

**Town of Dallas**  
**Agenda**  
**November 28, 2023**  
**5:00 PM**  
**BOARD OF ALDERMEN – WORK SESSION MEETING**  
**Rick Coleman, Mayor**

**Sam Martin**

**Frank Milton**

**Darlene Morrow**

**Jerry Cearley, Mayor Pro-Tem**

**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.	Little Long Creek Preliminary Plat	2
B.	Summey Creek Preliminary Plat	26
C.	Pump Station Update	41

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Little Long Creek Preliminary Plat

AGENDA ITEM NO. 3A

MEETING DATE: 11/28/2023

### BACKGROUND INFORMATION:

Urban Design Partners has submitted a preliminary plat application for the Little Long Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the code, as well as the conditions and allowances established in the Conditional District zoning approved on 11/9/21. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen.

Attached are the preliminary plat checklist and submitted plat.

---

MANAGER RECOMMENDATION:

---

BOARD ACTION TAKEN:

# Subdivision Permit Application

Permit Number: \_\_\_\_\_

<b>Subdivision Type</b>
<input type="checkbox"/> Exempt <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major

<b>Subdivision Details</b>
Total Area: <u>170.56 ac</u> Lots Proposed: <u>520</u>

<b>Applicant Name:</b> <u>LGI Homes, Inc.</u>	<b>Owner Name:</b> <u>LGI Homes NC, LLC.</u>
Mailing Address: <u>3037 Sherman Drive</u> <u>Lancaster, SC 29720</u>	Mailing Address: <u>1450 Lake Robbins Drive, Ste 430</u> <u>The Woodlands, TX 77380</u> Phone _____
No.: <u>704-634-0644</u>	Phone No.: <u>704-634-0644</u>
Relationship of Applicant to Owner: <u>Property Developer</u> Contact Email: <u>melissa.burklin@lgihomes.com</u>	

<b>Property Information</b> – Additional Information may be attached when more than one parcel.	
Location: <u>Dallas High Shoals Hwy, Town of Dallas Tax Parcel ID No.: 306545</u>	
Existing Zoning: <u>R-5(CD)</u>	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public
Lot Length: _____ Width: _____	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public

Dimensional Requirements:	Required	Proposed
Lot Area:	<u>5,940 sf</u>	<u>5,940 sf</u>
Side Yard (L):	<u>8'</u>	<u>8'</u>
Side Yard (R):	<u>8'</u>	<u>8'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>54' &amp; 64'</u>	<u>54' &amp; 64'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35'</u>

<b>Comments:</b>
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved with Conditions
Development Services Director _____	DATE _____	



**152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY AND FINAL PLATS**

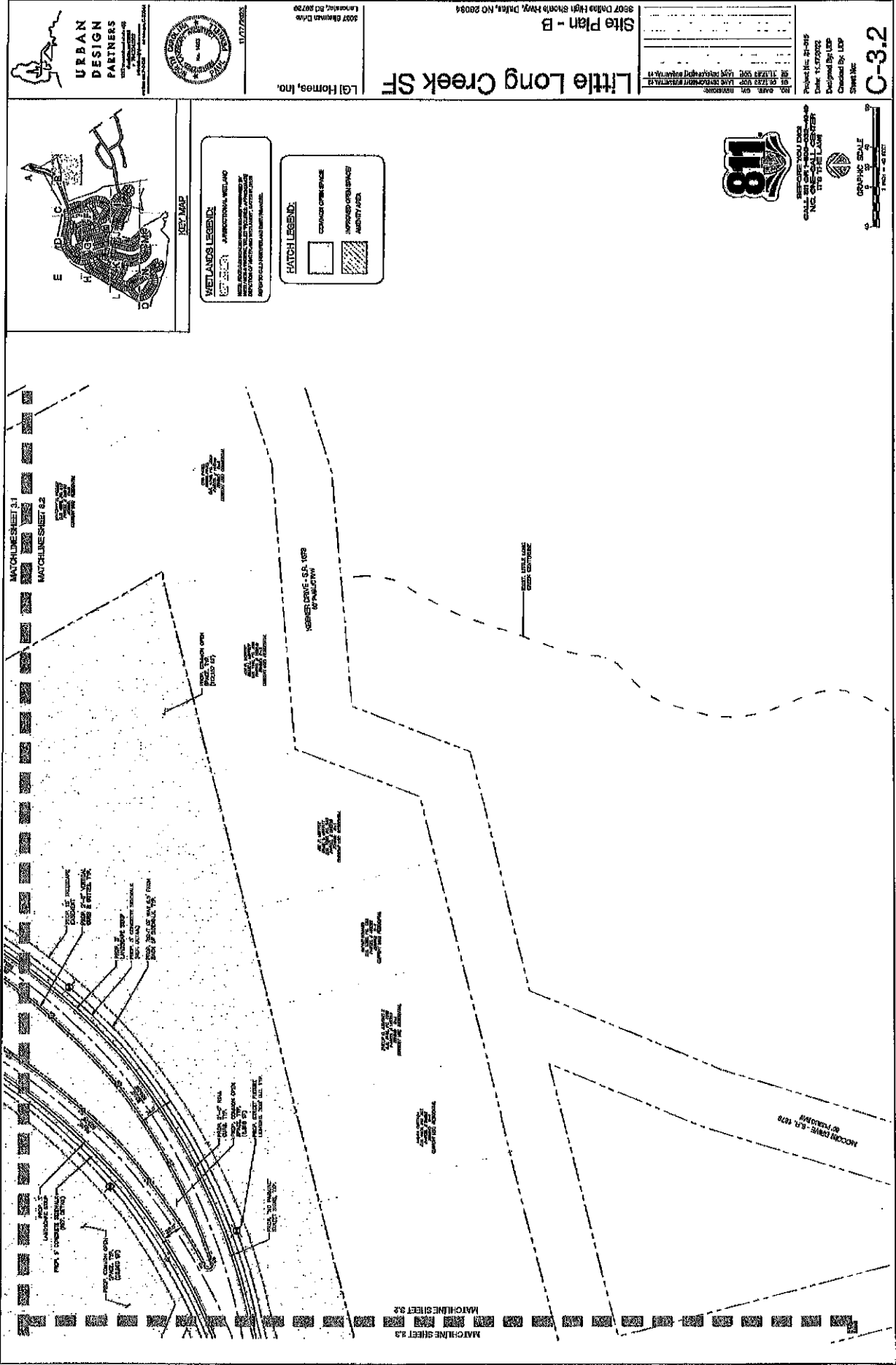
<i>Information</i>	<i>Preliminary Plat</i> <small>MAJOR SUBDIVISIONS ONLY</small>	<i>Final Plat</i>	<i>Shown?</i>
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private; and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>	No	Yes	N/A
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees	Yes	Yes	✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	—
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	—
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	—
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	—
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A









**URBAN DESIGN PARTNERS**  
 1000 W. BROADWAY  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.URBANDSIGNPARTNERS.COM

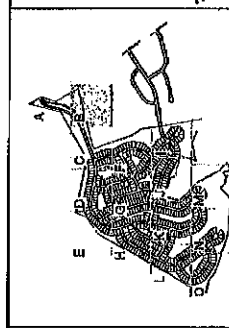


5007 Barkman Drive  
 Greenwood, MD 20722  
 LGI Homes, Inc.

**Little Long Creek SF**  
 Site Plan - B  
 5807 Dakota High Shards Hwy, Dulles, VA 22094

NO. SHEET	01
DATE	08/11/2010
PROJECT	5807 DAKOTA HIGH SHARDS HWY, DULLES, VA 22094
DESIGNER	URBAN DESIGN PARTNERS
CHECKED BY	URBAN DESIGN PARTNERS
DATE	08/11/2010

**C-3.2**  
 SHEET NO.



**WETLANDS LEGEND**  
 1. ABBREVIATED WETLAND  
 2. WETLANDS WITH HIGH WATER TABLE  
 3. WETLANDS WITH HIGH WATER TABLE AND HIGH VEGETATION  
 4. WETLANDS WITH HIGH WATER TABLE AND HIGH VEGETATION AND HIGH VEGETATION

**HATCH LEGEND**  
 1. OPEN SPACE  
 2. IMPROVED OPEN SPACE  
 3. ASBESTY AREA

**LEGEND**  
 1. OPEN SPACE  
 2. IMPROVED OPEN SPACE  
 3. ASBESTY AREA

**LEGEND**  
 1. OPEN SPACE  
 2. IMPROVED OPEN SPACE  
 3. ASBESTY AREA

**LEGEND**  
 1. OPEN SPACE  
 2. IMPROVED OPEN SPACE  
 3. ASBESTY AREA

**LIB**  
 1000 W. BROADWAY  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.URBANDSIGNPARTNERS.COM

**GRAPHIC SCALE**  
 1" = 100'





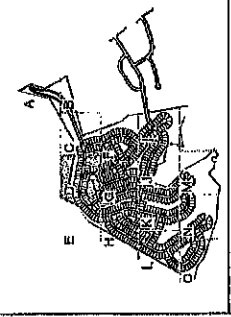
8007 Parkway Drive  
 Raleigh, NC 27605  
 1.777.7000

Little Long Creek SF  
 Site Plan - D  
 8007 Parkway High Shoals Hwy, Dallas, NC 28034

NO. DATE BY	REVISION

Project No: 2-015  
 Date: 11/20/02  
 Designed By: WLP  
 Checked By: WLP  
 Sheet No:

C-3.4



**SETBACK LEGEND:**

UNDEVELOPED LAND  
 ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED PROPERTY LINE UNLESS OTHERWISE SPECIFIED.  
 SETBACKS SHALL BE MEASURED TO THE CENTERLINE.

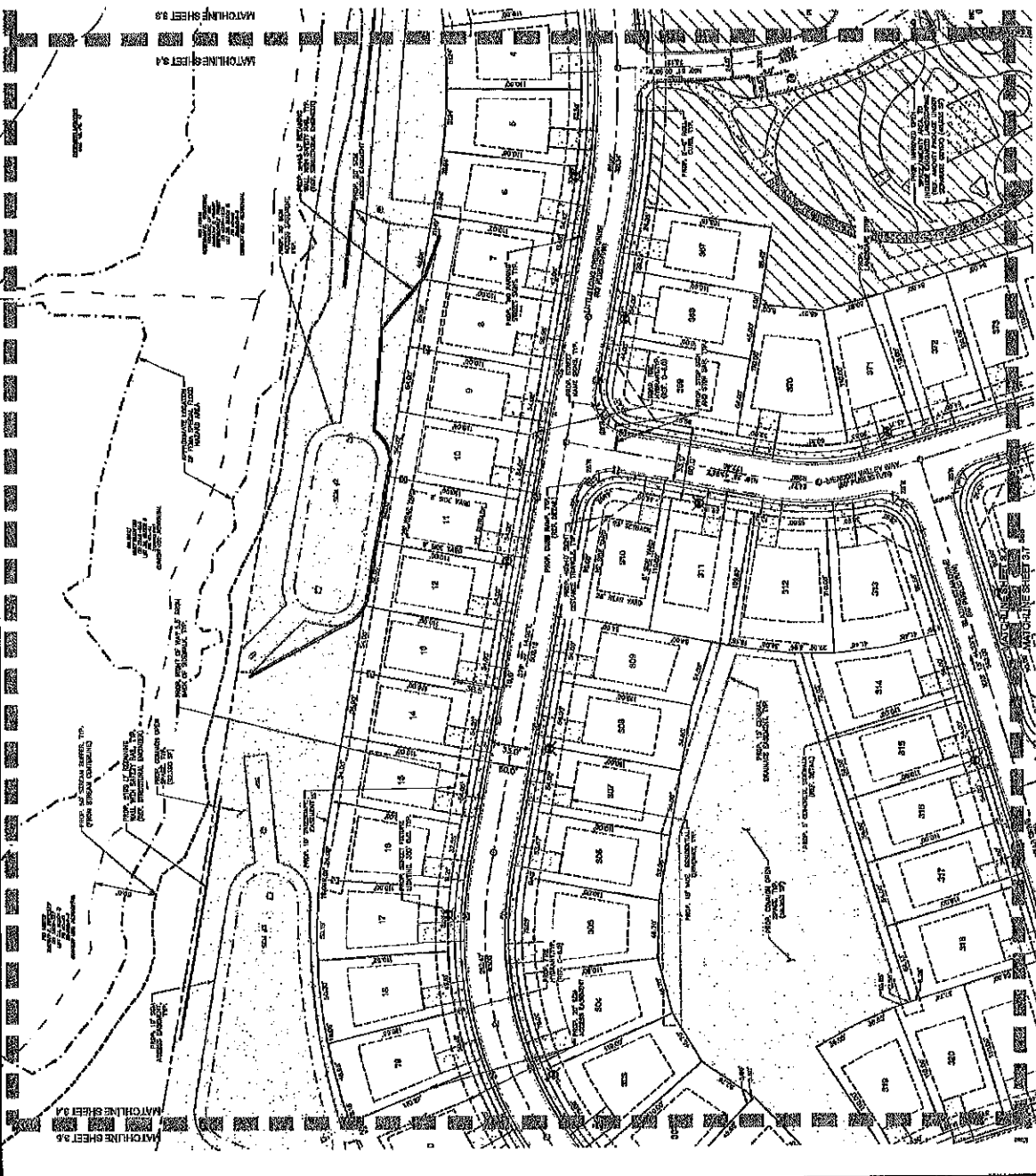
**HATCH LEGEND:**

COMMON ELEMENTS  
 IMPROVED OPEN SPACE  
 ASBESTY AREA



FOR MORE INFORMATION  
 CALL 811 OR VISIT WWW.811.NC.GOV  
 OR VISIT US ONLINE AT  
 WWW.811.NC.GOV

GRAPHIC SCALE  
 1" = 40' - 0"





807 Dallas High Shoals Hwy, Dallas, NC 28034  
 807 Sherman Drive  
 Lenoir, NC 28920  
 L&I Homes, Inc.

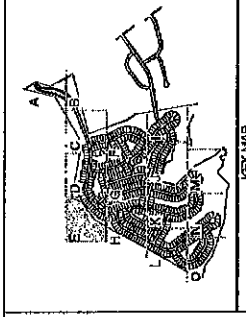
# Little Long Creek SF

Site Plan - E

NO.	DATE	BY	REVISION
1	11-11-11	LRP	ISSUE FOR PERMITTING
2	11-11-11	LRP	ISSUE FOR PERMITTING

Project No: 21-015  
 Date: 11/17/2012  
 Drawn By: LRP  
 Checked By: LRP  
 State: NC

**C-3.5**



**KEY MAP**

**WETLANDS LEGEND:**

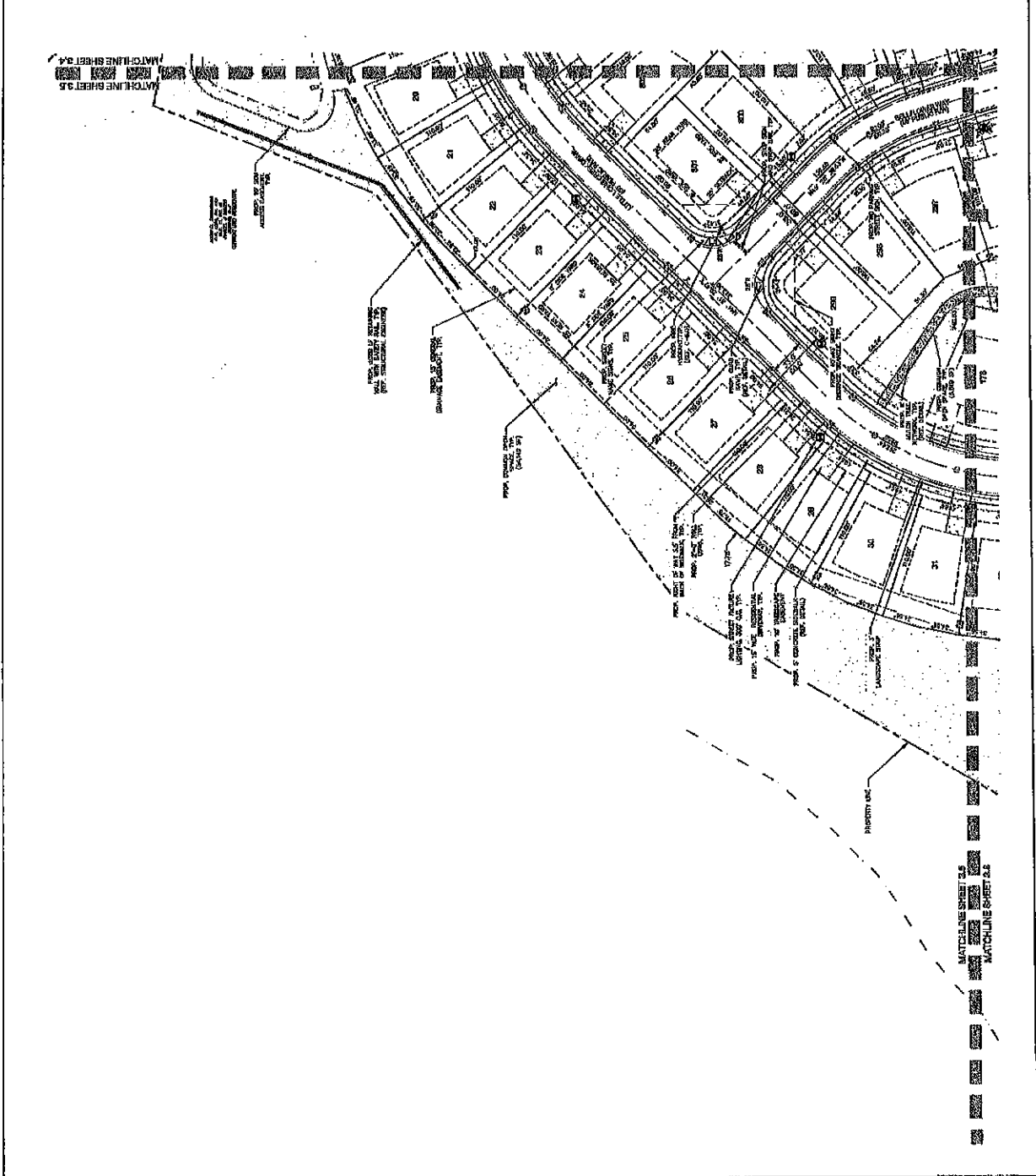
- AGRICULTURAL WETLAND
- WATER BODIES
- WETLANDS ARE SHOWN ON THIS PLAN AS DETERMINED BY THE FIELD SURVEY AND ANALYSIS OF AERIAL PHOTOGRAPHS AND OTHER AVAILABLE DATA. THE WETLANDS ARE SHOWN AS DETERMINED BY THE FIELD SURVEY AND ANALYSIS OF AERIAL PHOTOGRAPHS AND OTHER AVAILABLE DATA.

**HATCH LEGEND:**

- CONVICTION OFFENSE
- INVESTIGATION/ENFORCEMENT
- PROPERTY AREA

811  
 MISSISSIPPI COUNTY  
 CALL OR VISIT: 800-333-4444  
 NC. THIS IS THE LAW

GRAPHIC SCALE OF  
 1" = 40' N.E.T.







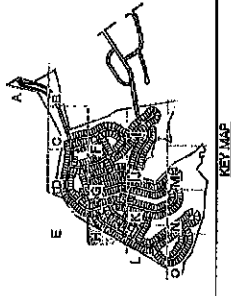


6027 Sherrinville  
Litchfield, NC 28753  
LGI Homes, Inc.

Little Long Creek SF  
Site Plan - H  
8927 Dallas High Shoos Hwy, Dallas, NC 28034

DATE	DESCRIPTION

Project No: 24-015  
Date: 11/27/2024  
Designed By: JEP  
Checked By: JEP  
Sheet No: C-3.8

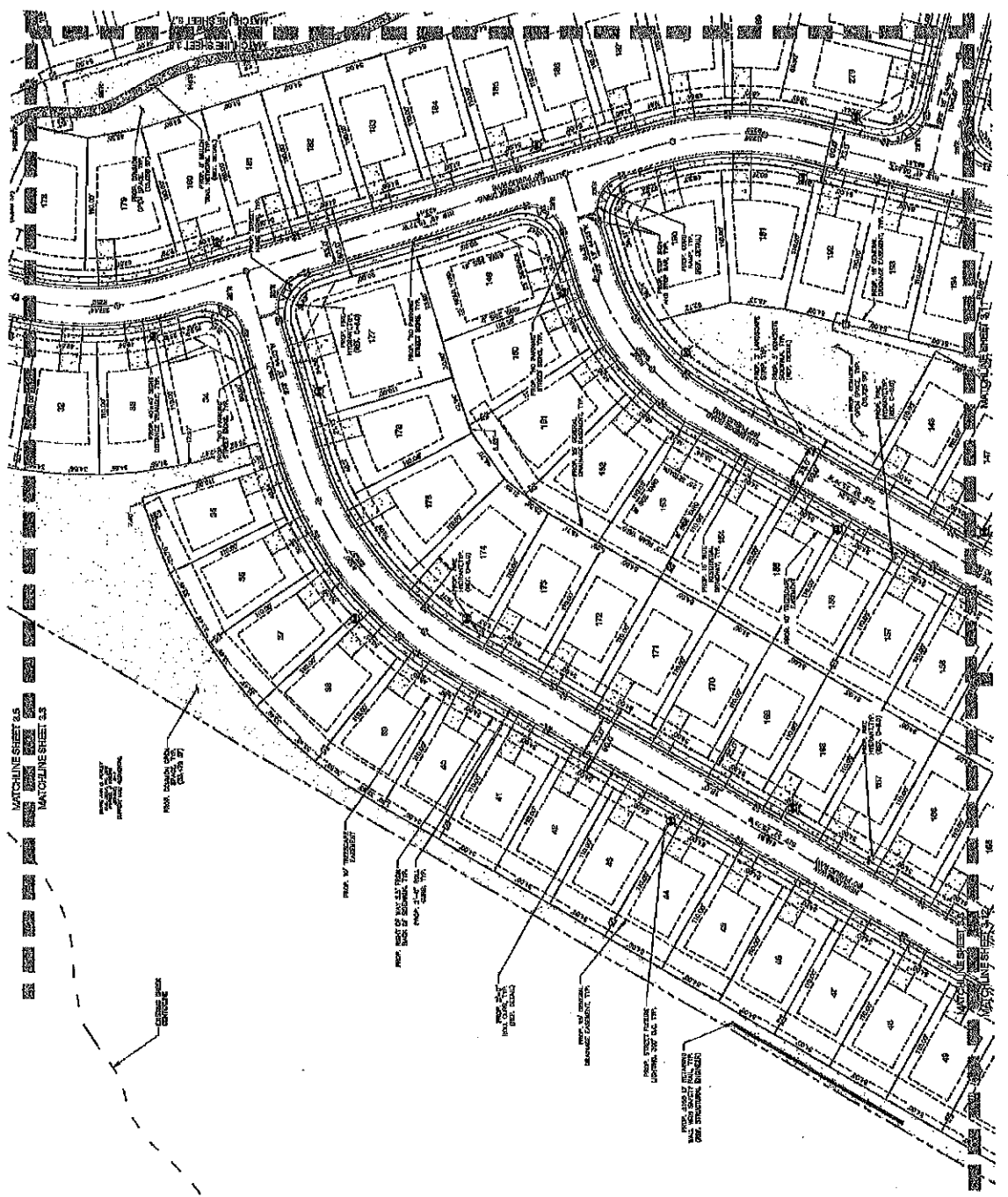
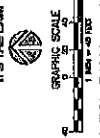


**WETLANDS LEGEND**

ADJACENT WETLAND  
WETLANDS ARE SHOWN IN ACCORDANCE WITH THE NATIONAL WETLANDS DATA REPORTING ACT (NWDRA) AND THE FEDERAL REGISTER NOTICE OF 10/16/83 (48 FR 51153) AND THE FEDERAL REGISTER NOTICE OF 10/16/83 (48 FR 51153).

**HATCH LEGEND**

- UNIMPROVED OPENSPACE
- ADULT PINE
- ADULT OAK
- ADULT PINE



MATCHLINE SHEET 2.5  
MATCHLINE SHEET 3.3

WETLANDS  
UNIMPROVED OPENSPACE

UNIMPROVED OPENSPACE

WETLANDS

UNIMPROVED OPENSPACE

WETLANDS

UNIMPROVED OPENSPACE

WETLANDS

UNIMPROVED OPENSPACE









C-3.12

Project No: 24-015  
Date: 7/17/2022  
Designed By: LDP  
Checked By: LDP  
Sheet No:

NO.	DATE	BY	REVISIONS
01	03/17/21	LDP	ISSUE FOR PERMITS
02	07/17/22	LDP	ISSUE FOR PERMITS

3007 Dallas High Shoals Hwy, Dallas, NC 28034

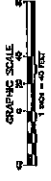
# Little Long Creek SF

LSI Homes, Inc.

3007 Sharma Circle  
Lockers, NC 28076

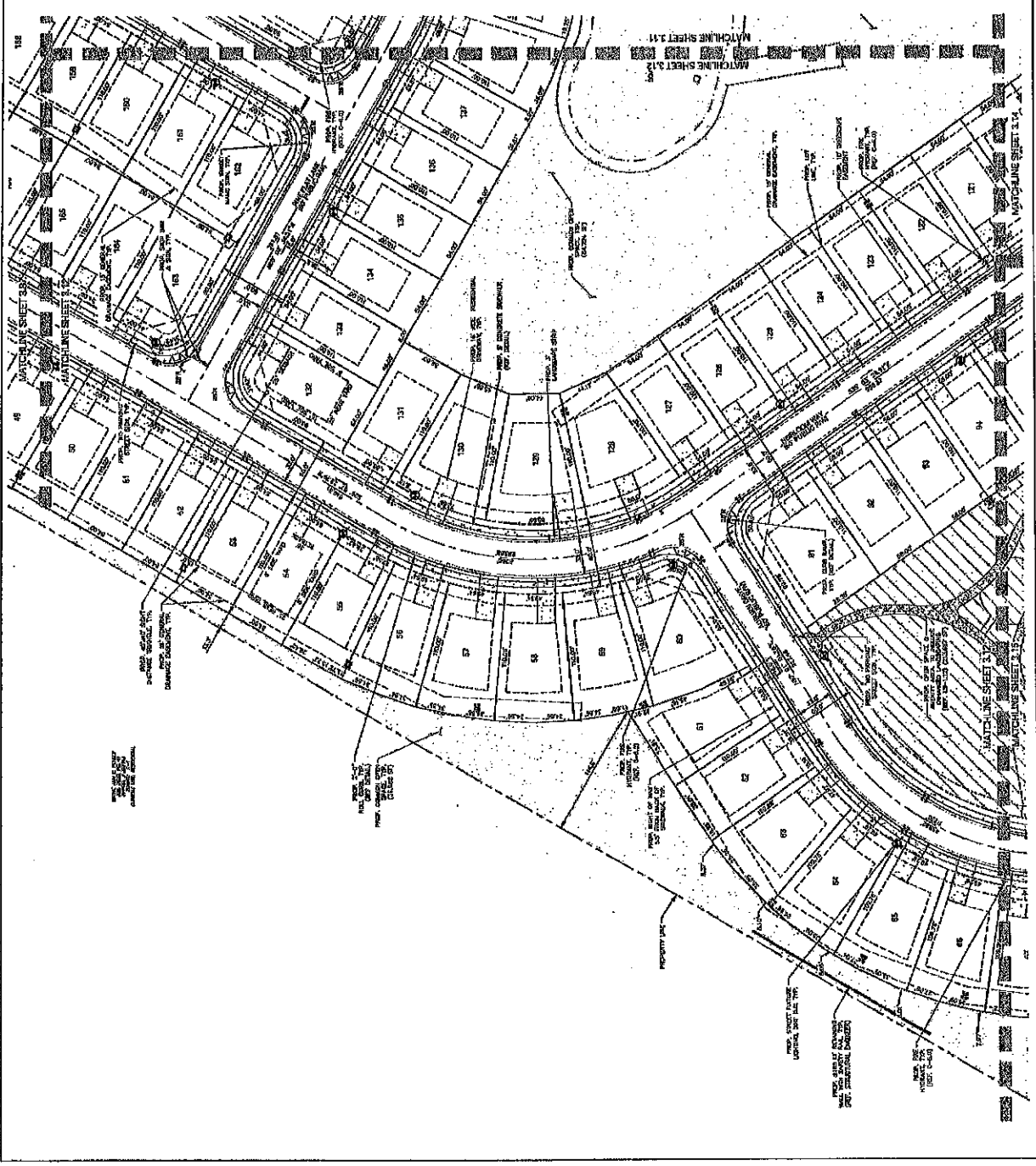
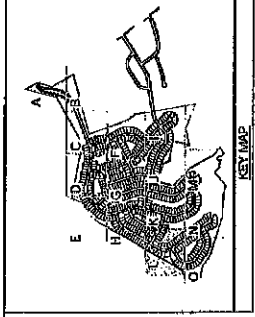


**URBAN DESIGN PARTNERS**  
ARCHITECTS & PLANNERS  
10000 W. HARRIS AVE., SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.1000  
WWW.URBANDSIGNPARTNERS.COM



**WETLANDS LEGEND:**  
 WETLAND  
 SEASONAL WETLAND  
 INTERMITTENT WETLAND  
 EMERGENT WETLAND  
 SHRUB WETLAND  
 FOREST WETLAND

**MATCH LEGEND:**  
 COMMON GROUND SPACE  
 IMPROVED CIRCULATION  
 ASSEMBLY AREA



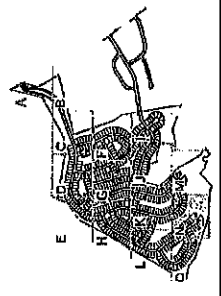




LGI Homes, Inc.  
 1247 Rountree Drive  
 Cary, NC 27513

Little Long Creek SF  
 Site Plan - N  
 3807 Dallas High Shoals Hwy, Dallas, NC 28034

DATE: 7/17/2022  
 PROJECT NO: 21-075  
 DESIGNED BY: UDP  
 CHECKED BY: UDP  
 SHEET NO: C-3.14



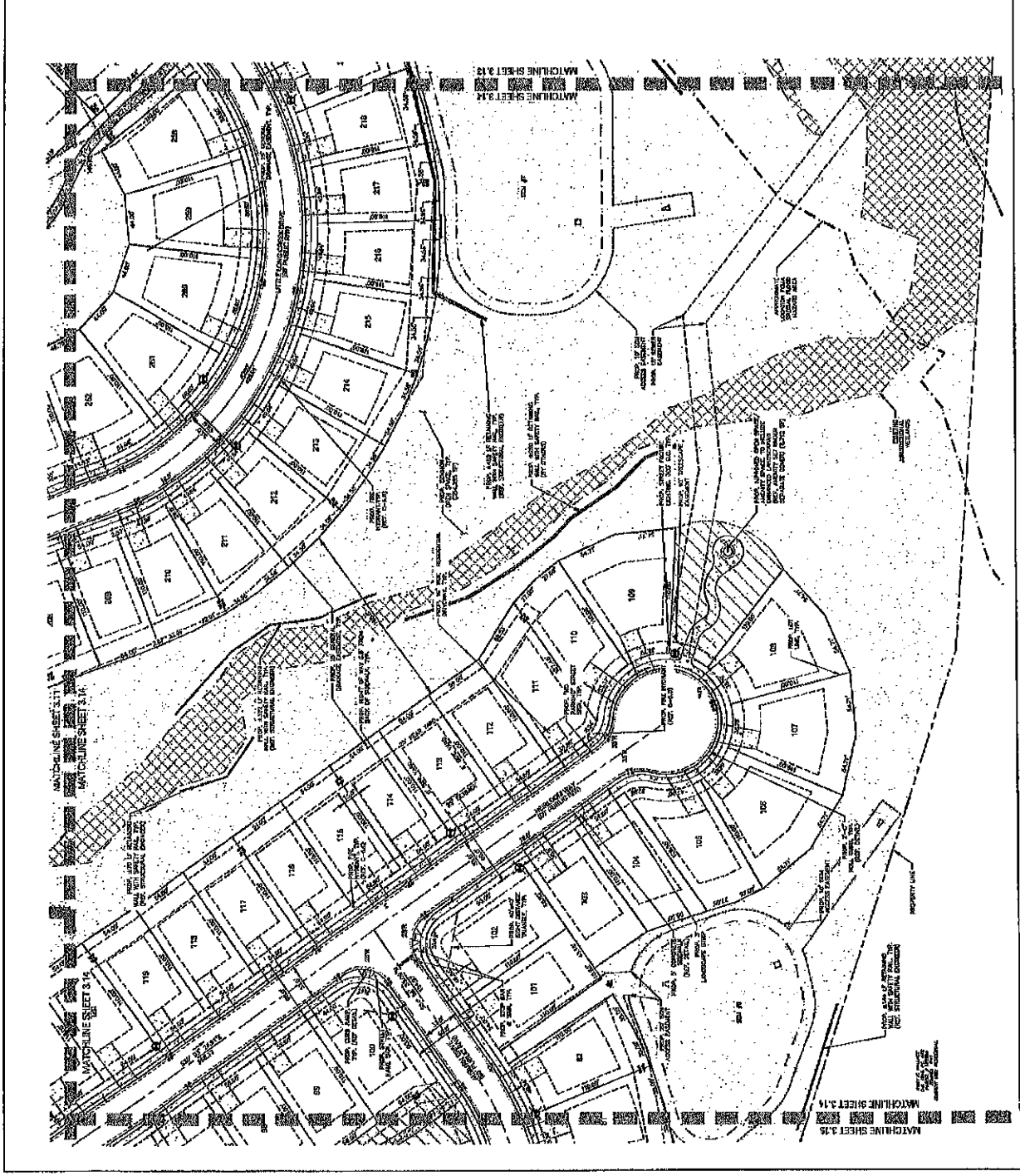
**KEY MAP**

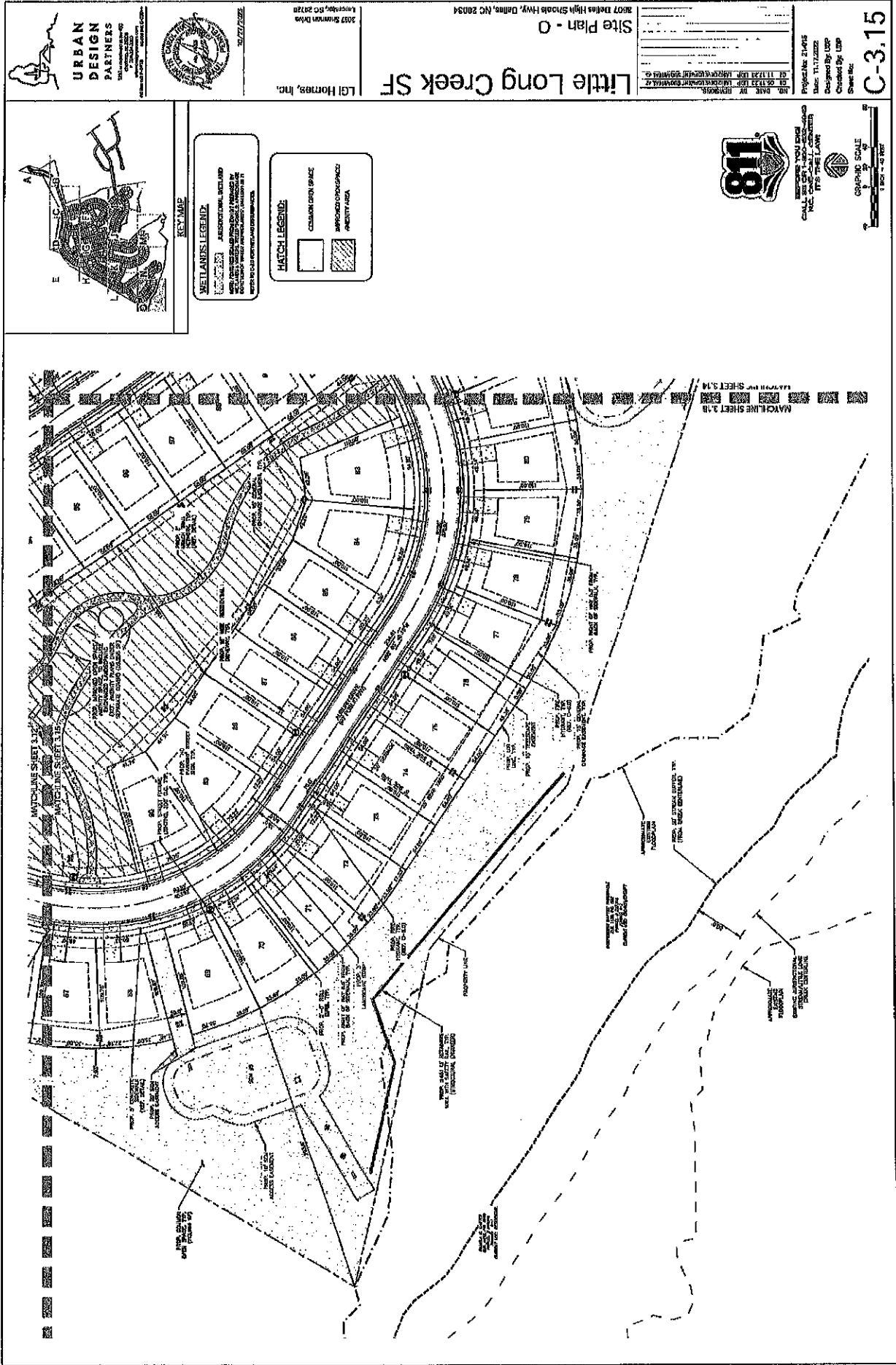
**WETLANDS LEGENDE:**  
 PERMANENT WETLAND  
 INTERMITTENT WETLAND  
 SHALLOW WATER BODIES  
 WETLANDS WITH RELATIVE DRAINAGE

**MATCH LEGENDE:**  
 COMMON OPEN SPACE  
 UNIMPROVED OPEN SPACE  
 ASBESTY AREA



GRAPHIC SCALE  
 1" = 40' @ 11/22





**URBAN DESIGN PARTNERS**  
 1000 W. HARRIS BLVD.  
 SUITE 100  
 RALEIGH, NC 27603  
 TEL: 919.873.1100  
 FAX: 919.873.1101  
 WWW.URBANDSIGNPARTNERS.COM



3007 Serrano Drive  
 Cary, NC 27513  
 LGI Homes, Inc.

Little Long Creek SF  
 Site Plan - 0

DATE BY	DESIGNER
DATE BY	DESIGNER
DATE BY	DESIGNER
DATE BY	DESIGNER
DATE BY	DESIGNER
DATE BY	DESIGNER

Project No. 11-002  
 Date: 11.17.2022  
 Checked By: LDP  
 Created By: LDP  
 Sheet No.:

**C-3.15**

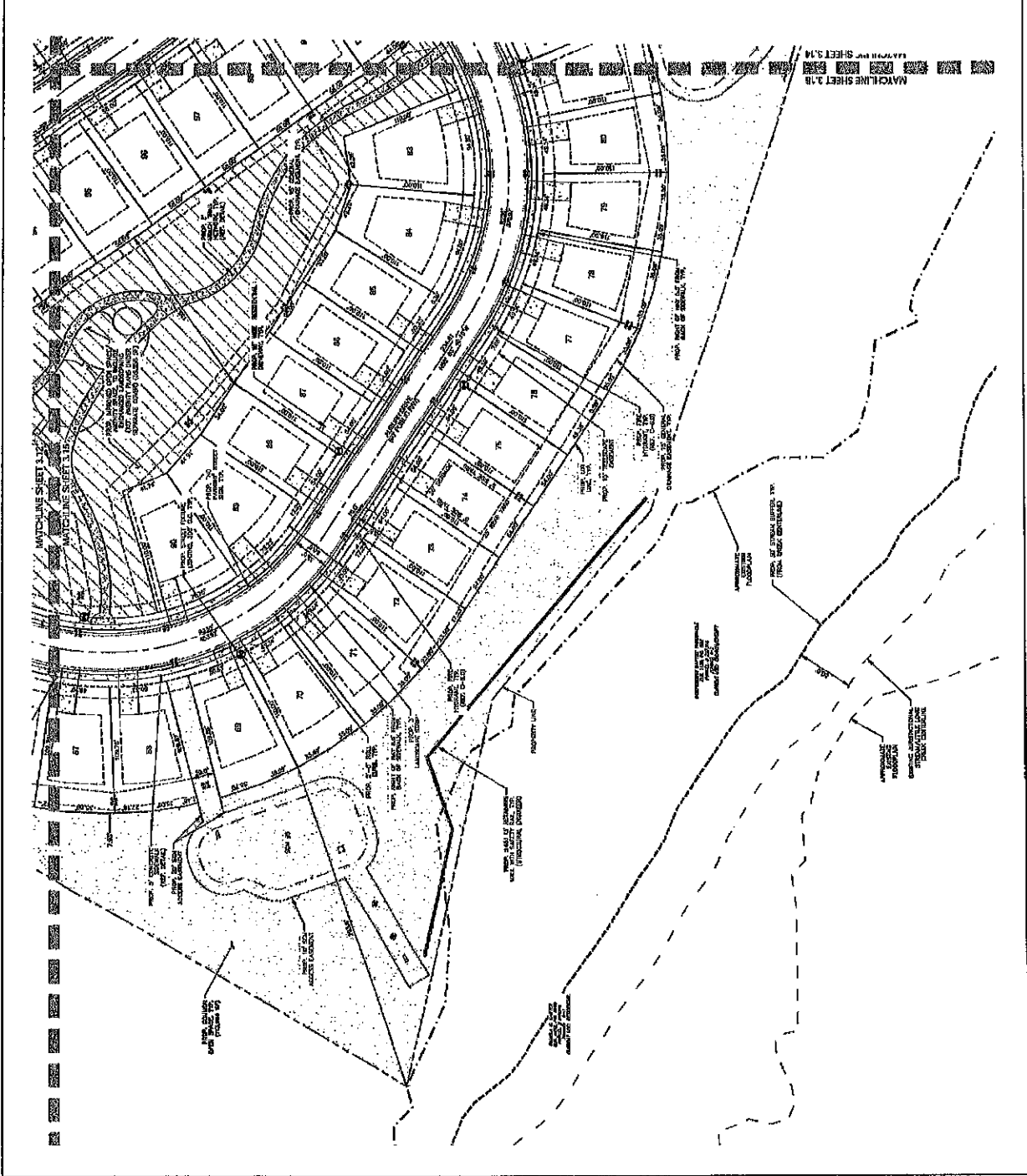
**KEY MAP**

**WETLANDS LEGEND:**  
 1. REGULATORY WETLAND  
 2. AESTHETIC WETLAND  
 3. WETLAND OF UNKNOWN STATUS  
 4. WETLAND OF UNCERTAIN STATUS  
 5. WETLAND OF UNKNOWN STATUS

**MATCH LEGEND:**  
 1. COMMON OPEN SPACE  
 2. IMPROVED OPEN SPACE  
 3. PROPERTY AREA



GRAPHIC SCALE  
 1" = 40' - 0"



**BAND DIMENSION TABLE**

Band Name	Band Color
1	Red
2	Green
3	Blue
4	Yellow
5	Orange
6	Purple
7	Brown
8	Pink
9	Grey
10	White
11	Black
12	Light Blue
13	Light Green
14	Light Yellow
15	Light Orange
16	Light Purple
17	Light Brown
18	Light Pink
19	Light Grey
20	Light White
21	Light Black
22	Light Red
23	Light Green
24	Light Blue
25	Light Yellow
26	Light Orange
27	Light Purple
28	Light Brown
29	Light Pink
30	Light Grey
31	Light White
32	Light Black
33	Light Red
34	Light Green
35	Light Blue
36	Light Yellow
37	Light Orange
38	Light Purple
39	Light Brown
40	Light Pink
41	Light Grey
42	Light White
43	Light Black
44	Light Red
45	Light Green
46	Light Blue
47	Light Yellow
48	Light Orange
49	Light Purple
50	Light Brown
51	Light Pink
52	Light Grey
53	Light White
54	Light Black
55	Light Red
56	Light Green
57	Light Blue
58	Light Yellow
59	Light Orange
60	Light Purple
61	Light Brown
62	Light Pink
63	Light Grey
64	Light White
65	Light Black
66	Light Red
67	Light Green
68	Light Blue
69	Light Yellow
70	Light Orange
71	Light Purple
72	Light Brown
73	Light Pink
74	Light Grey
75	Light White
76	Light Black
77	Light Red
78	Light Green
79	Light Blue
80	Light Yellow
81	Light Orange
82	Light Purple
83	Light Brown
84	Light Pink
85	Light Grey
86	Light White
87	Light Black
88	Light Red
89	Light Green
90	Light Blue
91	Light Yellow
92	Light Orange
93	Light Purple
94	Light Brown
95	Light Pink
96	Light Grey
97	Light White
98	Light Black
99	Light Red
100	Light Green

Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)
1	1000	101	1000	201	1000	301	1000
2	1000	102	1000	202	1000	302	1000
3	1000	103	1000	203	1000	303	1000
4	1000	104	1000	204	1000	304	1000
5	1000	105	1000	205	1000	305	1000
6	1000	106	1000	206	1000	306	1000
7	1000	107	1000	207	1000	307	1000
8	1000	108	1000	208	1000	308	1000
9	1000	109	1000	209	1000	309	1000
10	1000	110	1000	210	1000	310	1000
11	1000	111	1000	211	1000	311	1000
12	1000	112	1000	212	1000	312	1000
13	1000	113	1000	213	1000	313	1000
14	1000	114	1000	214	1000	314	1000
15	1000	115	1000	215	1000	315	1000
16	1000	116	1000	216	1000	316	1000
17	1000	117	1000	217	1000	317	1000
18	1000	118	1000	218	1000	318	1000
19	1000	119	1000	219	1000	319	1000
20	1000	120	1000	220	1000	320	1000
21	1000	121	1000	221	1000	321	1000
22	1000	122	1000	222	1000	322	1000
23	1000	123	1000	223	1000	323	1000
24	1000	124	1000	224	1000	324	1000
25	1000	125	1000	225	1000	325	1000
26	1000	126	1000	226	1000	326	1000
27	1000	127	1000	227	1000	327	1000
28	1000	128	1000	228	1000	328	1000
29	1000	129	1000	229	1000	329	1000
30	1000	130	1000	230	1000	330	1000
31	1000	131	1000	231	1000	331	1000
32	1000	132	1000	232	1000	332	1000
33	1000	133	1000	233	1000	333	1000
34	1000	134	1000	234	1000	334	1000
35	1000	135	1000	235	1000	335	1000
36	1000	136	1000	236	1000	336	1000
37	1000	137	1000	237	1000	337	1000
38	1000	138	1000	238	1000	338	1000
39	1000	139	1000	239	1000	339	1000
40	1000	140	1000	240	1000	340	1000
41	1000	141	1000	241	1000	341	1000
42	1000	142	1000	242	1000	342	1000
43	1000	143	1000	243	1000	343	1000
44	1000	144	1000	244	1000	344	1000
45	1000	145	1000	245	1000	345	1000
46	1000	146	1000	246	1000	346	1000
47	1000	147	1000	247	1000	347	1000
48	1000	148	1000	248	1000	348	1000
49	1000	149	1000	249	1000	349	1000
50	1000	150	1000	250	1000	350	1000
51	1000	151	1000	251	1000	351	1000
52	1000	152	1000	252	1000	352	1000
53	1000	153	1000	253	1000	353	1000
54	1000	154	1000	254	1000	354	1000
55	1000	155	1000	255	1000	355	1000
56	1000	156	1000	256	1000	356	1000
57	1000	157	1000	257	1000	357	1000
58	1000	158	1000	258	1000	358	1000
59	1000	159	1000	259	1000	359	1000
60	1000	160	1000	260	1000	360	1000
61	1000	161	1000	261	1000	361	1000
62	1000	162	1000	262	1000	362	1000
63	1000	163	1000	263	1000	363	1000
64	1000	164	1000	264	1000	364	1000
65	1000	165	1000	265	1000	365	1000
66	1000	166	1000	266	1000	366	1000
67	1000	167	1000	267	1000	367	1000
68	1000	168	1000	268	1000	368	1000
69	1000	169	1000	269	1000	369	1000
70	1000	170	1000	270	1000	370	1000
71	1000	171	1000	271	1000	371	1000
72	1000	172	1000	272	1000	372	1000
73	1000	173	1000	273	1000	373	1000
74	1000	174	1000	274	1000	374	1000
75	1000	175	1000	275	1000	375	1000
76	1000	176	1000	276	1000	376	1000
77	1000	177	1000	277	1000	377	1000
78	1000	178	1000	278	1000	378	1000
79	1000	179	1000	279	1000	379	1000
80	1000	180	1000	280	1000	380	1000
81	1000	181	1000	281	1000	381	1000
82	1000	182	1000	282	1000	382	1000
83	1000	183	1000	283	1000	383	1000
84	1000	184	1000	284	1000	384	1000
85	1000	185	1000	285	1000	385	1000
86	1000	186	1000	286	1000	386	1000
87	1000	187	1000	287	1000	387	1000
88	1000	188	1000	288	1000	388	1000
89	1000	189	1000	289	1000	389	1000
90	1000	190	1000	290	1000	390	1000
91	1000	191	1000	291	1000	391	1000
92	1000	192	1000	292	1000	392	1000
93	1000	193	1000	293	1000	393	1000
94	1000	194	1000	294	1000	394	1000
95	1000	195	1000	295	1000	395	1000
96	1000	196	1000	296	1000	396	1000
97	1000	197	1000	297	1000	397	1000
98	1000	198	1000	298	1000	398	1000
99	1000	199	1000	299	1000	399	1000
100	1000	200	1000	300	1000	400	1000

Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)
101	1000	201	1000	301	1000	401	1000
102	1000	202	1000	302	1000	402	1000
103	1000	203	1000	303	1000	403	1000
104	1000	204	1000	304	1000	404	1000
105	1000	205	1000	305	1000	405	1000
106	1000	206	1000	306	1000	406	1000
107	1000	207	1000	307	1000	407	1000
108	1000	208	1000	308	1000	408	1000
109	1000	209	1000	309	1000	409	1000
110	1000	210	1000	310	1000	410	1000
111	1000	211	1000	311	1000	411	1000
112	1000	212	1000	312	1000	412	1000
113	1000	213	1000	313	1000	413	1000
114	1000	214	1000	314	1000	414	1000
115	1000	215	1000	315	1000	415	1000
116	1000	216	1000	316	1000	416	1000
117	1000	217	1000	317	1000	417	1000
118	1000	218	1000	318	1000	418	1000
119	1000	219	1000	319	1000	419	1000
120	1000	220	1000	320	1000	420	1000
121	1000	221	1000	321	1000	421	1000
122	1000	222	1000	322	1000	422	1000
123	1000	223	1000	323	1000	423	1000
124	1000	224	1000	324	1000	424	1000
125	1000	225	1000	325	1000	425	1000
126	1000	226	1000	326	1000	426	1000
127	1000	227	1000	327	1000	427	1000
128	1000	228	1000	328	1000	428	1000
129	1000	229	1000	329	1000	429	1000
130	1000	230	1000	330	1000	430	1000
131	1000	231	1000	331	1000	431	1000
132	1000	232	1000	332	1000	432	1000
133	1000	233	1000	333	1000	433	1000
134	1000	234	1000	334	1000	434	1000
135	1000	235	1000	335	1000	435	1000
136	1000	236	1000	336	1000	436	1000
137	1000	237	1000	337	1000	437	1000
138	1000	238	1000	338	1000	438	1000
139	1000	239	1000	339	1000	439	1000
140	1000	240	1000	340	1000	440	1000

**Minutes  
Town of Dallas  
Planning Board  
Meeting of November 16, 2023**

The meeting was called to order at 6:30 pm by Chairman Wilson.

Members present: Curtis Wilson - Chairman, Glenn Bratton—Co-Chair, Reid Simms, Troy Traversie, Thomas Smith, Gene Brown, and John O’Daly.

Also present: Brian Finnegan — Development Services Director; Lindsey Tysinger—Planner; Nolan Groce, Urban Design Partners—Applicant

**Approval of Agenda:** A motion was made to approve the agenda by Bratton, seconded by Smith, and the motion passed unanimously.

**Approval of Minutes:** A motion to approve the October 19, 2023 minutes made by O’Daly, seconded by Smith, and the motion passed unanimously.

**New Business**

**Little Long Creek Preliminary Plat:** Finnegan presented item 9a, the preliminary plat for the Little Long Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Bratton asked where this neighborhood was in relation to the Shepherd’s Way rezoning petition. Finnegan confirmed this project is just north of the other petition but there will be no connection.

O’Daly asked whether this connects to Summey Creek. Finnegan confirmed there will be a connection to the southeast of this project connecting in the Summey Creek subdivision. Traversie asked for clarification on the second entrance in relation to the density. Groce explained that under the current code without the connection to Summey Creek, which would provide two additional access points to Dallas High Shoals, then this neighborhood can only build out 100 units.

Bratton and Traversie asked about the phasing plan. Groce showed the project is planned for three phases. Wilson wanted to confirm the pump station upgrade would hold the sewer capacity projected by this development. Finnegan confirmed once the upgrade is complete and online it will accommodate this development.

O’Daly made a motion to send recommendation to approve to the Board of Aldermen, seconded by Smith, and the motion passed unanimously.

**Summey Creek Preliminary Plat:** Finnegan presented item 9b, the preliminary plat for the Summey Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Wilson commented on how close the entrance is to Shepherd’s Way Drive. Finnegan confirmed the proximity of the entrances. There was further discussion about offsite traffic improvements required for the developments.



Smith asked why the connector road to Little Long Creek wasn't shown on this plat. Finnegan explained the connection to Little Long Creek isn't required for Summey Creek since they already have two entrances. The cul de sac of Summey Creek Drive is a partial and intended to allow Little Long Creek to connect in the future, but the connection is the responsibility and necessity for the Little Long Creek developer.

Smith made a motion to send a recommendation to approve the preliminary plat to the Board of Aldermen, seconded by Bratton, and the motion passed unanimously.

**Staff Report**

Finnegan informed the Board the Town Code Enforcement Officer wanted to give a presentation on the appeal process for minimum housing. Since the Planning Board sits in for the Board of Adjustment they also sit in for the Housing Appeals Board per the ordinance, and there may be a case in the future.

Bratton asked if there was a code they should be familiar with before hearing a minimum housing case. Finnegan confirmed it was Chapter 150 of the Town Ordinance and he would email a link to the chapter to all the members of the Board.

**Adjournment**

Having no further business, a motion to adjourn was made by Bratton, seconded by Smith, and the motion passed unanimously. The meeting adjourned at 7:07pm.

---

Brian Finnegan, Development Services Director

---

Curtis Wilson, Chairman

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

**DESCRIPTION:** Summey Creek Preliminary Plat

**AGENDA ITEM NO.** 3B

**MEETING DATE:** 11/28/2023

### BACKGROUND INFORMATION:

Urban Design Partners has submitted a preliminary plat application for the Summey Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the subdivision Code and Development Standards. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen.

Attached are the preliminary plat checklist and submitted plat.

---

**MANAGER RECOMMENDATION:**

---

**BOARD ACTION TAKEN:**

## Subdivision Permit Application

Permit Number: \_\_\_\_\_

<b>Subdivision Type</b>		
____ Exempt	____ Minor	__X__ Major

<b>Subdivision Details</b>
Total Area: <u>35.84</u> per GIS Lots Proposed: <u>128</u>

<b>Applicant Name:</b> <u>Shawn Santee</u> Mailing Address: <u>11535 Carmel Commons Boulevard, Suite 101, Charlotte, NC 28226</u> Phone No.: <u>704-400-4282</u> Relationship of Applicant to Owner: <u>Property Developer</u>	<b>Owner Name:</b> <u>Frances S Kirby &amp; Samuel T Summey</u> Mailing Address: <u>212 Whiteoaks Circle Bluffton, SC 29910</u> Phone No.: _____ Contact Email: <u>shawn@santeelandgroup.com</u>
---	---

<b>Property Information</b> – Additional Information may be attached when more than one parcel.	
Location: <u>Dallas Shoals Highway, Town of Dallas</u> Tax Parcel ID No.: <u>3548314566, 3548413268, 3548412915, &amp; 3548421028</u>	
Existing Zoning: <u>R-1 &amp; R-5</u>	Water: <u>Well</u> <input checked="" type="checkbox"/> <u>Public</u>
Lot Length: _____ Width: _____	Sewer: <u>Septic</u> <input checked="" type="checkbox"/> <u>Public</u>

Dimensional Requirements:	Required	Proposed
Lot Area:	<u>5,500 Min.</u>	<u>5,500 Min.</u>
Side Yard (L):	<u>6'</u>	<u>6'</u>
Side Yard (R):	<u>6'</u>	<u>6'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>38'</u>	<u>38'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35' Max.</u>

<b>Comments:</b>
_____
_____
_____
_____
_____
_____
_____

<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions	
_____ Development Services Director	_____ DATE



Subdivision Permit Application

**APPLICATION ATTACHMENTS**

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (in cash or a check made payable) to the Town of Dallas - the following rates shall apply:

\_\_\_\_ \$100 (2-10 lots)      \_\_\_\_ \$150 (11-50 lots)      \_\_\_\_ \$150 (51-100 lots)  
    \_\_\_\_ \$2/lot (101-200 lots)      \_\_\_\_ \$4/ lot (201+ lots)

**Required after Staff Review and Comment for Approval:**

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 Inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

**CERTIFICATIONS**

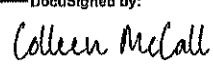
1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

02/17/2021  
 \_\_\_\_\_  
 DATE

2. I, Colleen T McCall, OWNER OF PROPERTY 170097  
Owner Name Tax Map, Book, and Parcel Number  
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee  
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:  
  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER

2/19/2021 | 7:50 AM PST  
 \_\_\_\_\_  
 DATE

Subdivision Permit Application

**APPLICATION ATTACHMENTS**

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (in cash or a check made payable) to the Town of Dallas - the following rates shall apply:

\_\_\_\_ \$100 (2-10 lots)      \_\_\_\_ \$150 (11-50 lots)      \_\_\_\_ \$150 (51-100 lots)  
    \_\_\_\_ \$2/lot (101-200 lots)      \_\_\_\_ \$4/ lot (201+ lots)

**Required after Staff Review and Comment for Approval:**

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

**CERTIFICATIONS**

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

02/17/2021  
 \_\_\_\_\_  
 DATE


Gail C Huss

2. I, Todd Michael Huss, OWNER OF PROPERTY 170071 & 170059  
Owner Name Tax Map, Book, and Parcel Number  
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee  
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:  
  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER

3/20/2021 | 9:16 AM PDT  
 \_\_\_\_\_  
 DATE

DocuSigned by:  
  
 \_\_\_\_\_  
 EF6413AF4C1B421...

3/20/2021 | 9:08 AM PDT

**152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY AND FINAL PLATS**

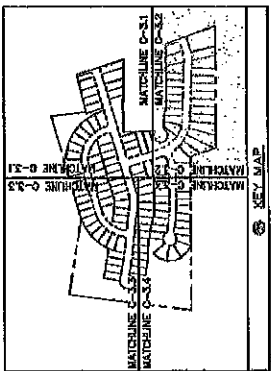
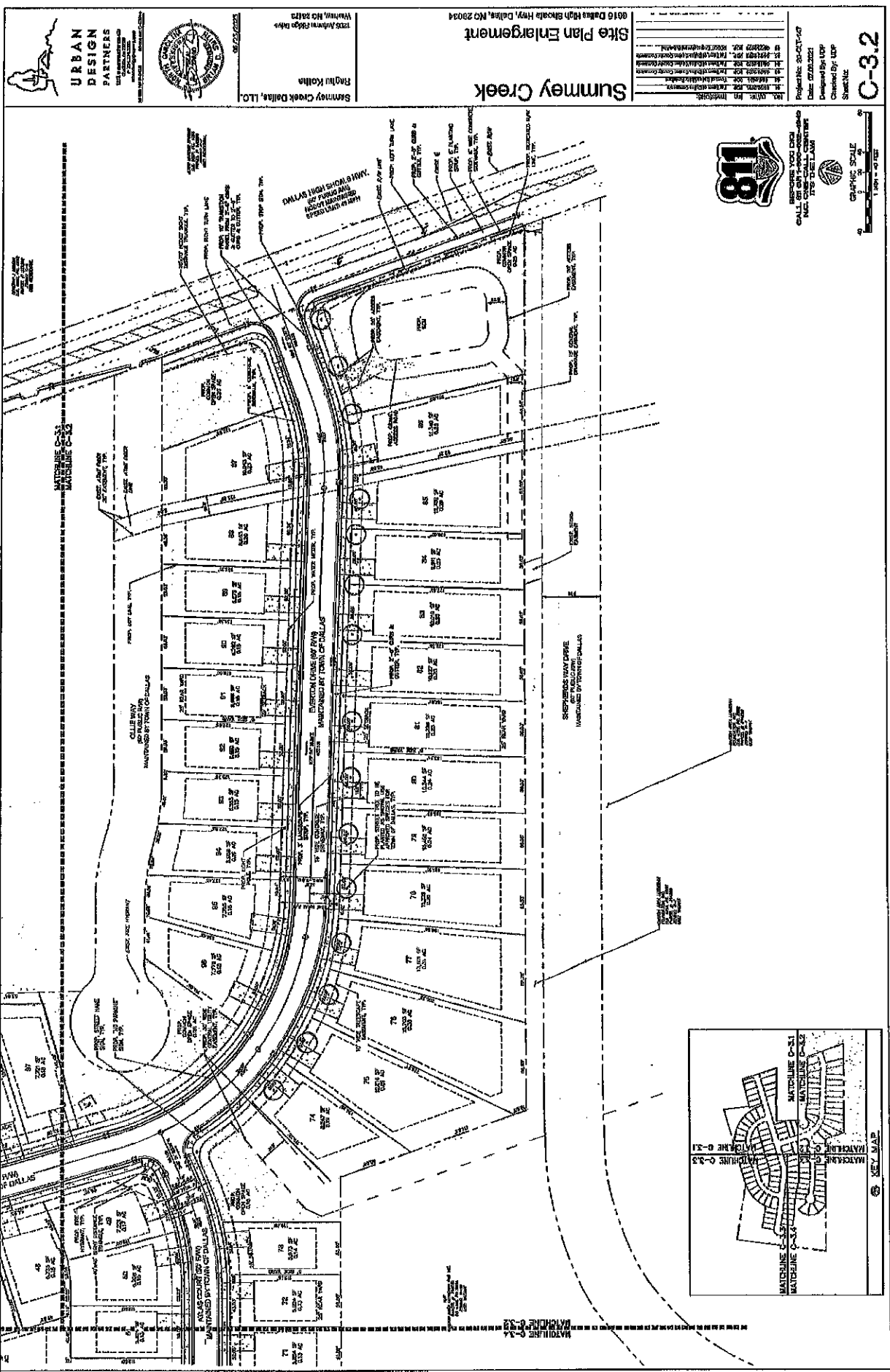
<i>Information</i>	<i>Preliminary Plat MAJOR SUBDIVISIONS ONLY</i>	<i>Final Plat</i>	<i>Shown?</i>
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private; and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>	No	Yes	N/A
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees	Yes	Yes	✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	—
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	—
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	—
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	—
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A









RESPONSE YOUR OWN  
CALL OR VISIT US AT  
1100 W. THE LANE  
DALLAS, TX 75201

GRAPHIC SCALE  
1" = 40'

C-3.2

Project No: 20-01-07  
Date: 07/20/2021  
Designed By: URP  
Checked By: URP  
Sheet No:

Summer Creek  
Site Plan Enlargement

6016 Dallas High Shoals Hwy, Dallas, TX 75244

Senney Creek Dallas, LLC  
Rajulu Kollala

1325 Avenue Ridge Drive  
Waltham, MA 02479



URBAN  
DESIGN  
PARTNERS  
ARCHITECTS  
PLANNERS  
ENGINEERS









Sammy Creek Dallas, LLC  
 Raghur Kohla  
 1000 Anthony Road Drive  
 Mesquite, TX 75049

Phasing Plan  
 3015 Dallas High Growth Hwy, Dallas, TX 75034

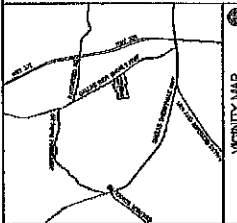
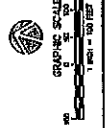
NO.	DATE	BY	REVISIONS
1	07/20/2021	URP	Initial Phasing Plan
2	07/20/2021	URP	Revised Phasing Plan
3	07/20/2021	URP	Final Phasing Plan

Project No: 20-02147  
 Date: 07/20/2021  
 Designer: URP  
 Checker: DP  
 Sheet No:

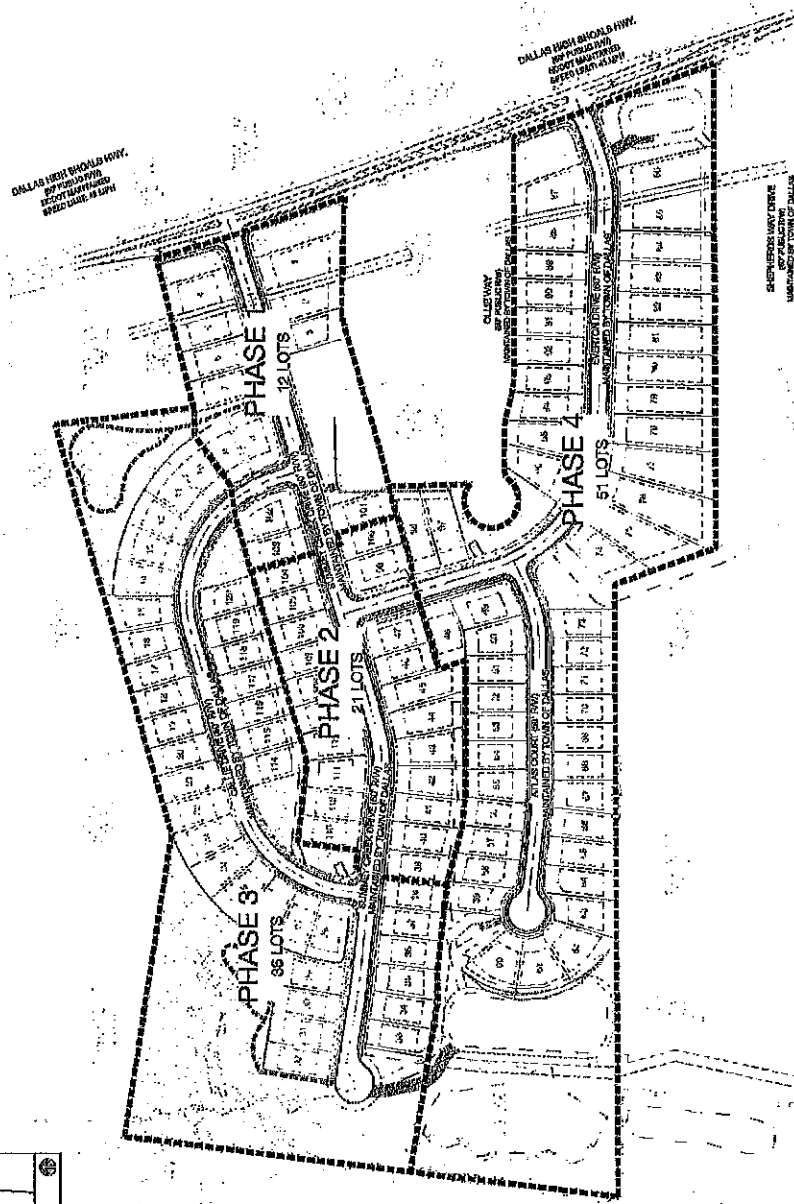
**C-3.5**



CALL 811-400-4000  
 FOR ALL UTILITY LOCATIONS  
 BEFORE YOU DIG



VICINITY MAP



**Minutes  
Town of Dallas  
Planning Board  
Meeting of November 16, 2023**

The meeting was called to order at 6:30 pm by Chairman Wilson.

**Members present:** Curtis Wilson - Chairman, Glenn Bratton—Co-Chair, Reid Simms, Troy Traversie, Thomas Smith, Gene Brown, and John O’Daly.

Also present: Brian Finnegan — Development Services Director; Lindsey Tysinger—Planner; Nolan Groce, Urban Design Partners—Applicant

**Approval of Agenda:** A motion was made to approve the agenda by Bratton, seconded by Smith, and the motion passed unanimously.

**Approval of Minutes:** A motion to approve the October 19, 2023 minutes made by O’Daly, seconded by Smith, and the motion passed unanimously.

**New Business**

**Little Long Creek Preliminary Plat:** Finnegan presented item 9a, the preliminary plat for the Little Long Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Bratton asked where this neighborhood was in relation to the Shepherd’s Way rezoning petition. Finnegan confirmed this project is just north of the other petition but there will be no connection.

O’Daly asked whether this connects to Summey Creek. Finnegan confirmed there will be a connection to the southeast of this project connecting in the Summey Creek subdivision. Traversie asked for clarification on the second entrance in relation to the density. Groce explained that under the current code without the connection to Summey Creek, which would provide two additional access points to Dallas High Shoals, then this neighborhood can only build out 100 units.

Bratton and Traversie asked about the phasing plan. Groce showed the project is planned for three phases. Wilson wanted to confirm the pump station upgrade would hold the sewer capacity projected by this development. Finnegan confirmed once the upgrade is complete and online it will accommodate this development.

O’Daly made a motion to send recommendation to approve to the Board of Aldermen, seconded by Smith, and the motion passed unanimously.

**Summey Creek Preliminary Plat:** Finnegan presented item 9b, the preliminary plat for the Summey Creek Subdivision submitted by Urban Design Partners. Staff has reviewed the submittal, and the preliminary plat meets the standards of the Town Ordinance and the conditions required by the rezoning. The request is for the Board to send a recommendation of approval to the Board of Aldermen.

Wilson commented on how close the entrance is to Shepherd’s Way Drive. Finnegan confirmed the proximity of the entrances. There was further discussion about offsite traffic improvements required for the developments.

Smith asked why the connector road to Little Long Creek wasn't shown on this plat. Finnegan explained the connection to Little Long Creek isn't required for Summey Creek since they already have two entrances. The cul de sac of Summey Creek Drive is a partial and intended to allow Little Long Creek to connect in the future, but the connection is the responsibility and necessity for the Little Long Creek developer.

Smith made a motion to send a recommendation to approve the preliminary plat to the Board of Aldermen, seconded by Bratton, and the motion passed unanimously.

**Staff Report**

Finnegan informed the Board the Town Code Enforcement Officer wanted to give a presentation on the appeal process for minimum housing. Since the Planning Board sits in for the Board of Adjustment they also sit in for the Housing Appeals Board per the ordinance, and there may be a case in the future.

Bratton asked if there was a code they should be familiar with before hearing a minimum housing case. Finnegan confirmed it was Chapter 150 of the Town Ordinance and he would email a link to the chapter to all the members of the Board.

**Adjournment**

Having no further business, a motion to adjourn was made by Bratton, seconded by Smith, and the motion passed unanimously. The meeting adjourned at 7:07pm.

---

Brian Finnegan, Development Services Director

---

Curtis Wilson, Chairman



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Pump Station Update

AGENDA ITEM NO. 3C

MEETING DATE: 11/28/2023

### BACKGROUND INFORMATION:

Johnny Denton, Diamond Engineering, has informed us that the contractor has reached out to him with some delays to completing the project. Mr. Denton will give an update on his communications with the contractor explaining what has occurred. The current pump station is operational and functioning until the new pump station is completed.

---

MANAGER RECOMMENDATION:

---

BOARD ACTION TAKEN: