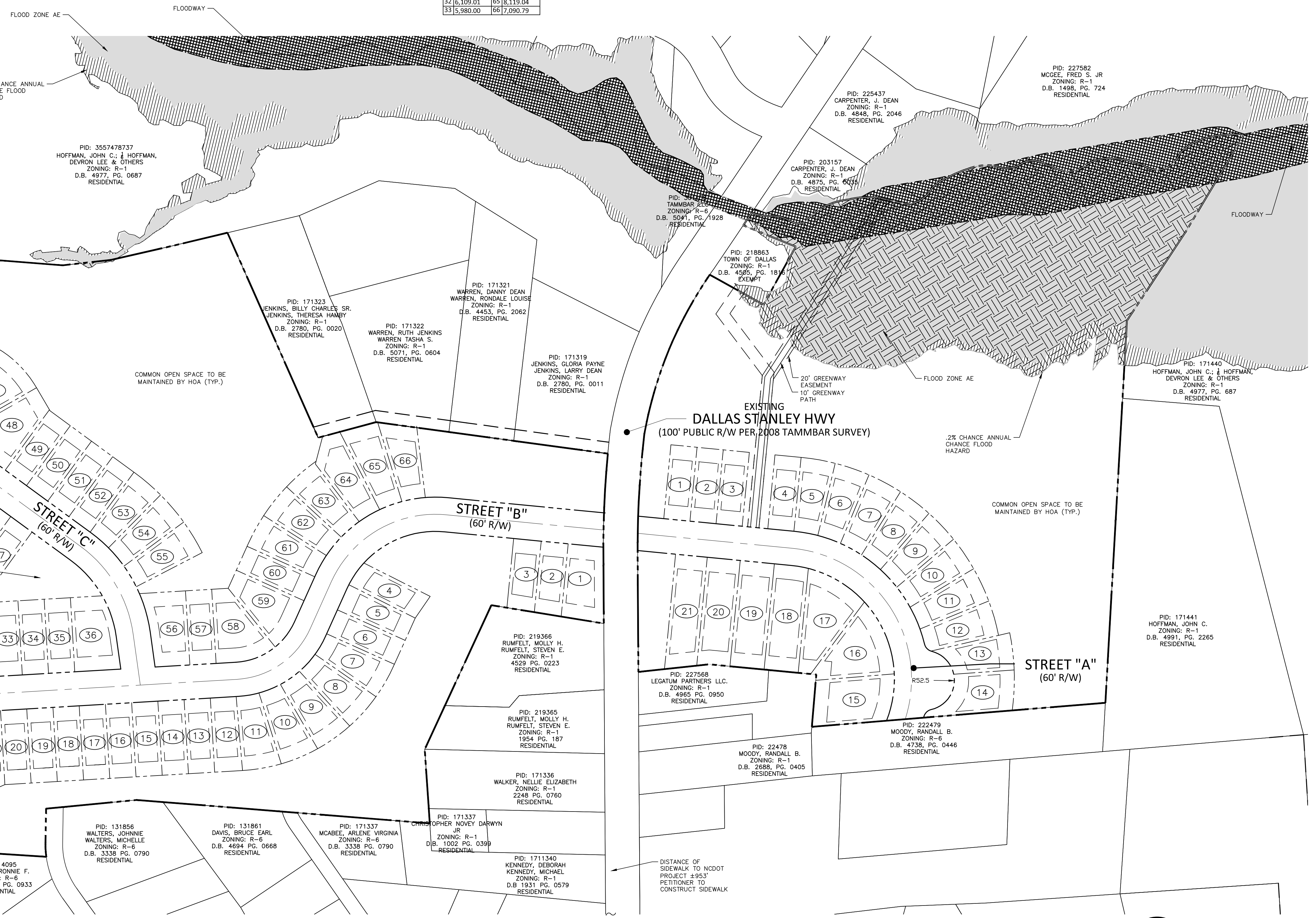
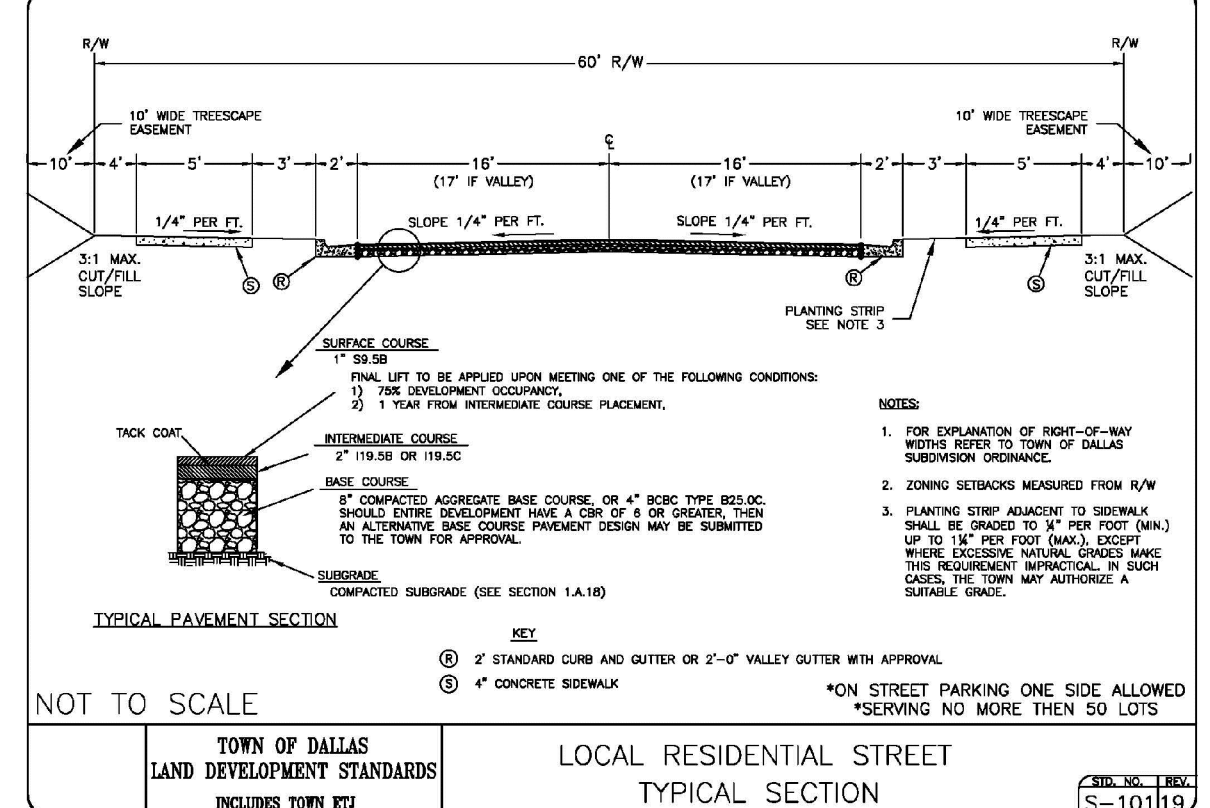


SITE DATA

PREPARED BY:	MCADAMS COMPANY (ROBERT REDDICK) 3430 TOLLINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704-527-0800 REDDICK@MCADAMSCO.COM
PARCEL PIN:	216368; 131854; 301158
TOTAL SITE ACREAGE:	43.96
CURRENT ZONING:	R-6
PROPOSED ZONING:	CZ-R-6 CLUSTER DEVELOPMENT OVERLAY
UNIT TYPE:	SINGLE-FAMILY
PROPOSED NUMBER OF LOTS:	87
MINIMUM LOT SIZE:	46'x120'
MAXIMUM NUMBER OF LOTS:	255 (43.96 AC - 20% = 35.168 AC / 6000 SF)
LOT SETBACKS:	FRONT YARD= 25' CORNER SIDE YARD= 16' SIDE YARD= 6' REAR YARD= 25'
TOTAL SITE DENSITY:	1.98 DU/AC.
RIGHT-OF-WAY WIDTH:	60'
TOTAL TREE SAVE AREA PROVIDED:	5.01 AC.

GENERAL NOTES:

- ALL INFORMATION GATHERED FROM GASTON COUNTY GIS.
- LINEAR FOOTAGE OF STREETS
 - STREET A= 676.47 LF
 - STREET B= 1371.52 LF
 - STREET C= 578.18 LF



NOT TO SCALE

TOWN OF DALLAS
LAND DEVELOPMENT STANDARDS
INCLUDES FOUR REZ

LOCAL RESIDENTIAL STREET
TYPICAL SECTION

The John R. McAdams Company, Inc.
3430 TOLLINGDON WAY
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

TRUE HOMES
SHAUN GASPARINI
2649 BRECKENRIDGE CENTRE DRIVE
SUITE 104
MONROE, NORTH CAROLINA 28110

N. DAVIS STREET
PRELIMINARY ENGINEERING
DALLAS, NORTH CAROLINA, 28034

REVISIONS

NO.	DATE	ADDITION OF REZONING NOTES
1	06.15.2020	ADDITION OF REZONING NOTES
2	06.30.2020	REVS PER TOWN & CLIENT COMMENTS

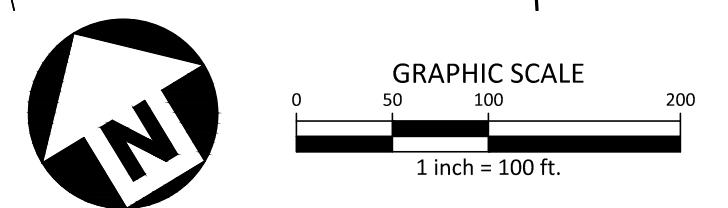
PLAN INFORMATION

PROJECT NO. TRU-19050
FILENAME TRU19050-S1
CHECKED BY SAW
DRAWN BY TKD
SCALE 1"=100'
DATE 03.27.2020

SHEET

REZONING PLAN

RZ-1



**DEVELOPMENT STANDARDS
TRUE HOMES**

Site Development Data:

Acreage: +- 43.96 acres
 Tax Parcels: 216368, 131854, and 301158
 Existing Zoning: R-6
 Proposed Zoning: CZ-R-6 Cluster Development Overlay
 Existing Uses: Vacant
 Proposed Uses: Up to 87 single-family dwellings (1.98 Dwelling units per acre)

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by True Homes (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 43.96-acre site located on the east and west sides of Dallas Stanley Highway, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 216368, 131854, and 301158.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Dallas Code of Ordinances (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-6 Cluster Development Overlay Zoning District shall govern all development taking place on the Site.

The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and the internal private streets, alleys or drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 87 single-family dwellings, together with any incidental and accessory uses related thereto that are allowed in the R-6 Cluster Development Overlay Zoning District.

3. Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by Town of Dallas for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public streets.
- c) The Petitioner shall provide a minimum 6 foot wide sidewalk along the western side of Dallas Stanley Highway, approximately 953 feet, and connecting to the NCDOT road project sidewalk just north of the intersection of Dallas Stanley Highway and E Trade Street/Lower Dallas Highway. The sidewalk will begin just south of the entrance into the western portion of the Site.
- d) Internal sidewalks shall be provided along all public streets throughout the Site.
- e) The Petitioner shall dedicate a 20 foot Greenway easement and construct a 10 foot Greenway path depicted on the Rezoning Plan.

4. Open Space, Streetscape and Landscaping

- a) The Petitioner shall provide approximately 24 acres or 56% of the site area as open space throughout the Site as generally depicted on the Rezoning Plan.
- b) The Petitioner shall provide a approximately 4.8 acres or 11.3% of the site area as tree save as generally depicted on the Rezoning Plan. The tree save area is also part of a) above.

5. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of the Ordinance, as applicable.

6. Environmental Features

- a) The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

7. Binding Effect of the Rezoning Documents and Definitions

- a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

POTENTIAL ELEVATIONS




McADAMS
 The John R. McAdams Company, Inc.
 3430 Toringdon Way
 Suite 110
 Charlotte, NC 28277
 phone 704. 527. 0800
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

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 SHAUN GASPARINI
 2649 BRECKONRIDGE CENTRE DRIVE
 SUITE 104
 MONROE, NORTH CAROLINA 28110

N. DAVIS STREET
 PRELIMINARY ENGINEERING
 DALLAS, NORTH CAROLINA, 28034

REVISIONS

NO.	DATE	ADDITION OF REZONING NOTES
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PLAN INFORMATION

PROJECT NO.	TRU-19050
FILENAME	TRU19050-S1
CHECKED BY	SAW
DRAWN BY	TKD
SCALE	1"=100'
DATE	03. 27. 2020

SHEET
REZONING NOTES

RZ-2

Sample Consistency Statement

The proposed Conditional Zoning to CZ R-6, Cluster Development Overlay, is consistent with the 2003 Land Use Plan's recommendation of "New Development" to ensure that the scale and design of commercial 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.