

Town of Dallas
Agenda
JANUARY 26, 2021
5:00 PM
BOARD OF ALDERMEN – WORK SESSION MEETING
Rick Coleman, Mayor

Allen Huggins

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

<u>ITEM</u>	<u>SUBJECT</u>	<u>Pages</u>
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TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Swearing-In – Alderman Frank Milton

AGENDA ITEM NO. 3A

MEETING DATE: 1/26/2021

In August 2020, Alderwoman Stacey Thomas resigned her seat on the Board of Aldermen. On January 12, 2021, the Board of Aldermen appointed Mr. Frank Milton, by unanimous vote, to fill the remainder of the term held by Ms. Thomas.

Alderman Milton will be sworn in to complete the remaining term which is up for election in November 2021.

Attached is the Oath of Office.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

**OATH OF OFFICE
FOR
ALDERMAN**

I, Frank Milton, do solemnly and sincerely swear that I will support the Constitution and laws of the United States, that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as **ALDERMAN**, so help me God.

Frank Milton, Alderman

Swore to and subscribed before me,
this 26th day of January, 2021.

Rick Coleman, Mayor

Attested: _____
Shannon Whittle, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Town Hall Parking Lot Modification

AGENDA ITEM NO. 4A

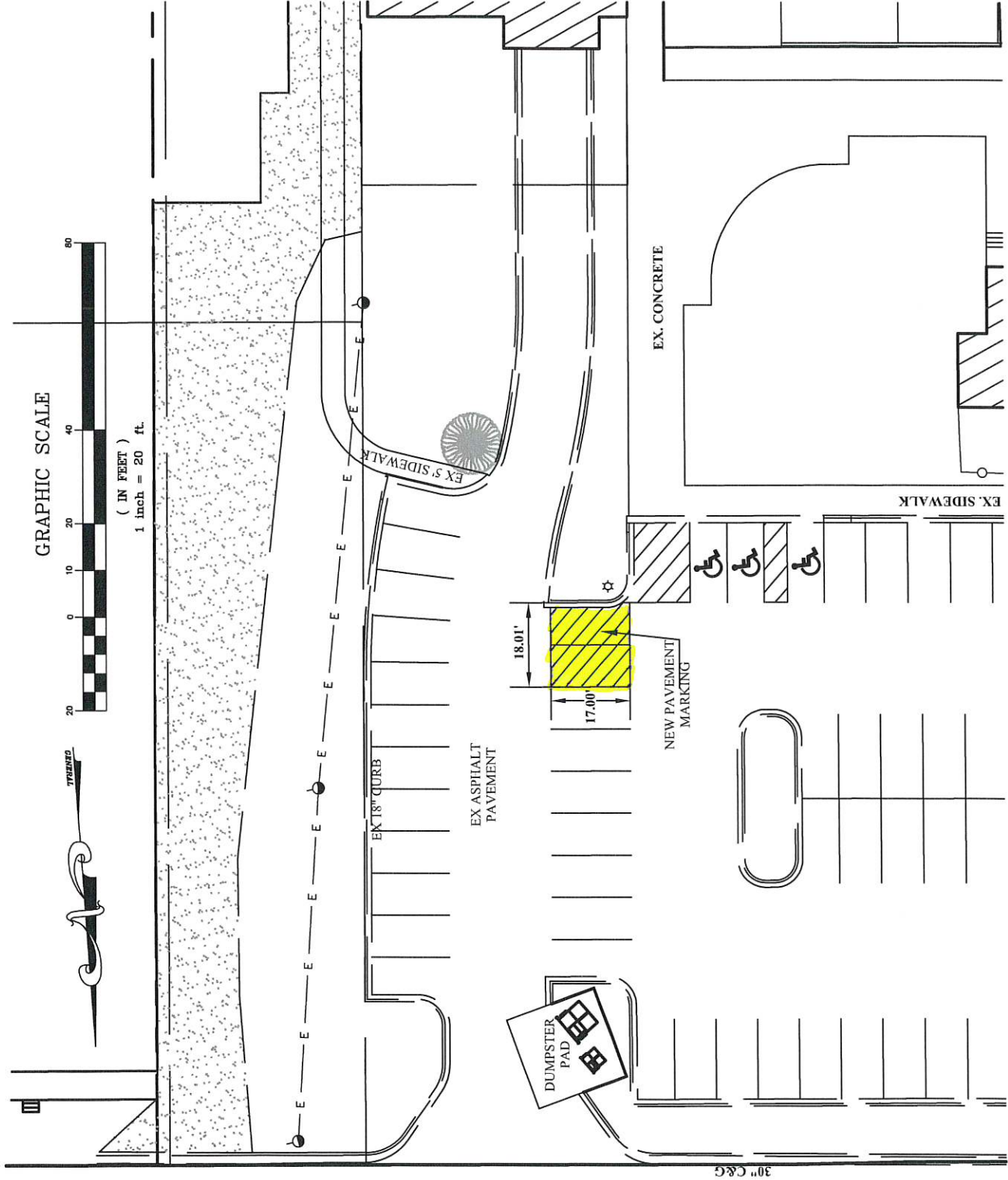
MEETING DATE: 1/26/2021

Alderman Cearley asked that the Town Engineer look at options to modify the current Town Hall Parking Lot configuration due to limited access from the W. Wilkins St. entrance. When the parking spaces on both the right and left sides from that entrance are full, vehicles must back out onto W. Wilkins St. to access the entrances on N. Holland St.

Attached are two options from Mr. Johnny Denton, Diamond Engineering. Option 1 would remove two parking spaces and allow access to the remainder of the parking lot without exiting the W. Wilkins St. entrance to access one of the N. Holland St. entrances. Option 2 would remove one parking space to allow a vehicle to turn around and exit the W. Wilkins St. entrance, without backing out into the roadway, to then access one of the N. Holland St. entrances.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

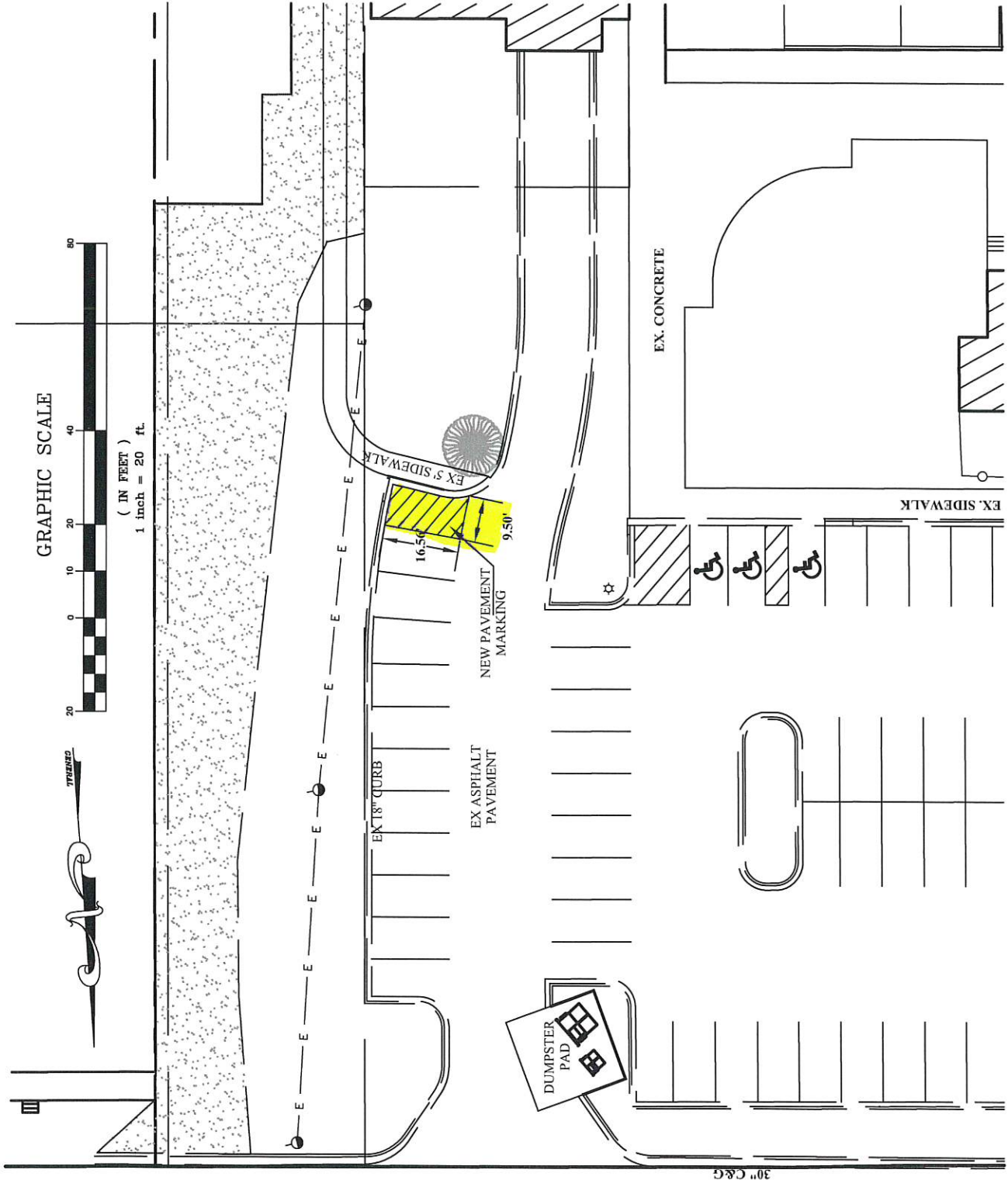


W. WILKINS STREET
40' - R/W

OPTION 1

OPTION 2

W. WILKINS STREET
40' - R/W



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: No Parking Zone on W. Trade St.

AGENDA ITEM NO. 4B

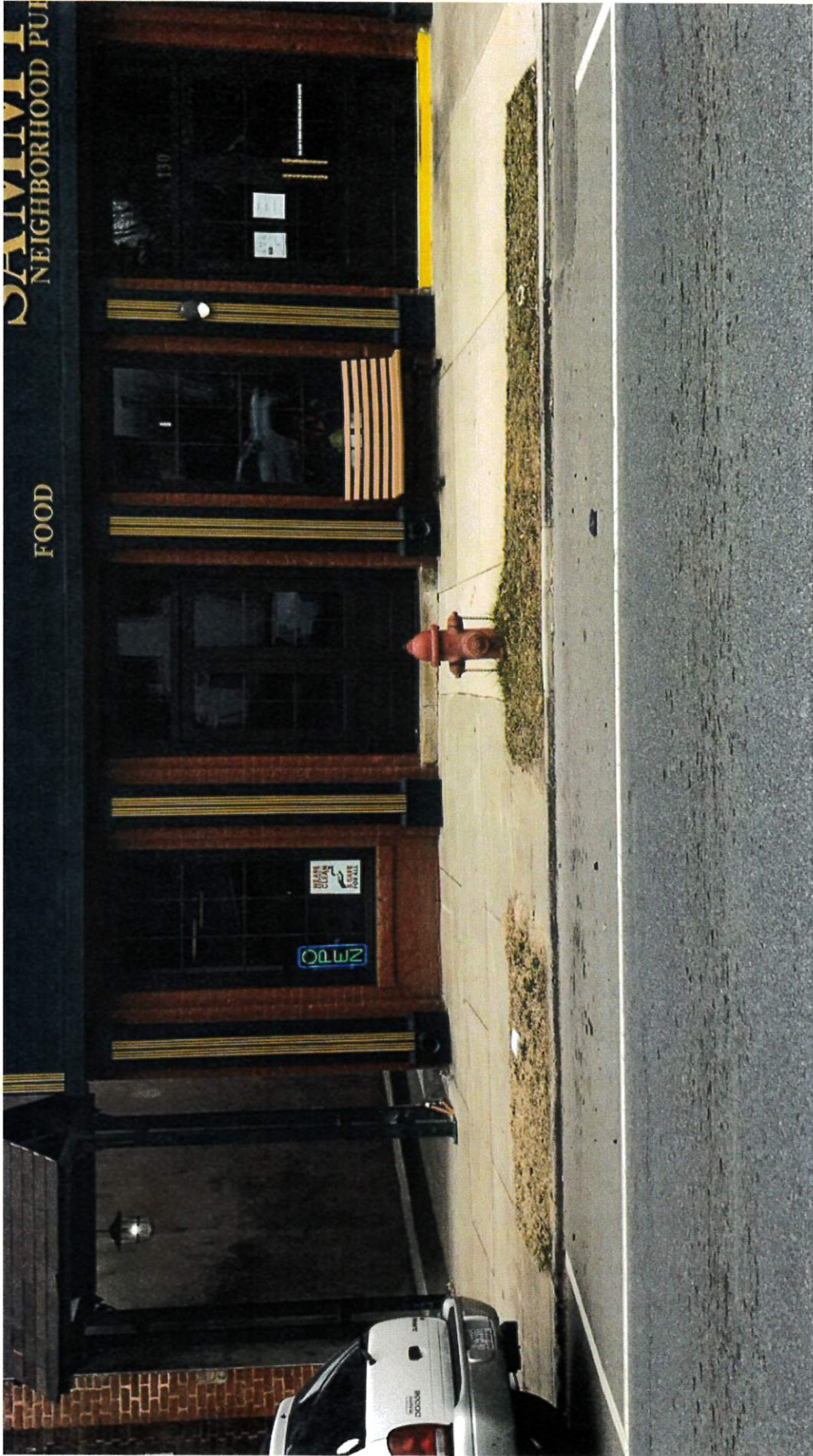
MEETING DATE: 1/26/2021

With the increased traffic and number of parked vehicles along the 100 block of W. Trade St., it has come to Staff's attention that a fire hydrant is being blocked. In order to provide emergency access to the fire hydrant, Staff is recommending that one parking space in front of the fire hydrant be designated as no parking in the Town's Parking Prohibited ordinance.

Attached is a picture showing the hydrant area and the parking space.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: No Parking on E. Robinson St.

AGENDA ITEM NO. 4C

MEETING DATE: 1/26/2021

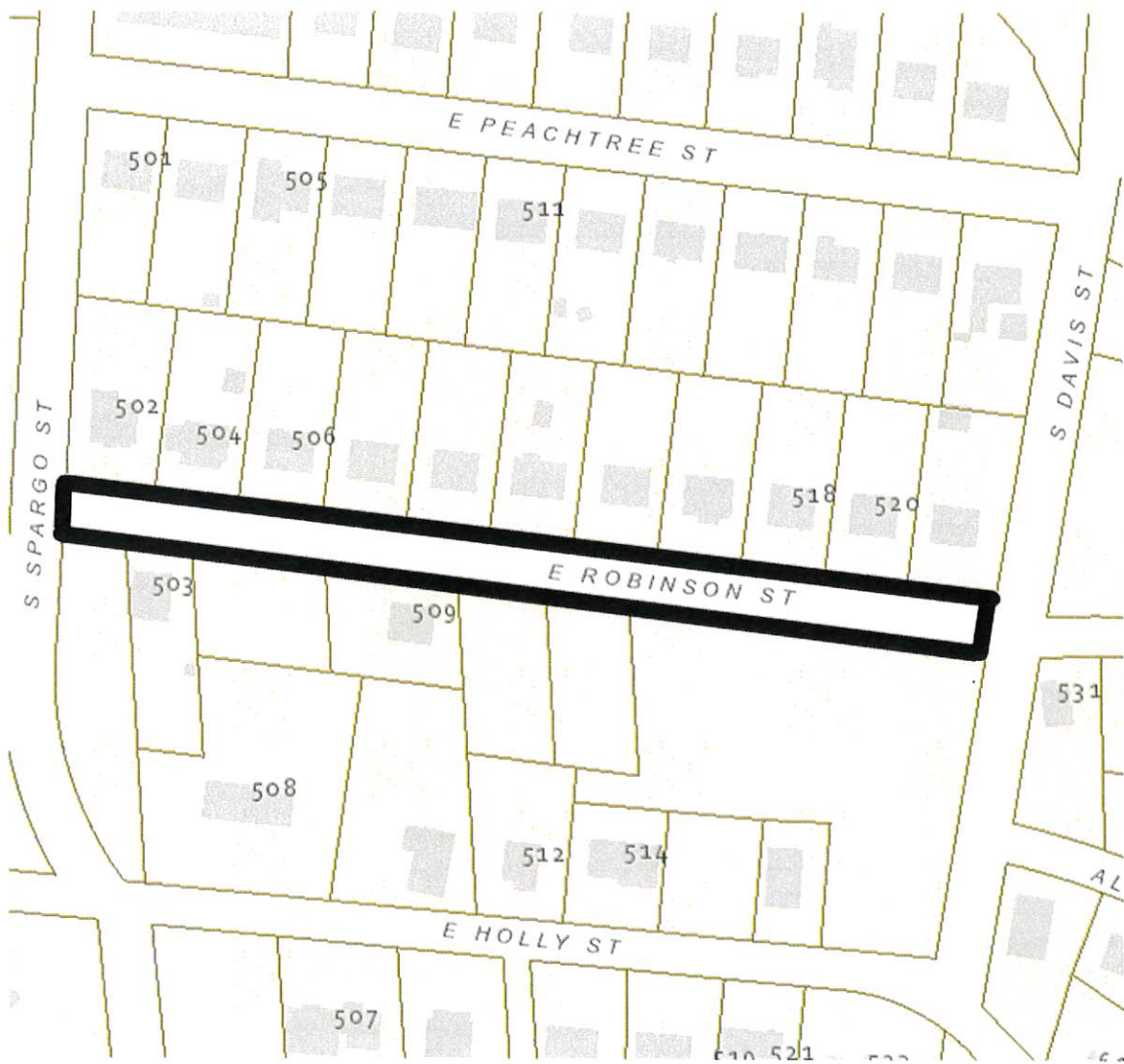
In December 2020, a citizen called the Development Services Director to inquire about the Parking Schedule of the Town Ordinance. The citizen requested that the Board of Aldermen consider adding E. Robinson St. to the list of Parking Prohibited streets in the Town.

Staff has reviewed the area and recommend no parking on E. Robinson St. from S. Spargo St. to S. Davis St. be added to the list of Parking Prohibited streets in the Town Ordinance.

Attached is a map showing the recommended area.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Manufactured/Mobile Home Ordinance Update

AGENDA ITEM NO. 4D

MEETING DATE: 1/26/2021

During the October 15, 2020 Planning Board Meeting, the Development Service Director asked input from the Planning Board in regard to their interpretation of §153.018 Manufactured/Mobile Homes of the Town Ordinances. Staff interpreted B(3) of the ordinance as true masonry material, not to include cladding or vinyl product. The Planning Board is in favor of this interpretation, and suggested clarifying the ordinance requirement.

During the November 19, 2020 meeting, the Planning Board unanimously recommended the attached ordinance update and consistency statement.

If the Board of Aldermen is in agreement to update the ordinance, a public hearing date will need to be set at the next regular meeting.

Attached is the proposed ordinance update.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

§ 153.018 MANUFACTURED/MOBILE HOMES.

Any mobile/manufactured home installed from and after the effective date of this section shall meet the following standards.

(A) Mobile home parks/subdivisions shall be located within a R-6 zone, and all new proposed locations shall be treated as a planned subdivision per G.S. § 160A-376 and comply with the town's subdivision development standards.

(1) A zoning permit and building permit shall be required for every structure located within a mobile home park, including replacement mobile homes.

(2) Accessory structures shall be limited to one per home, and must comply with the accessory structure requirements outlined in § [153.009](#).

(B) New mobile/ manufactured homes shall not be located on any parcel within town limits, unless the parcel has been approved as a mobile home park or subdivision.

(1) If an existing mobile home, regardless of location or zone, becomes damaged by fire, flood, explosion, earthquake, wind, storm, hurricane or any other act of God, war or riot, becomes damaged by any third-party by no fault of the owner, or becomes damaged by the owner by accidental means, it may be replaced at the same location with a home of the same size within a 12-month period.

(2) Any parcel containing a mobile home that has been removed for a period of greater than 12 months must comply with all current zoning regulations.

(3) All new or replacement mobile homes placed within the town shall include a ~~masonry skirt~~ **continuous masonry foundation or curtain wall underpinning consisting of brick, cinderblock, concrete block, stucco, stone, or other masonry materials, unpierced, except for required ventilation and access, shall be placed underneath the home**, unless the mobile home is being replaced due to an act of God as defined in division (B)(1).

(Ord. passed 10-9-2018)

TEXT AMENDMENT 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.

Curtis Wilson

11/19/20

Curtis Wilson, Planning Board Chairman

Date

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Right of Way Abandonment

AGENDA ITEM NO. 4E

MEETING DATE: 1/26/2021

As part of the Conditional Rezoning project off of Dallas Stanley Highway, the Town must adopt a resolution to abandon part of its current right of way.

Currently, the Town has approximately 400 feet of right of way extending onto Parcel ID #216368. The existing road continues approximately 170 feet onto the parcel.

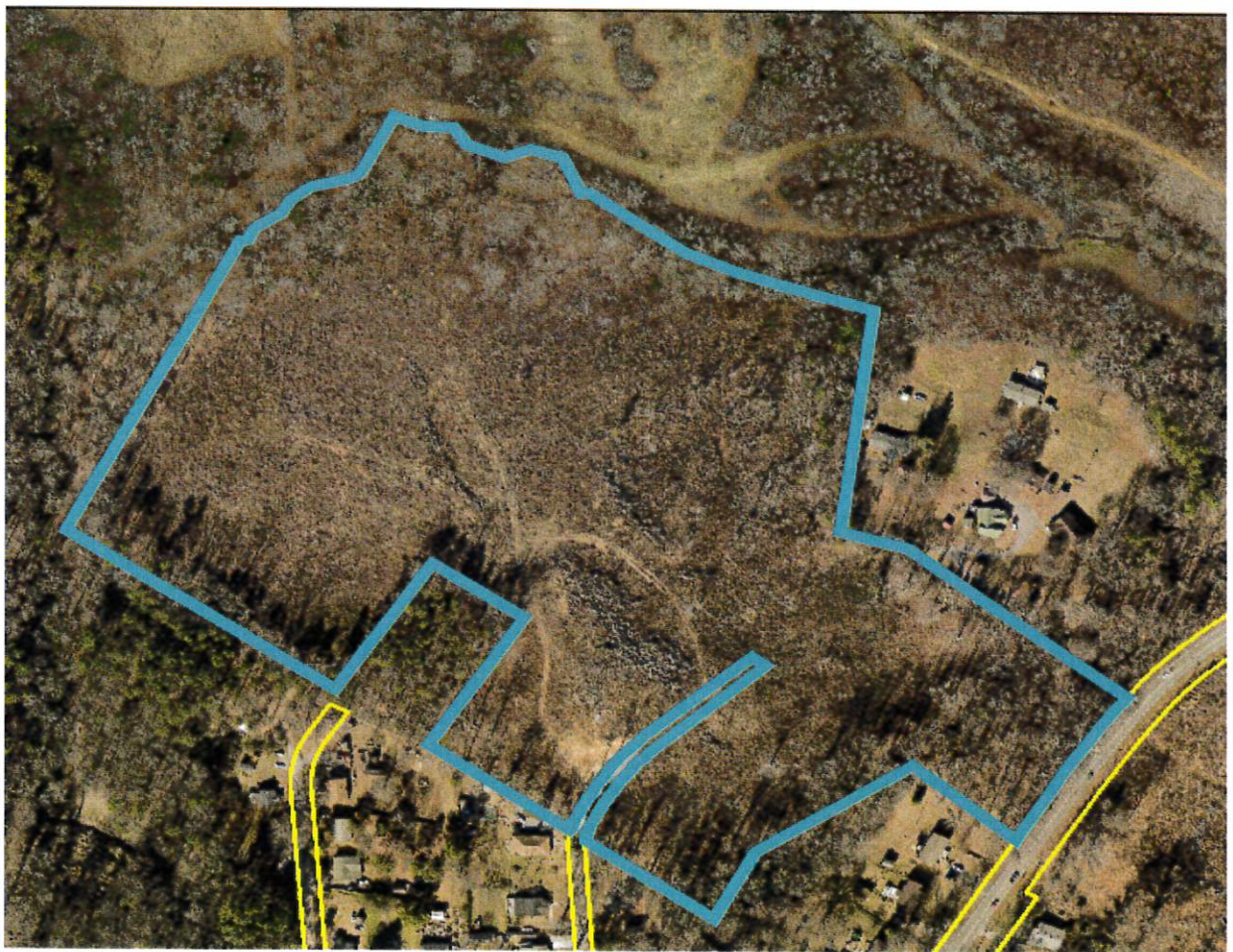
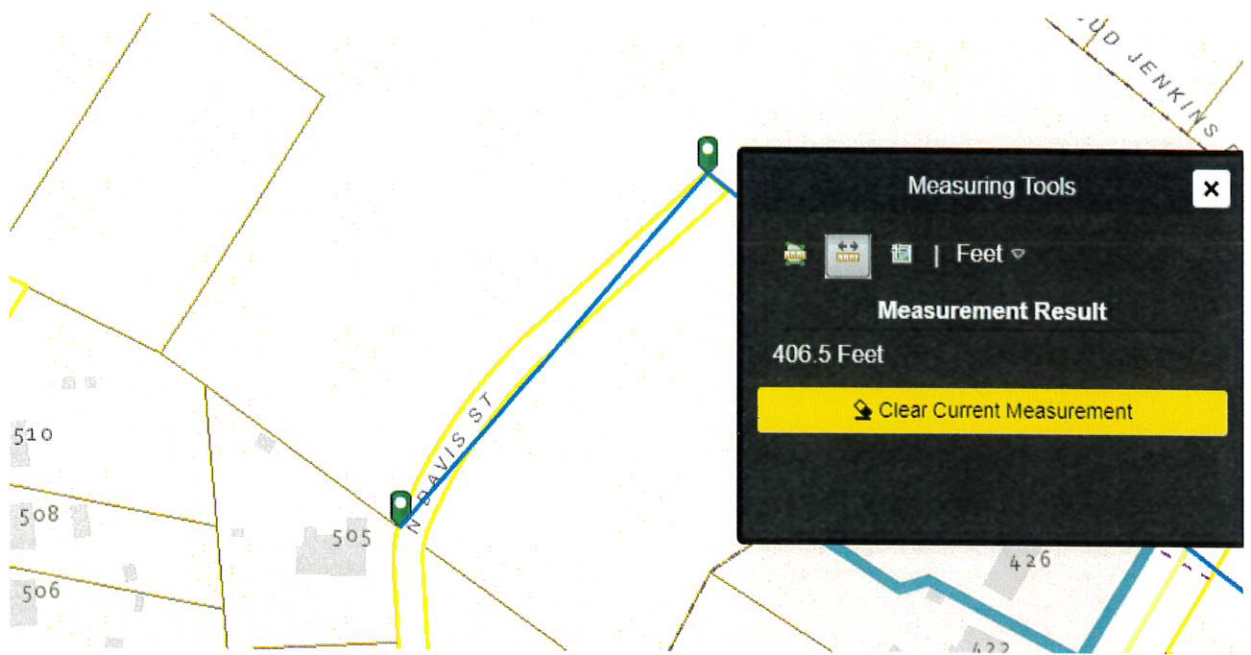
The right of way will not serve the development. New right of way will be dedicated to the Town, per the rezoning plan.

Currently, the Town utilizes a section of this right of way to turn around trash trucks. Staff is working with the developer to provide an area for the trucks to make a three-point turn.

Attached are graphics of the right of way area and the development.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:





MCADAMS
 The John A. McAdams Company, Inc.
 2805 Performance Centre Drive
 Charlotte, NC 28217
 Phone: 704.486.2200
 Fax: 704.486.2201
 Website: www.mcadams.com

CLIENT
 TRISTAR HOMES
 2805 PERFORMANCE CENTRE DRIVE
 CHARLOTTE, NORTH CAROLINA 28217

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

REVISIONS

- 1. ISSUED
- 2. REVISIONS
- 3. REVISIONS
- 4. REVISIONS
- 5. REVISIONS
- 6. REVISIONS
- 7. REVISIONS
- 8. REVISIONS

PLAN INFORMATION

PROJECT NO. TR11-0005
 PLAN NAME TR110005-01
 CHECKED BY JAW
 DRAWN BY TCD
 DATE 03.17.2020
SHEET

REZONING PLAN

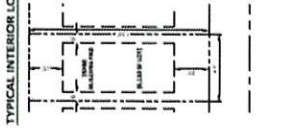
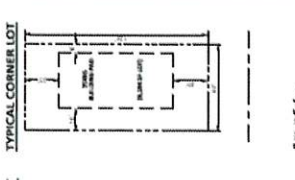
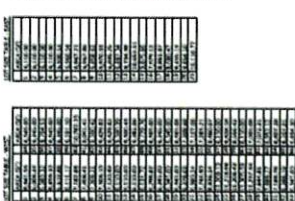
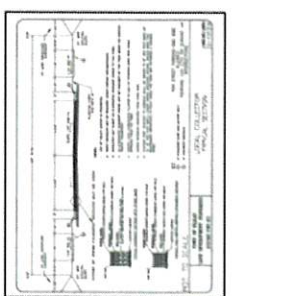
RZ-1

SITE DATA

PROJECT NO.	TR11-0005
PLAN NAME	TR110005-01
CHECKED BY	JAW
DRAWN BY	TCD
DATE	03.17.2020

GENERAL NOTES

1. ALL DIMENSIONS IN FEET AND INCHES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO SURFACE UNLESS OTHERWISE NOTED.

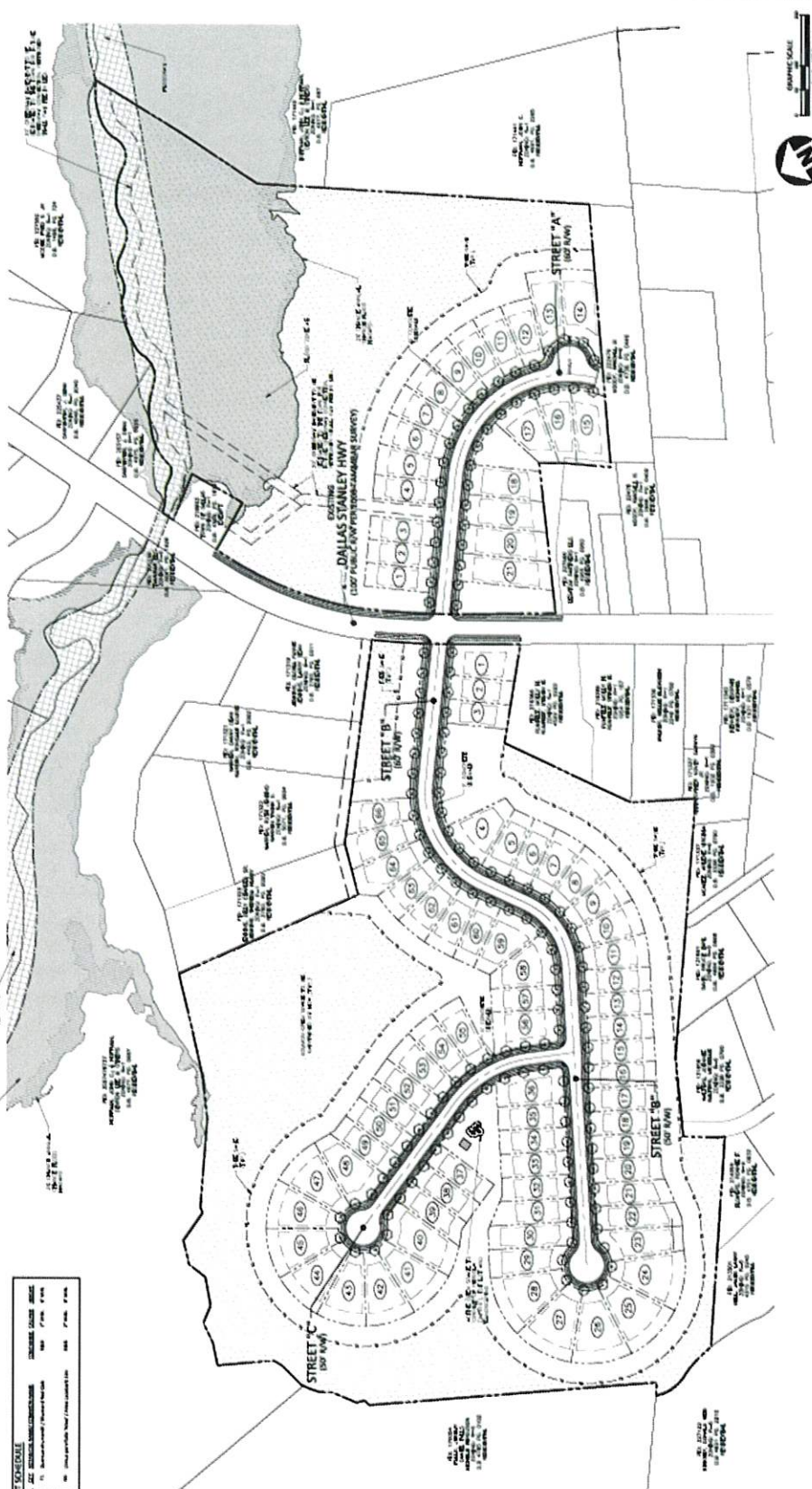


LEGEND

PROPERTY LINE	EXISTING LOT
PROPOSED LOT	EXISTING DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE

PLAN SCHEDULE

PROPOSED DRIVE	EXISTING DRIVE
PROPOSED DRIVE	EXISTING DRIVE
PROPOSED DRIVE	EXISTING DRIVE



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Baseball Program Discussion

AGENDA ITEM NO. 4F

MEETING DATE: 1/26/2021

It is the time of year when historically preparations are being made for the Town's baseball program and registration to participate in the program is opened.

Based on the current pandemic situation, a discussion on the possibility of sponsoring a baseball program is appropriate in order to allow the Recreation Department time to plan and prepare for a potential season.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN: