

**Town of Dallas**

**Agenda**

**OCTOBER 27, 2020**

**5:00 PM**

**BOARD OF ALDERMEN – WORK SESSION MEETING**

**Rick Coleman, Mayor**

**Jerry Cearley, Mayor Pro-Tem**

**Darlene Morrow**

**Allen Huggins**

**E. Hoyle Withers**

<b>ITEM</b>	<b>SUBJECT</b>	<b>Pages</b>
<b>1.</b>	<b>Pledge of Allegiance to the Flag</b>	
<b>2.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>3.</b>	<b>New Business</b>	
	A. Recognition of Firefighters with 20 Years of Service	2
	B. Presentation by TrueHomes - Conditional Zoning Request	3
	C. Update on Potential Developments	8
	D. Discussion on Town Facility Rentals	9
<b>4.</b>	<b>Closed Session</b>	

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Recognition of Firefighters with 20 Years of Service

AGENDA ITEM NO. 3A

MEETING DATE: 10/27/2020

### BACKGROUND INFORMATION:

The Fire Department and Town of Dallas would like to recognize 3 Firefighters for 20 years of service with the Dallas Fire Department. The Dallas Fire Department is a Volunteer department and the Town appreciates the commitment and dedication of these Firefighters to the residents of Dallas.

**Chris Page** joined the department in May 1997. Chris has won the Top Responder Award numerous times and was named Firefighter of the Year for 1998, 2002, 2003, 2006, and 2013. Along with the awards earned, he has served the department as Captain and Assistant Chief over a number of years.

**Darrell Adams** joined the department in July 1994. After leaving to join another department, he returned to Dallas in September 2001. Darrell has won the Top Responder Award numerous times, was named Firefighter of the Year for 1996 and 2019, and received the Fire Chief's Award in 2017 and 2019. Along with the awards earned, he served the department as Captain for many years. Darrell has also been the driving force behind the complete restorations of the 1946 firetruck.

**Darrell Dodd** joined the department in October 1998. Darrell was named Firefighter of the Year for 1999 and served the department as Captain for many years. Darrell has been instrumental in teaching fire prevention classes to the students at Carr Elementary School for many years.

Dallas is fortunate to have such dedicated individuals in our Fire Department.

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MANAGER RECOMMENDATION:

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Conditional Zoning - TrueHomes

AGENDA ITEM NO. 3B

MEETING DATE: 10/27/2020

### BACKGROUND INFORMATION:

Shaun Gasparini, with TrueHomes, is interested in establishing an 87-home development on PIDs #216368, 131854, and 301158. The property is located North of Hwy 279, East and 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. The current R-6 minimum lot size is 6,000 square feet, 60' lot width, 25' front and rear depth, 6' side depth.

A virtual public involvement meeting was held, per requirement, on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning with 3 amendments to the listed conditions and the staff provided Consistency Statement during the September 17<sup>th</sup> meeting. These documents are attached for review.

Mr. Gasparini will be present at the Work Session with additional information concerning the proposed development and to answer any questions.

The next step would be for the Board of Aldermen to set a public hearing date.

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MANAGER RECOMMENDATION:

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BOARD ACTION TAKEN:

## Proposed Conditions of Development

### Streets and Traffic:

1. Developer agrees to complete the Town's Traffic Impact Analysis (TIA) requirements before the public hearing before the Board of Alderman. The findings shall be presented to the Planning Board for information purposes only if community layout will remain the same. If the TIA recommendations result in changes to the proposed layout, an update will be provided to the Planning Board before the public hearing. \*Pending NCDOT comment on the proposed development, a TIA may/may not be required\*
2. Street A and Street B to be developed to the Town's collector road requirements, until the intersection with Street C. The remaining portion of Street B and Street C shall be developed to the Town's local residential road requirements.
3. Street A shall be designed to include a temporary paved offset cul-de-sac and dedicated as right-of-way.
4. Street frontage along Dallas Stanley Highway shall be designed to meet the Town standards, including but not limited to the addition of sidewalk and street trees. \*Pending NCDOT objection to sidewalk along Dallas Stanley Highway, the Developer agrees to payment in Lieu of sidewalk at cost\*
5. Developer to secure driveway permits for Streets A and B from NCDOT, and discuss what, if any, pedestrian crossing improvements may be needed to ensure residents on either side of the development have access to the community amenities as no separate amenity lot is being provided. Recommendations from NCDOT must be included on construction plans.

### Easements:

6. Developer to dedicate the entire floodplain on the parcel to the Town of Dallas as an access and maintenance easement to allow for future trail development, pump station upgrades, and floodplain conservation area.
7. Developer agrees to maintain 20' easement on plans as shown, and reserve for a future private community trail connection once a trail is developed if desired by the HOA. Any trail or path installed in this location shall be the sole responsibility of the HOA for design, installation, and ongoing maintenance. This shall not be dedicated to the Town.

### Open Space:

8. Developer agrees to install a 20' x16' pergola and tot lot as open space improvements toward the 20% improved open space requirement of cluster development overlay development.
9. Upon construction drawing approval, developer agrees to payment-in-lieu of trail construction per the formula provided in 153.072 (H)2. (Payment=\$63,236.75)
10. 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

## Proposed Conditions of Development

the community shall be allowed to be subdivided or sold without written approval by the Town of Dallas.

11. Developer to show tree line on plans prior to public hearing to provide a clearer picture of the tree canopy included within the 24 acres of open space shown.

### Community Design Standards:

12. Side setbacks and minimum lot sizes shall be consistent with the minimum requirements in the R-6 zone- 6' minimum side setbacks, and 6000 SF minimum lot size.
13. Lot widths may be reduced by up to 25% as part of cluster overlay development in order to promote a smaller overall development footprint and preserve additional open space. Lots must be 45' wide minimum- 47' wide or more is preferred.
14. Developer to provide at least 2 off-street parking spaces in addition to garage space on each residential lot.
15. Single family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades similar to the elevations provided at the time of conditional approval. (voluntary-agreed to by developer)
16. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.

### Other:

17. Developer shall submit a petition for annexation within 90 days of conditional zoning approval for the portion of PID# 301158 currently within Gaston County's jurisdiction. Annexation shall be finalized prior to approval of construction documents.
18. Conditional approval of this development shall be good for 12 months from the date of approval.

Consistency Statement: Conditional Zoning

The proposed Conditional Zoning of Parcel ID# 216368, 131854, 301157 to CZ R-6, Cluster Development Overlay, is consistent with the 2003 Land Use Plan's map designation as new residential, therefore this Conditional Zoning 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 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.

*Glenn R. Bratton*

*9/17/2020*

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Glenn Bratton, Planning Board Co- Chairman

Date



**MCADAMS**  
The John H. McAdams Company, Inc.  
3405 John H. McAdams Parkway  
Chapel Hill, NC 27627  
Tel: 919.981.2200  
Fax: 919.981.2202  
License Number: C-0282, C-1487  
www.mcadams.com

**CLIENT**  
TRILE HOUSES  
2850 BRECKENRIDGE CENTRE DRIVE  
SUITE 504  
BIRMINGHAM, ALABAMA 35209

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

**REVISIONS**  
NO. DATE  
1 10/12/09  
2 10/12/09  
3 10/12/09

**PLAN INFORMATION**  
PROJECT NO. TR-10050  
DRAWN BY SWM  
CHECKED BY TMO  
SCALE 3"=100'  
DATE 08.27.2009  
SHEET

**REZONING PLAN  
RZ-1**



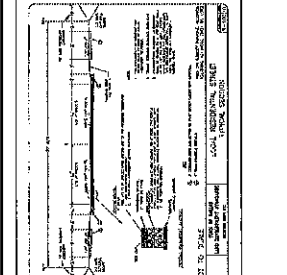
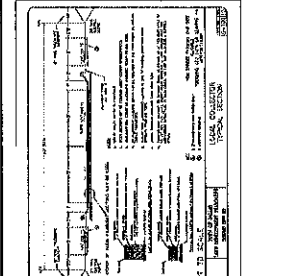
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**SITE DATA**

PROPERTY OWNER	TRILE HOUSES
OWNER ADDRESS	2850 BRECKENRIDGE CENTRE DRIVE, SUITE 504, BIRMINGHAM, AL 35209
PROJECT NAME	N. DAVIS STREET
DATE	10/12/09
DRAWN BY	SWM
CHECKED BY	TMO
SCALE	3"=100'
DATE	08.27.2009

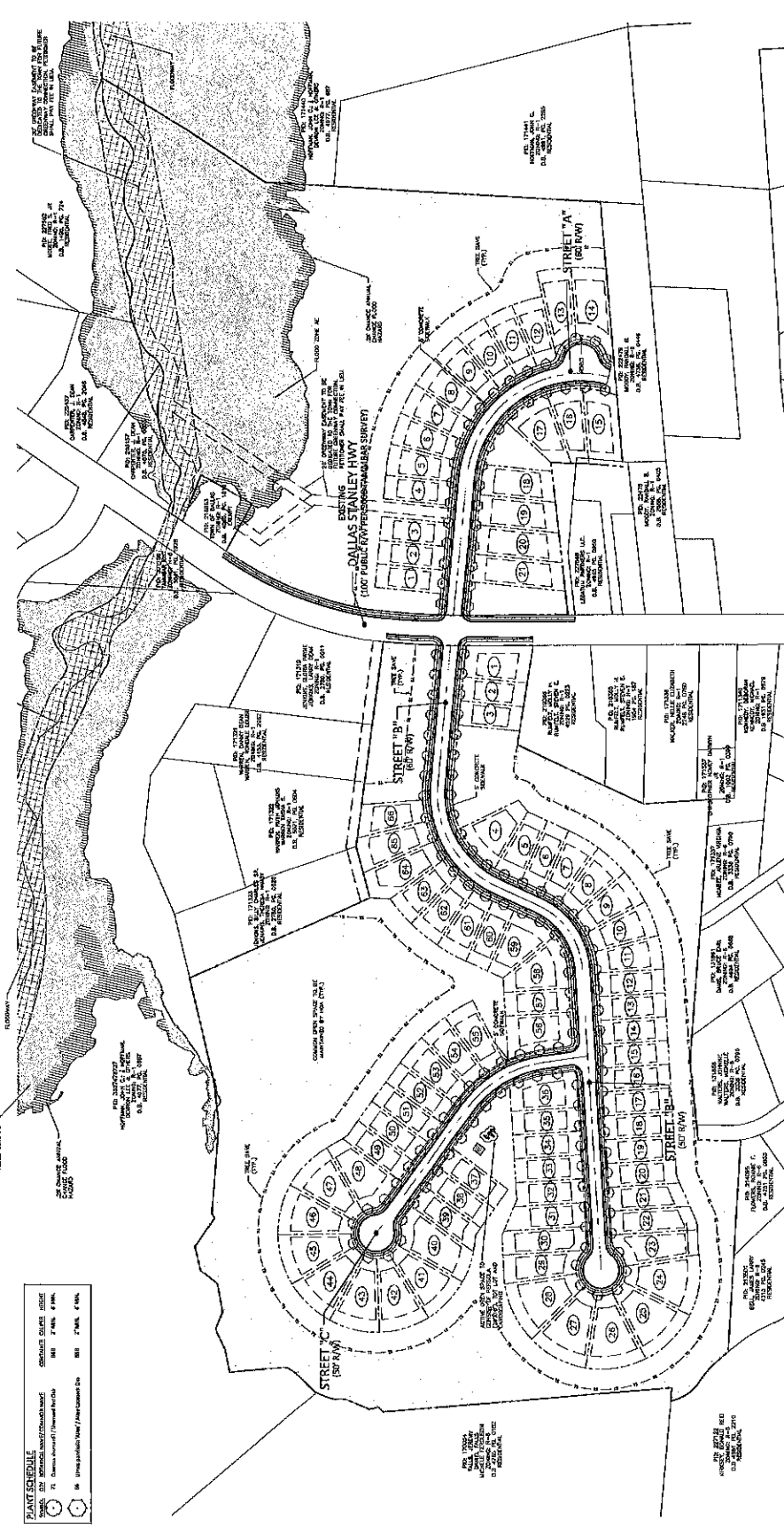
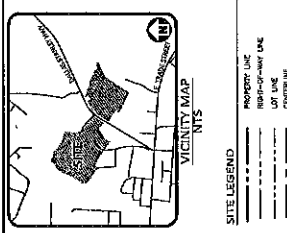
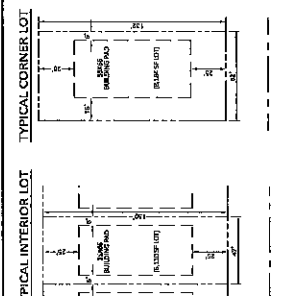
**GENERAL NOTES:**

- 1. ALL DIMENSIONS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 2. REFER TO STANDARD SPECIFICATIONS FOR ROADWORK.
- 3. REFER TO STANDARD SPECIFICATIONS FOR UTILITIES.



**PLANT SCHEDULE**

SYMBOLOGY	PLANT	SIZE	PLACEMENT
(C)	CRAPPAE QUARTER LINDSEY	881	7' x 6', 6' x 6'
(O)	FLORIDA SWEET PEA	601	7' x 6', 6' x 6'
(S)	FLORIDA SWEET PEA	601	7' x 6', 6' x 6'



**TOWN OF DALLAS, NORTH CAROLINA**

**REQUEST FOR BOARD ACTION**

**DESCRIPTION:** Update on Potential Developments

**AGENDA ITEM NO. 3C**

**MEETING DATE: 10/27/2020**

**BACKGROUND INFORMATION:**

Nolan Groce, Development Services Director, will provide updates on potential developments that have expressed interest in Dallas.

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**MANAGER RECOMMENDATION:**

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**BOARD ACTION TAKEN:**



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on Rental of Town Facilities

AGENDA ITEM NO. 3D

MEETING DATE: 10/27/2020

### BACKGROUND INFORMATION:

At the October 20<sup>th</sup> meeting a discussion on a continued hold on renting Town facilities was requested for this Work Session.

Attached is a letter received by Mayor Coleman on Wednesday from Dr. Mandy Cohen, MD, MPH, Secretary of the NC Department of Health and Human Services and Erik Hooks, Secretary of the NC Department of Public Safety. Gaston County has been identified by the State of North Carolina and by the the White House Task Force as a county of concern due to the number cases occurring in Gaston County.

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MANAGER RECOMMENDATION:

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BOARD ACTION TAKEN:



October 20, 2020

Dear Municipal Leaders:

Thank you for participating in the recent calls Secretary Cohen convened with the help of the NC Association of County Commissioners and the NC League of Municipalities. Along with those groups, we ask for your continued help in the fight against COVID-19. As discussed, we are seeing concerning trends in case counts and hospitalizations in our state and nationally, and we need your help to reduce the transmission of this virus. **You are receiving this follow-up request because your community meets the following metrics: you are in a county that has had 300 or more new cases in the last 14 days and has been identified by the White House Task Force as a county of concern; your case rate is greater than 50 cases per 10,000 people; or your county is one of the top three most populous counties in the state.**

As discussed on the calls, our first and best approach to continuing to slow the spread of COVID-19 is to win the hearts and minds of North Carolinians. NCDHHS has created a wide array of resources you can use, including the *Three W's* (*Wear a face covering, Wait six feet apart and Wash your hands*) campaign materials, the *Whatever the Reason: Get Behind the Mask* campaign materials, a faith leaders toolkit and more that can all be found [here](#). Thank you for all you are doing as leaders to support these efforts – serving as exemplars in your community is very powerful. We hope you will consider doing or continuing what has taken place already across the state: creating local signs, flags, and banners to promote compliance; promoting the Three W's when speaking to the press and community groups; partnering with local media on radio and television spots; and promoting similar messaging on social media and web-pages.

We also ask you to consider additional local actions to improve compliance to best position our health systems and first responders to respond to the challenges that can accompany rising cases of COVID-19. Some examples are:

- Adopt an ordinance that imposes a civil penalty or fine (separate from issuing a Class 2 misdemeanor) for violating the provisions of a local ordinance or issue a local Emergency Proclamation addressing the COVID-19 pandemic.
  - The general statutory authority for implementing and enforcing ordinances consistent with the general police powers of local governments is found in Article 6 of Chapter 153A of the General Statutes for counties or Article 8 of Chapter 160A of the General Statutes for cities. Specifically, enforcement authority for imposing a civil fine or penalty is found at N.C. Gen. Stat. § 153A-123 and § 160A-175 respectively, and we have attached sample language for your consideration.
  - Actions to consider could include restrictions imposing a higher State of Emergency standard than those included in the Governor's most recent Executive Order, as allowed by Section 7.3 of Executive Order No. 169: (1) imposing fines for businesses that do not enforce the mask requirements; (2) establishing lower mass gathering limits; (3) curtailing the sale of alcohol earlier than 11 pm; (4) closing high risk venues such as bars and night spots; and (5) limiting restaurant service.

- Support your Local Health Director in the utilization of their authority, pursuant to N.C. Gen. Stat. § 130A-20, to issue and enforce an Imminent Hazard Abatement Order against entities whose actions, including failure to comply with the Governor’s Executive Order, present an imminent hazard to your community.

To help inform local decision-making, NCDHHS recently added new county-level data to the NC COVID-19 Dashboard on the County Map by Cases section of the [Summary dashboard](#) page which allows you to view county-level case data by date ranges, including: the number of total cases, the number of cases from the prior day, the number of cases over the last seven days, and the number of cases over the last 14 days.

The incredible work of our local partners has allowed North Carolina to avoid the first and second waves of rapid spikes in COVID-19 positives that devastated so many other states. To protect our communities, we must continue working together in this fight against COVID-19.

Thank you for considering these additional measures to slow the spread of the virus. We appreciate all the work you are doing to preserve and protect the welfare of your communities every day.

Sincerely,



Mandy K. Cohen, MD, MPH  
Secretary  
NC Department of Health and Human Services



Erik A. Hooks  
Secretary  
NC Department of Public Safety

cc: County Health Director  
Rose Williams, NCLM

## Maria Stroupe

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**From:** Rick Coleman <rcoleman@dallasnc.net>  
**Sent:** Wednesday, October 21, 2020 10:02 AM  
**To:** 'Maria Stroupe'  
**Subject:** FW: Letter from Secretaries Cohen and Hooks  
**Attachments:** Municipal Leaders - Sec Cohen and Hooks letter 10 20 2020.pdf

**From:** Gawande, Hattie <Hattie.Gawande@dhhs.nc.gov>

**Sent:** Tuesday, October 20, 2020 5:38 PM

**To:** ibaltutis@burlingtonnc.gov; ronniesetzer@charter.net; ruby12@bellsouth.net; leann.pierce@carolinabeach.org; jballcoach@yahoo.com; harold.weinbrecht@townofcary.org; alstonjames15@yahoo.com; mayordrobinson@gmail.com; bobfloydjr@floydgroup.com; vlyles@charlottenc.gov; hbeam@cityofcherryville.com; cseaford@chinagrovinc.gov; sbrown@cityofclaremont.org; mayor@townofclaytonnc.org; patphifer@gmail.com; ingramlas@aol.com; mayor@ci.connolly-springs.nc.us; lee.moritz@conovernnc.gov; wtwasham@cornelius.org; sonja@covecitync.com; wcauthen@cramerton.org; rcoleman@dallasnc.net; rknox@townofdavidson.org; lward2004@triad.rr.com; sobrown@hotmail.com; williammitchell1938@gmail.com; dritchie@burkeK12.nc.us; Steve.Schewel@durhamnc.gov; dalitlbit@carolina.rr.com; mayor@townofeastspencer.org; shirley.mclaurin@ymail.com; nhall@edennnc.us; Stallings, Jimmy <jimmy.stallings@edenton.nc.gov>; g138@live.com; toleyj@elon.edu; townofeureka@embarqmail.com; housingtownsend@yahoo.com; pthomas@fairviewnc.gov; mayor@faisonnc.org; townoffalcon@embarqmail.com; mayorlittle@embarqmail.com; dweaver2115@yahoo.com; johnmoore2004@yahoo.com; mitch.colvin@ci.fay.nc.us; rob@netidnow.us; shirleysam2@aol.com; mickmc@nc.rr.com; pconner@triad.rr.com; wdarron@embarqmail.com; jbyrne@fuquay-varina.org; townofgamewell@bellsouth.net; kmarshburn@garnernc.gov; wreid3@carolina.rr.com; lenwms125@aol.com; benfieldiv@gmail.com; mayorburnette@nc.rr.com; callen@goldsboronc.gov; jpeterman@cityofgraham.com; hayeschem@charter.net; wfeather@granitequarrync.gov; cgraves@greenlevelnc.com; mayor@townofgreenevers.com; nancy.vaughan@greensboro-nc.gov; pjconnelly@greenvillenc.gov; ehfarr1@aol.com; r.dyer@townofgrovernnc.com; wlewis <wlewis@havelocknc.us>; kallen@townofhawriver.com; mayorpres@aol.com; hguess@hickorync.gov; jay.wagner@highpointnc.gov; whildebrand4@aol.com; Phall.hollyridge@gmail.com; dick.sears@hollyspringsnc.us; btaylor747@yahoo.com; jwarner@townofhopemills.com; jwinkler2@charter.net; janeralla@huntersville.org; mAlvarez@indiantrail.org; sphillips@ci.jacksonville.nc.us; saylynn@aol.com; dhinnant@kannapolisnc.gov; jgarner@kenansville.org; bonnie.williamson@townofkenly.com; dmorgan@toknc.com; scott.neisler@cityofkm.com; cjenningsreid@gmail.com; jamesaubreyroberson@gmail.com; c.bloszinsky@tokb.org; david.cleveland@lakeparknc.gov; jimdhager@gmail.com; abeal@ambassadors.edu; mayor@laurinburg.org; josephgibbons@yahoo.com; MayorClark@LexingtonNC.gov; mayor@townoflibertync.org; ehatley@lincolntonnc.org; lindenCommissioner@embarqmail.com; mayorthompson@mail.ci.longview.nc.us; srailey@lowellnc.com; lumberbridgetown@gmail.com; bdavis@ci.lumberton.nc.us; madisonmayor@icloud.com; 1mayor@centurylink.net; frtmstergm@bellsouth.net; lsmith@marshville.org; joepollino@marvinnnc.org; jhigdon@matthewsnc.gov; pgdavis1@yahoo.com; bcardwell002@triad.rr.com; mayor@townofmcdenville.org; j.taylor7985@gmail.com; ehooks@cityofmebane.com; luharvey@townofmiddlesexnc.com; jcrump@midlandnc.us; jbyrum@midway-nc.gov; johnwallacejr@earthlink.net; msncmayor@yahoo.com; brad@logopros.us; colklparker@msn.com; bkilgore@monroenc.org; earglejo@shelby.net; ronnie@ronniethompson.com; TJCawley@TownofMorrisville.org; mayor@mtholly.us; ktalton@townofmountolivenc.com; bbbee2@embarqmail.com; outlawd@newbernnc.gov; vjaynes2000@hotmail.com; ehaupt@newtonnc.gov; ntopsail@gmail.com; aschneider.nc@gmail.com; mwhitmanossipee@yahoo.com; dabblesjr58@yahoo.com; vvcanipe@clevelandcountyschools.org; greg@pembrokenc.com; charleshooks@pikevillenc.gov; jeff@airflowproducts.net; rbyrd@nc.rr.com; jstrickland@vopnc.org; bharrell211@gmail.com; jedwards@pinevillenc.gov; deanmaddox@pleasantgarden.net; jshytle1@carolina.rr.com; Donrainsnc@gmail.com; bjones@townofprinceville.com; jdmcneill@earthlink.net; mary-ann.baldwin@raleighnc.gov; v.caudle@townoframseur.org; buckyj51@yahoo.com; LBElectric49@bellsouth.net;

dajaarnette@yahoo.com; redoakmayor@embarqmail.com; commbiz73@yahoo.com; jay.donecker@gmail.com; flipma03@aol.com; bcjustice@charter.net; richlandsmayor@gmail.com; jkirkland@riverbendnc.org; lenglish@mountaire.com; townofrobbsville@hotmail.com; mayor@rockwellnc.gov; sandy.roberson@rockymountnc.gov; Currin, Ron <ron.currin@rolesville.nc.gov>; rosehill@embarqmail.com; dmichellemuller@yahoo.com; mayor@rutherfordcollegenc.us; Karen.Alexander@salisburync.gov; jgreene@townofsawmills.com; morganhj6228@gmail.com; Coliver@selma-nc.com; larry.fontaine@sevendevels.net; spotter@peoplepc.com; rwilliams@sharpsburgnc.com; stan.anthony@cityofshelby.com; mayorzeck@suddenlinkmail.com; andy.moore@smithfield-nc.com; lilesd@snowhillnc.com; chaney@southernpines.net; speed27881@yahoo.com; jwilliams1086@att.net; ldobbins@spring-lake.org; stpaulsclerk@nc.rr.com; krscotton@hotmail.com; wdunn@stallingsnc.org; mayordenton@townofstanley.org; mjones.tos@ncrrbiz.com; johnflynt@stokesdale.org; kgalvan <kgalvan@town.stoneville.nc.us>; Gunther@skisugar.com; dougmedlin44@yahoo.com; jdavis@ci.swansboro.nc.us; swepsonvilletown@triadbiz.rr.com; mayor@tarboro-nc.com; james.thompson953.jt@gmail.com; leonardfillyaw@rocketmail.com; raleigh.york@thomasville-nc.gov; chucktyson@tysonandhooksrealty.com; vanessabaucom@hotmail.com; chip.black@outlook.com; chadb@vanceboronc.com; edcall58@yahoo.com; jbarrettownofwaco@gmail.com; jdnd63@aol.com; milton.farmer@us.army.mil; mayor@wakeforestnc.gov; cfarrior@townofwallace.com; toddauctions@triad.rr.com; danny.jackson@walnutcreeknc.com; walstonbrg@aol.com; ajconnorsmayor <ajconnorsmayor@gmail.com>; ron.pappas@waxhaw.com; ecallis@townofweddington.com; vgray@townofwendell.com; dpaschal@townofwentworth.com; jansmith@wesleychapelnc.com; aroberts@whisperingpinesnc.net; epitt@townofwhitakers.org; rdkfennell@yahoo.com; bill.saffo <bill.saffo@wilmingtonnc.gov>; jazzle@wilsonsmillsnc.org; hamill@wingate.edu; doug.jackson@wintervillenc.com; dmills@towb.org; afoster1955@yahoo.com; bmatheny@townofzebulon.org

**Subject:** Letter from Secretaries Cohen and Hooks

Dear municipal leaders,

Please see the attached letter from Secretaries Mandy Cohen and Erik Hooks.

Thanks,  
Hattie

**Hattie Gawande**

Deputy Director of Government Affairs

NC Department of Health and Human Services

[Hattie.Gawande@dhhs.nc.gov](mailto:Hattie.Gawande@dhhs.nc.gov)

Cell: 919-906-1899

Help protect your family and neighbors from COVID-19.

***Know the 3 Ws. Wear. Wait. Wash.***

#StayStrongNC and get the latest at [nc.gov/covid19](https://nc.gov/covid19).