

Town of Dallas Planning Board Meeting
Agenda
Thursday, April 21, 2022
To be held at the Fire Station Community Room at 6:30 pm

1. Call to Order
2. Roll Call of Members Present; Declaring a quorum as present
3. Invocation or Moment of Silence
4. Pledge of Allegiance
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes — March 17, 2022
8. New Business
 - a. Preliminary Plat- Rosewood
 - b. Comprehensive Plan Update and Presentation
9. Adjournment

**Minutes
Town of Dallas
Planning Board
Meeting of March 17, 2022**

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

The following members were present: Curtis Wilson — Chairman, Glenn Bratton — Co-Chairman, John O’Daly, Troy Traversie, Reid Simms, and Thomas Smith.

Also present: Nolan Groce — Development Services Director, Johnny Denton — Town Engineer, and Brian Finnegan — Town Planner

There was an invocation led by Chairman Wilson followed by the Pledge of Allegiance

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

Approval of Minutes: A motion to approve the February 17th minutes with the correction of a typo, changing the word “give” to “given” in the Approval of the Minutes section was made by O’Daly, seconded by Simms, and the motion passed unanimously

Old Business:

A). Proposed text amendment to regulate required entrances for developments

Staff reintroduced the proposed text amendment regulating required entrance roads to development with the added non-commercial section the Board wanted to explore at the previous meeting. While providing explanation staff clarified this was not a regulation for driveways or entrances in general but a regulation specifically for roads.

O’Daly initially made a motion to adopt the text amendment with two corrections in grammar along the with statements of consistency and reasonableness in favor of the text amendment, but rescinded the motion after Town Engineer Johnny Denton voiced concerns with adopting the commercial language attaching access road requirements to specific square footage. His point was the need for access is really dependent on the non-residential use rather than square footage and the adoption of this regulation could be problematic for the Town. After further discussion, Bratton made a motion to adopt the proposed text amendment with the removal of section two regulating non-residential entrances and changing section 3 to section 2 along with the following statements of consistency and reasonableness for the adoption of the text amendment:

STATEMENTS OF CONSISTENCY AND REASONABLENESS **FOR** TEXT AMENDMENT
ADOPTION

The proposed text amendment to add Section 153.013.8 to regulate required access roads for both residential and commercial/industrial development is consistent with the Town’s adopted 2003 Land Use Plan in order to regulate and promote safety as well as better connectivity throughout the Town. This text amendment is therefore deemed reasonable and in the public’s best interest in order to uniformly regulate the Town’s development.

The motion was seconded by Traversie and the motion passed unanimously. The new proposed text amendment reads as follows:

153.013.8

(A) *Multiple Accesses*. For all new development and redevelopment the following guidelines shall apply to regulate appropriate ingress and egress to promote public safety.

(1) *Residential Development*. For all proposed residential development, the following guidelines shall apply:

(a) Required access for residential development, including single family and multifamily, shall have at a minimum:

(i) 0-100 dwelling units require one access road into the development

(ii) 101-250 dwelling units require two access roads into the development

(iii) 251 or more dwelling units require three access roads into the development

(b) All means of ingress and egress for residential developments shall adhere to the development standards in Section 153.013

(2) *Remoteness*. For any development where two or more access points are required, the minimum distance between the first two entrances shall be placed a distance apart equal to one-half the maximum diagonal dimension of the property or area served, measured in a straight line. If a third access is required, it shall be placed no less than 400 feet from another entrance measured from the center line of the right of way.

New Business:

A.) Conditional Rezoning: Robinson Clemmer Development

Prior to beginning this agenda item Troy Traversie recused himself from the deliberation and vote due to a conflict of interest. Staff briefly introduced the project proposed on parcels 171882 and 171885 by D.R. Horton to build 100 townhomes. Eddie Moore with McAdams Engineering gave a presentation of the project, including parking, amenities, open space, future connectivity, and elevations and concepts of the townhome units. Logan Creech and Tim Derylak with D.R. Horton were also present and answered questions from the Board. Major topics discussed about the project were:

- Discussion of adding a covered stoop for every porch was discussed and agreed to
- Design on the intersections of Roads C & D and Roads B & D were discussed and an agreement was made to change the design to meet turn radius requirements
- Clarity was made the dog park will be fenced. There is no fencing around the Tot Lot
- The Developer agreed to include a buffer between the amenities and the adjacent dwelling units
- The Developer confirmed the BPMs will be wet ponds
- The Developer confirmed the ROW for Road C will continue to the Western boundary of the property
- The Developer was asked if they will build a walking bridge across the creek to allow access to Jagers Park. The Developer stated they will only build to the creek and have no plans to build the bridge
- Density was discussed and confirmed the project proposes lesser density than allowed with current zoning

- The Developer confirmed the HOA will be responsible for any repairs to the parking lot or amenities that may be disrupted by Duke maintenance and repair.
- The Developer agreed to look into rental restrictions that can be written into the HOA restrictive covenants

Nolan Groce read the amended Exhibit A as follows:

Exhibit A

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Off Street Parking Reduction from 4 spaces to 3 spaces with additional 101 off street and on street parking provided
 - b. Interior lots:
 - i. Size reduction from 4,500 square feet to 2,000 square feet
 - ii. Width reduction from 40 feet to 20 feet
 - c. Corner Lots:
 - i. lot size from 5,000 square feet to 2,600 square feet
 - ii. Width reduction from 45 feet to 26 feet
2. All principal dwellings street facing facade shall incorporate brick, stone, precast stone, precast concrete, or synthetic stone accents.
3. Petitioner shall dedicate a 20' greenway easement and construct an 8' natural path depicted on the rezoning plan as potential pedestrian connection to existing Town Park.
4. Street frontage along Robinson Clemmer Road shall be developed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter. Pending NCDOT objection to sidewalk and/or curb and gutter, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
5. 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 plan, issuance of permits, or commencement of construction.
6. Conditional Zoning approval is valid for a period of 24 months from the date of approval.
7. All residential dwelling units shall have covered front stoops/porches
8. Street understory trees shall be installed in the 10' treescape easement outside of the right of way.
9. Buffers shall be installed between tot lot and proposed lot 35 as well as proposed lot 100 and proposed dog park.
10. Dog park shall be fenced and include benches and landscaping.

Bratton made a motion to recommend approval of the proposed development with the above alterations and Exhibit A additions along with the following statements of consistency and reasonableness for the project approval:

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR CD-2022-01

The proposed conditional zoning is inconsistent with the Future Land Use Plan adopted in 2003. However, the 2003 land use plan is dated, and growing interest in land between Dallas and Gastonia is primarily higher density residential. Given this property is consistent with surrounding interest, as well as adjacent to R-8 and R-6 zoning districts to the west and north respectively, the proposed conditional zoning request is reasonable and in the best interest of the community.

The motion was seconded by Simms, and the motion passed unanimously by the Board members present and able to vote on this project.

Staff Report:

Staff gave a brief update about future ordinance projects, specifically a text amendment to add a preliminary checklist for conditional rezoning and development incentives for affordable housing.

Adjournment

Having no further business, a motion to adjourn was made by O'Daly, seconded by Bratton, and approved by all. The meeting adjourned at 8:04pm.

Nolan Groce, Development Services Director

Curtis Wilson, Chairman

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Preliminary Plat Review for Potential Rosewood Development

AGENDA ITEM NO. 1.a

MEETING DATE: 04/21/2022

BACKGROUND INFORMATION:

Moore & Seagle Holdings, LLC have submitted a preliminary plat application for Rosewood Village, a major subdivision proposed on Rosewood Drive recently rezoned as CD R-6 in November 2021. The plat shows the proposed 55 lot single family residential subdivision with one entrance road off Rosewood Drive. Staff has been communicating with the applicant discussing necessary corrections. This is a revised version addressing lot widths and the location of a utility easement.

Attached below are the application documents and the preliminary plat.

STAFF RECOMMENDATION: Recommend approval of the preliminary plat to the Board of Aldermen

BOARD ACTION TAKEN:

Subdivision Permit Application

Permit Number: _____

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

Subdivision Details	
Total Area: <u>17.01 ac</u>	Lots Proposed: <u>56</u>

Applicant Name: <u>MOORE & SEAGLE HOLDINGS, LLC</u> Mailing Address: <u>1712 S NC 16 BUSINESS HWY</u> <u>STANLEY, NC 28164</u> Phone No.: <u>704-827-1414</u> Relationship of Applicant to Owner: <u>BUYER</u>	Owner Name: <u>JERRY CAMPBELL</u> Mailing Address: <u>1028 ROSEWOOD DR</u> <u>DALLAS NC 28034</u> Phone No.: <u>704-827-1414</u> Contact Email: <u>MIKE@MOORESEAGLE.COM</u>
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Property Information – Additional Information may be attached when more than one parcel.	
Location: <u>ROSEWOOD DRIVE, DALLAS</u>	Tax Parcel ID No.: <u>171850</u>
Existing Zoning: <u>R-6</u>	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public
Lot Length: <u>100'</u> Width: <u>60'</u>	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public

Dimensional Requirements:		
	Required	Proposed
Lot Area:	<u>6000</u>	<u>6000</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>60'</u>	<u>60'</u>
Parking Spaces:	<u>2</u>	<u>2</u>
Building Height:	<u>35' MAX</u>	<u>35' MAX</u>

Comments: _____ _____ _____ _____ _____ _____ _____ _____
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<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 (Minor/Exempt)
 \$7.50/lot (50+ lots)
 \$175+\$4/lot (2-50 lots)

\$420

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


 DATE

2/25/22

 DATE

2. I, William M. Moore, OWNER OF PROPERTY 3557444738
Owner Name Tax Map, Book, and Parcel Number
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE William M. Moore
Applicant's Name

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



 SIGNATURE OF PROPERTY OWNER

 DATE

2/25/22

 DATE

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Centralina Comprehensive Plan Draft Presentation and Timeline Discussion

AGENDA ITEM NO. 1.b

MEETING DATE: 04/21/2022

BACKGROUND INFORMATION:

Luke Lowry and Matthew Gallman from Centralina have prepared draft policy documents for the Town of Dallas Comprehensive Plan update. Attached below are the documents submitted for review and discussion, as well as a timeline leading up to the proposed adoption date.

STAFF RECOMMENDATION: No action recommended at this time. Informative presentation only

BOARD ACTION TAKEN:



MEMORANDUM

Date: Wednesday, April 14, 2022

To: Town of Dallas Planning Board

CC: Nolan Groce, Development Services Director

From: Luke Lowry, Regional Planner

Subject: Town of Dallas Packet Materials for April 21st Planning Board Meeting

The Town of Dallas is currently working with Centralina Regional Council to update and adopt a new comprehensive land use plan, in accordance with the North Carolina General Assembly mandate that all communities wishing to enforce local zoning regulations must have an adopted land use plan by July 1, 2022. Centralina is currently working to finalize the draft plan, with a target date of late-April for the plan to be released for internal review.

For this Planning Board meeting, there are two primary goals. First, Centralina will present and field questions on the draft policy recommendations, which will be one of the plan's core elements. The draft policy recommendations are drawn from public engagement, previous town plans, and planning best practice; they represent the strategies that the Town of Dallas will implement to achieve its primary goals as established in the plan. The recommendations will be attached as a separate item to the meeting packet.

Secondly, Centralina will present the timeline for the plan's adoption from now through the end of June. **The deadline for the plan's adoption is July 1st, and the target date for adoption is the June 14th Board of Alderman meeting.** Between now and July 1st, the Planning Board will be asked to provide feedback on the draft plan. Any questions about the process, logistics, or roles and responsibilities will be answered during this time.

Please don't hesitate to reach out to me if you have any questions.

Best,
Luke Lowry
Regional Planner, Centralina Regional Council | llowry@centralina.org

TOWN OF DALLAS COMPREHENSIVE LAND USE PLAN: POLICY RECOMMENDATION FEEDBACK

Policy ID	Recommended Policy	Feedback
1	Economic Development: <i>A Distinctive Community that is Economically Competitive in the Region</i>	
1.1	Create an Environment That is Conducive to Small Business Development	
1.1.1	Form a local business team to provide commercial permitting assistance to new businesses	
1.1.2	Assess opportunities to facilitate learning and entrepreneurship development opportunities to support local business expansion	
1.1.3	Strengthen media presence to better market local businesses, events, and economic development initiatives	
1.1.4	Help businesses apply for funding opportunities / grants	
1.2	Recruit Major Employers to Promote Economic Diversity	
1.2.1	Coordinate with the Gaston County Economic Development	

	Commission to recruit national and regional businesses	
1.2.2	Conduct site readiness assessment of commercial parcels to secure businesses best suited to the locations	
1.3	Prioritize the Built Environment as A Way to Attract New Businesses	
1.3.1	Explore development review processes that encourage outdoor dining	
1.3.2	Continue to assess and install outdoor furniture where applicable	
1.3.3	Determine opportunities to increase pedestrian friendliness downtown such as tree canopy, wayfinding, and additional furniture	
1.3.4	Consider impacts of land use ordinances on economic development goals and initiatives	
1.4	Leverage Existing Resources to Maximize Economic Development Opportunities	
1.4.1	Form 'Town and Gown' committee (comprised of representatives from Gaston College and the Town of Dallas) to augment economic development opportunities between Gaston College and the Town of Dallas	
1.4.2	Plan for economic development initiatives that accommodate incoming Apple Creek Business Park labor force	
1.4.3	Strategically plan for the expansion of existing water, sewer, and electric utility facilities in the planning area	

1.4.4	Continue implementing existing plans such as the Economic Development Assessment and Town Center Plan	
1.5	Increase Strategic Planning efforts along the US-321 Corridor	
1.5.1	Assess development policies along US-321 Corridor in response to anticipated growth of the Charlotte Metropolitan Region Impact Area	
1.6	Identify champions to implement Economic Development Strategies	
1.6.1	Form a focus group of key, local stakeholders who meet regularly to discuss economic development issues	
2	<i>Cultural Resources: A Vibrant Downtown as an Activity Center and Cultural Hub</i>	
2.1	Revitalize and beautify the Central Business District.	
2.1.1	Evaluate incentive program opportunities to promote building revitalization efforts among local property owners.	
2.1.2	Improve the appearance of streets in downtown through landscaping, street plantings, and decorative lighting.	
2.1.3	Explore opportunities to establish a formalized park or plaza within the Central Business District.	
2.2	Enhance wayfinding and placemaking throughout the community.	

2.2.1	Install wayfinding signage at key entrances and transition points throughout Town.	
2.2.2	Coordinate with Gaston County Museum and the Gaston County Historic Preservation Commission to identify historic sites and install informational signage.	
2.3	Identify and support historical and cultural community assets.	
2.3.1	Complete a cultural asset study to identify historic community resources that are currently unknown or insufficiently documented.	
2.4	Establish the Town as an attractive host site for cultural events and activities.	
2.4.1	Investigate the suitability of various sites as a community event venue.	
2.4.2	Host more reoccurring town events, such as the Christmas parade	
2.5	Support high quality education in the community as well as opportunities for lifelong learning.	
2.5.1	Partner with Gaston County Schools to identify courses which prepare students for emerging industries in the region	
2.5.2	Partner with Gaston College and the Town of Dallas to connect community members to educational opportunities and seminars.	
3	Transportation & Mobility: A Connected, Safe and Accessible Transportation System	

3.1	Improve walkability and accessibility in downtown and across the community.	
3.1.1	Coordinate with the Gaston County ADA Coordinator to ensure ADA compliance at intersections and along sidewalks.	
3.1.2	Establish enhanced pedestrian connections between downtown and key recreational facilities and activity centers, such as Dallas Park.	
3.1.3	Work with NCDOT to investigate the applicability of pedestrian interventions, such as leading pedestrian intervals and accessible pedestrian signals, at key intersections.	
3.2	Enhance and expand active transportation connections throughout the community.	
3.2.1	Continue to pursue the development of a Pedestrian and Bicycle Master Plan for the Town.	
3.2.2	Revise development regulations to encourage or require bicycle and pedestrian infrastructure with new residential and commercial development.	
3.3	Pursue traffic calming strategies to improve safety for all road users.	
3.3.1	Work with NCDOT to conduct a speed study to identify suitable locations for speed reduction interventions, such as speed humps.	
3.4	Allow for efficient, safe movement of personal vehicles and trucks.	

3.4.1	Coordinate with NCDOT to assess whether signalization adjustments on downtown streets are needed to allow for a more efficient flow of vehicles through the community.	
3.4.2	Explore opportunities to designate "freight corridors" to restrict truck traffic to arterial streets that can handle higher traffic volumes.	
3.5	Investigate opportunities for regional transportation connections to support residents and businesses.	
3.5.1	Continue coordination with the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) to enhance regional transportation connectivity.	
4	Community Facilities & Services: Provide Well-Maintained and High Quality Community Facilities Services, and Programs	
4.1	Enhance the Town's parks and trail systems.	
4.1.1	Codify Development Ordinance to require trail easements with future development proposals where applicable	
4.1.2	Plan for future Carolina Thread Trail connections to Dallas Park, residential neighborhoods, and public facilities	
4.1.3	Assess minimal open space requirements in Development regulations; increase the required percentage and include in all zoning districts	
4.2	Develop a multi-modal transportation system that connects	

	communities within the Town and the planning area	
4.2.1	Coordinate with local, state, and federal partners to leverage funding for bike lanes, sharrows and multi-use paths	
4.2.2	Plan for Rail-Trail multi-use paths in coordination with regional mobility plans such as the Carolina Thread Trail	
4.2.3	Plan for infrastructure supportive of multi-modal transportation systems such as wayfinding, lighting and fencing where appropriate	
4.2.4	Coordinate with Gaston County to make improvements to Dallas Park, and to produce an updated Dallas Park Master Plan if necessary	
4.2.5	Implement Dallas Bicycle and Pedestrian Plan	
4.3	Revitalize existing recreation facilities	
4.3.1	Conduct and utilize planning studies to apply for grant funding to revitalize existing recreational facilities	
4.4	Invest in reliable, high-quality water and sewer systems that support existing and new developments.	
4.4.1	Asses and strategically plan for utility service area boundaries in coordination with Two Rivers	
4.4.2	Codify minimal utility review standards for residential and commercial development	
4.5	Develop coordinated plans for long-term public service	

	provision and expansion needs.	
4.5.1	Prioritize development impact review with Gaston County Schools prior to development approvals to ensure long-term sustainable community growth	
5	<i>Housing: Create a Diverse Inventory of Housing While Preserving the Character of Existing Residential Areas</i>	
5.1	Maintain the Value and Integrity of Existing Neighborhoods	
5.1.1	Implement proactive code enforcement and protection from illegal land use activities through the hiring of a full-time code enforcement officer	
5.2	Ensure new residential development is compatible with existing built environment	
5.2.1	Clarify the required sidewalk placements as part of the Complete Streets design and connectivity standards to provide for walkability in neighborhoods	
5.2.2	Encourage flexible density and scale in new residential developments where appropriate	
5.2.3	Update conservation guidelines (in coordination with UDO development)	
5.2.4	Explore Planned Unit Development, Conditional Rezoning, and Development Agreements when considering new proposals to better	

	predict the outcome of development	
5.3	Support a range of housing types and densities in strategic locations.	
5.3.1	Pursue development of age-friendly housing to provide safe, walkable access to amenities and services.	
5.3.2	Allow for higher density residential development near downtown and as a transitional use between non-residential zones and low density residential.	
5.3.3	Plan for Single-Family, Two-Family, and Multi-Family mixed use residential where utilities and infrastructure may support such development	
5.3.4	Develop and incorporate a set of development incentives which can incentivize affordable housing in new residential developments	
5.4	Mitigate the offsets of new residential development through land development regulations.	
5.4.1	Assess minimal transportation impact analysis requirements and when applicable to residential development regulations; implement a lower threshold from the ITE	
6	Land Use: <i>Communicate strategic, well-planned allocation of land uses</i>	
6.1	Promote Land Conservation	

6.1.1	Identify priority corridors to preserve historically and culturally significant land	
6.2	Asses needs, and fulfillment of needs through specific land use decisions	
6.2.1	Develop land in response to identified needs from strategic and comprehensive planning studies	
6.3	Encourage walkable and mixed-use development.	
6.3.1	Encourage ground-level uses that are friendly to window shoppers, passersby, and the desired downtown experience.	
6.3.2	Adopt more flexible standards for infill development in and near downtown.	
6.4	Maintain community character and a high quality of development.	
6.4.1	Update building and permitting codes to ensure new and existing structures comply with health, safety, and design quality standards.	
6.4.2	Encourage reuse and redevelopment that respect the integrity and character of established neighborhoods and commercial zones.	

