

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**December 8, 2020**

**6:00 PM**

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Huggins, and Alderman Withers. Alderman Cearley was not present at this meeting.

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Robert Walls, Police Chief; Doug Huffman, Electric Director; Bill Trudnak, Public Works Director; Earl Withers, III, Fire Chief; Jonathan Newton, Finance Director; Brandon Whitener, Recreation Director; Shannon Whittle, Town Clerk/HR Director; and Thomas Hunn, Town Attorney.

Mayor Coleman called the meeting to order at 6:00pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman requested that a discussion regarding filling the vacant alderperson seat be added to the agenda, and then asked if there were any further additions or deletions. Alderman Withers requested that a discussion regarding adding a stop sign at Ingle's also be added to the agenda. The two additions were added under New Business as Item 8D and Item 8E, respectively. Alderman Huggins motioned to set the agenda with the two additions, seconded by Alderman Withers, and carried unanimously.

Alderwoman Morrow motioned to approve the minutes from the November 10<sup>th</sup> Regular Meeting and the November 24<sup>th</sup> Work Session, seconded by Alderman Huggins, and carried unanimously.

### **Recognition of Citizens:**

Starletta Harrison wished everyone a Merry Christmas and thanked the Town for this year's Christmas lights display. Curtis Wilson prayed over the meeting, then passed along a word of thanks from Dickie Jenkins to the Town for its participation in the annual Toy Run.

### **Consent Agenda:**

There were no items to be addressed on the consent agenda.

### **Public Hearings:**

Item 6A: At 6:10 pm, Alderman Huggins motioned to enter into a Public Hearing regarding the Wilson Family Rentals Annexation Request, seconded by Alderwoman Morrow, and carried unanimously. This item was originally brought before the Board at the July 14<sup>th</sup> regular Board Meeting, but was tabled until the September 8<sup>th</sup> meeting. At the September Meeting, the Board asked to discuss the request further at the September 22<sup>nd</sup> Work Session. Wilson Family Rentals, LLC, owner of PID #169183 (no address assigned) is petitioning for annexation into the Town of Dallas. The requested zoning is R-8 "Multi Family Residential" for the development of a 96-unit apartment community. This parcel is considered to be non-contiguous. Pursuant to the motion

passed by the Board of Aldermen on November 12, 2019, and G.S. § 160A-58.2, a sufficiency investigation was performed and the petition was deemed sufficient. The 2003 Future Land Use Plan highlights this specific parcel for new residential development. The Planning Board unanimously approved a motion to recommend the property to be annexed in as R-8 during their October 2019 meeting. At the October 20<sup>th</sup> Board of Aldermen meeting, a public hearing was set for December 8<sup>th</sup> to get public input and to make a determination to approve or decline the annexation request. Please see Exhibit 6A for supplemental information. Chief Withers expressed concerns over being able to provide adequate coverage from the fire department while Chief Walls also expressed similar concerns with being able to provide adequate coverage from the police department. There are also some concerns that sewer connections may also be an issue. Bill Huffstetler of 105 Hull Drive expressed concerns about the property's effect on adjacent property owners. At this time, annexation of this property does not bring a benefit to the Town, however, as development extends up that corridor, annexation may be more appropriate. The Board voted unanimously to deny this request. At 6:27 pm, Alderman Huggins motioned to exit this Public Hearing, seconded by Alderwoman Morrow, and carried unanimously.

Item 6B: At 6:29 pm, Alderwoman Morrow motioned to enter into a Public Hearing regarding the TrueHomes Conditional Zoning request, seconded by Alderman Withers, and carried unanimously. 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 condition and the staff provided a Consistency Statement during the September 17<sup>th</sup> meeting. At the November 10<sup>th</sup> Board of Aldermen meeting, a public hearing was set for December 8<sup>th</sup> for potential approval of the request. And additional discussion on this project and the proposed zoning was held at the November 24<sup>th</sup> Work Session. Please see Exhibit 6B for supplemental information. There were no comments from citizens. Alderman Huggins expressed concerns over erosion and was informed that erosion control plans are being developed and will be submitted to the county for approval. Mayor Coleman expressed concerns over the sewer connections and stated that an easement would be required before the development could proceed. At 7:03 pm, the Board requested a recess to develop additional conditions to submit for TrueHomes' approval. At 7:27 pm, the meeting resumed and Nolan Groce provided the following two conditions to be added to the agreement and submitted to TrueHomes for approval:

- Amendment 17: Construction drawings must be approved by the Town of Dallas within 12 months of Conditional Zoning approval. Prior to expiration, Developer must receive approval of extension.
- Amendment 18: All off-site utility easements, if necessary, to provide utilities to the site, must be obtained by the Developer, at their expense,

prior to approval of construction plans, issuance of permits, or commencement of construction.

Alderwoman Morrow made a motion to approve these new two new amendments and continue the Public Hearing until these concerns are resolved. Alderman Withers seconded and the motion was carried unanimously. At 7:32, Alderman Huggins motioned to exit this Public Hearing, seconded by Alderman Withers, and carried unanimously.

### **Old Business:**

There was no old business to be addressed at this meeting.

### **New Business:**

Item 8A was regarding the FY2022 Budget Calendar. Each year the Town establishes a calendar for the preparation of the upcoming fiscal year's budget. Attached (See Exhibit 8A) is a proposed calendar for the FY2021-22 budget process, including a Strategic Planning Meeting on Monday, February 15, 2021. The Planning Meeting would be held in the Community Room at the Fire Department beginning with lunch at 11:30 am and then the meeting would begin at 12:00 pm. This meeting typically lasts 4 hours. Two Budget Work Sessions are scheduled: 1) Tuesday, March 23, 2021 and 2) Tuesday, May 25, 2021. These work sessions will be held in the Fire Department Community Room at 5:00 pm, with dinner available at 4:30 pm. Alderman Huggins motioned to approve the FY2022 Budget Calendar as presented, seconded by Alderwoman Morrow, and carried unanimously.

Item 8B was regarding the FY2021 Board of Aldermen Meeting Calendars. Attached (See Exhibit 8B) is the Board of Aldermen regular month meeting schedule, as well as the monthly work session schedule, for calendar year 2021. Upon approval, these schedules will be filed as required by G.S. § 143-318.12. Alderwoman Morrow motioned to approve the 2021 Meeting Schedules as presented, seconded by Alderman Withers, and carried unanimously.

Item 8C was regarding an Annexation Request from Tammbar, LLC. As part of the Conditional Zoning off of Dallas Stanley Highway, the petitioner, TrueHomes, has submitted an annexation request on behalf of the owner, for two pieces of property previously not annexed (please see Exhibit 8C). These two parcels will be part of the larger TrueHomes development project at the location. The pieces of property are located on Gaston County Parcel #216368 & 3011585 and are respectively .17 acres and .16 acres. The Planning Board Recommended the zoning of Conditional Zoning R-6 Cluster Development Overlay during its November 19, 2020 meeting. To move forward, the Board must direct staff to investigate the sufficiency of the request. Alderwoman Morrow motioned to direct staff to being the sufficiency investigation, seconded by Alderman Withers, and carried unanimously.

Item 8D pertained to the current alderperson vacancy. To fill the seat, an application will be developed for those interested. Alderwoman Morrow made a motion to accept these applications

until December 31<sup>st</sup> and review them at the January 12<sup>th</sup> Regular Board Meeting. The motion was seconded by Alderman Huggins and was carried unanimously.

Item 8E was concerning the lack of a stop sign at the entrance of the Ingles parking lot. Alderman Withers informed the town of the dangers presented and automotive accidents occurring because of this and asked Town Attorney Thomas J. Hunn to reach out and see if there was anything to be done about the matter.

**Manager's Report:**

Ms. Stroupe gave the Manager's Report, informing everyone that the Town has been awarded a \$5000 safety grant, which will be used to purchase new gear for the police officers, as well as a new camera security system. She went on to add that all five summer concerts have been booked.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Withers, and carried unanimously. (8:05 pm)

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk