

## **MINUTES FOR BOARD OF ALDERMEN WORK SESSION**

**OCTOBER 27, 2020**

**5:00 PM**

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Cearley, and Alderman Withers. Alderman Huggins was absent.

The following staff members were present: Town Manager, Maria Stroupe; Development Services Director, Nolan Groce; Fire Chief, Earl Withers III; Police Chief, Robert Walls; Recreation Director, Brandon Whitener; and Public Works Director, Bill Trudnak.

Mayor Coleman called the meeting to order at 5:01pm.

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

Mayor Coleman asked if there were any additions or changes to the agenda. Ms. Stroupe responded that there had been one addition, which would be addressed as Item #3E in New Business. Alderman Cearley motioned to set the agenda with the change, seconded by Alderwoman Morrow, and carried unanimously.

Item #3A was a recognition of Firefighters with 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. Top Responder Award winner Chris Page (joined in May 1997), Top Responder Award winner Darrel Adams (joined in July 1994), and 1999 Firefighter of the Year Darrell Dodd (joined in October 1998) were all honored this evening. Dallas is fortunate to have such dedicated individuals in our Fire Department.

Item #3B was a presentation (see Exhibit #3B-A) given by Shaun Gasparini, with TrueHomes, regarding a Conditional Zoning Request. Mr. Gasparini, along 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-R6), allowing a 25% reduction of the minimal lot size. The current R-6 lot size is 6,000 square feet, 60' lot width, 25' front and rear depth, and 6' side depth. All lots except one will remain above the minimum lot size requirements for R6, however all lots will be narrower than current R6 guidelines. 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 and the staff provided a Consistency Statement during the September 17<sup>th</sup> meeting. Please see Exhibit 3B-B. A date for the Public Hearing will be set at the Board Meeting on November 10<sup>th</sup>.

Item #3C was an update from Mr. Groce concerning Potential Developments. Mr. Groce discussed several annexation requests that have been received and confirmed that he is still waiting on several more. He stated that once they have all been received, he will submit all properties at once to the Board for their rezoning requests. Mr. Groce also said that a car storage

facility is in its preliminary sketch planning stages and confirmed that the property will not be used as a salvage lot.

Item #3D pertained to the Rental of Town Properties. At the October 20<sup>th</sup> meeting, a discussion on a continued hold on renting Town facilities was requested for this Work Session. On October 21<sup>st</sup>, Mayor Coleman received a letter (see Exhibit 3D-A) from Dr. Mandy Cohen, with NC DHHS, and Erik Hooks, with NC DPS, stating that Gaston County has been identified by the White House Task Force as a county of concern due to the number of COVID-19 cases occurring in Gaston County. There were 36 counties in all that were identified and case numbers are continuing to rise, with most of those outbreaks stemming from both large and small social gatherings. The State remains in Phase 3 at least until November 13<sup>th</sup>. Ms. Stroupe recommends the Town continue to ban the rental of Town facilities and address the issue again after different information is received from Governor Cooper. The Board was in agreement with this recommendation.

Item 3E was concerning Carols on the Square. At the October 20<sup>th</sup> meeting, the Board voted to continue with the Town's December events and staff began the planning process. Upon calling the area schools, Mr. Whitener was informed that the schools, along with any associated school groups, would not be participating in any extracurricular events this year. There are also logistical concerns surrounding the events and how to conduct them safely, including the crowds, children, refreshments, and sitting on Santa's lap. This item will be placed back on the agenda for the November 10<sup>th</sup> Board Meeting for further discussion.

Alderman Withers motioned to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:02 pm)