

**Town of Dallas Planning Board Meeting  
Agenda  
Thursday, October 21, 2021  
To be held at the Fire Station Community Room at 6:30 pm**

The following agenda is proposed:

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 to the Flag
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes – August 19, 2021
8. New Business
  - a. Conditional Rezoning Recommendation – Summey Creek
9. Other Business
  - a. Planning Board Vacancy
  - b. Project Updates
    - i. Davis Hills
    - ii. Little Long Creek
    - iii. Rosewood Dr.
    - iv. 701 W. Trade
  - c. Plan Updates
    - i. Bike & Pedestrian Plan
    - ii. Comprehensive Land Use Plan
  - d. Potential Projects
10. Adjournment

**Minutes  
Town of Dallas  
Planning Board  
Meeting of August 19, 2021**

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

The following member were present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chairman, John O’Daly, Reid Simms, Tiffany Faro, and Thomas Smith.

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer, Jake Seagle – Moore & Seagle Holdings LLC, Shane Seagle - Moore & Seagle Holdings LLC, Mike Moore - Moore & Seagle Holdings LLC, Will Clayton – Clayton Engineering, Paul Pennell - Urban Design Partners, Jeff Webb – LGI Homes.

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

**Approval of Agenda:** Staff introduced an addition to the agenda as 10. A) Discussion of Meeting Date and Time and 10. B) Potential Text Amendment Request. A motion was made by Glenn Bratton to approve the agenda with the additions. This was seconded by Tiffany Faro and adopted unanimously.

**Approval of Minutes:** A motion was made to approve the minutes from July 15, 2021 as presented by Reid Simms, seconded by John O’Daly and adopted unanimously.

**New Business:**

A) Conditional Zoning: 1028 Rosewood Drive

A Conditional Rezoning request, 2021-03, was submitted in conjunction with annexation petition by authorized agent Moore & Seagle Holdings, LLC. The requested zoning is a Conditional District, CD R-6, for the development of a single family detached subdivision. Staff introduced the item, and gave an overview of the rezoning site plan. The site is approximately 17.01 acres, includes 56 lots, 11.12 acres of disturbed area, four parking spaces per home, and 2.9 acres of tree save. The Planning Board, Staff, and applicant discussed site features, proposed conditions and allowances of approval. Conditions and allowances proposed were agreed upon as well as necessary updates to the plan prior to Board of Aldermen review. A motion was made by Thomas Smith to recommend approval of the rezoning to CD R-6 with discussed site plan updates and the proposed conditions and allowances found in Exhibit A, with the following consistency statement:

*The proposed zoning map amendment of 1028 Rosewood Dr., further identified as Gaston County parcel #171850, to a Conditional District, CD R-6, although inconsistent with the 2003 Land Use Plan’s map designation as Residential Agricultural, abuts property designated as Traditional Neighborhood Higher Density, supports an increased demand for housing light of Dallas’ current an anticipated growth, and is therefore deemed reasonable and in the public’s best interest as the zoning aligns with*

*the 2003 Land Use Plan's recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.*

This was seconded by Glenn Bratton and approved unanimously.

B) Conditional Zoning: Little Long Creek

A Conditional Rezoning request, 2021-04, was submitted by authorized agents Paul Pennell and Jeff Webb, on behalf of the owners of Gaston County Parcels # 301017, 170286, 303651, 170287, 169122, and 169184. The requested zoning is a Conditional District, CD R-5, for the development of a single family detached subdivision. Staff introduced the item and Paul Pennell gave a presentation of the proposed development. The site includes 170.56 acres, 529 lots, 51.35 acres of open space, and 6.15 acres of amenity area. Paul discussed existing features, amenity areas, traffic counts, and displayed architectural precedents. The presentation was followed with questions and discussion between the Planning Board, Staff, and applicants. After reviewing the plan and modifying conditions and allowances of approval, a motion was made by Glenn Bratton to recommend approval of the rezoning to CD R-5 with the agreed upon conditions of approval and allowances with the following consistency statement:

*The proposed zoning map amendment of Gaston county Parcel # 301017, 170286, 303651, 170287, 169122, and 169184 to a Conditional District, CD R-6, is consistent with the 2003 Land Use Plan's map designation as New Residential, supports an increased demand for housing in light of Dallas' current, and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning aligns with the 2003 Land Use Plan's recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.*

This was seconded by John O'Daly and approved unanimously.

## **Adjournment**

A motion was made to table items 10A and 10B to the next month by Glenn Bratton, seconded by John O'Daly, and approved by all. A motion was then made to adjourn by Glenn Bratton, seconded by Tiffany Faro, and approved by all. The meeting adjourned at 9:11 pm

Respectfully Submitted,

---

Nolan Groce, Development Services Director

---

Curtis Wilson, Chairman