

**Minutes
Town of Dallas
Planning Board
Meeting of January 16th, 2025**

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

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman, Glenn Bratton, Bradley Goins, Reid Simms, John O’Daly.

Also Present: Jonathan Newton – Town Manager; Brittany Beam, Town Planner

Approval of Agenda: A motion was made to approve the agenda with deletions of agenda item 9B; Addition of Bike Lanes in Subdivisions added to UDO by Bratton, seconded by Sims and the motion passed unanimously.

Approval of Minutes: A motion was made to approve the November 21st, 2025 minutes with revisions to the staff report by O’daly and seconded by Bratton and the motion passed unanimously.

Old Business: No old business to discuss.

New Business:

A. 2025 Meeting Schedule:

Brittany Beam presented to the planning board that our June 2025 scheduled meeting date falls on Juneteenth. This has day been adopted by the town as a scheduled holiday. Board members discussed and agreed on utilizing June 12th, 2025 as the meeting date if items are needed to discuss. Revisions to the schedule were requested with the added date.

C. Addition of Mobile Home Deck Measurements added to UDO:

Brittany Beam presented the addition of mobile home deck measurements being added to the Town of Dallas UDO. Beam explained that the manager and residents of Oak Grove Mobile Home Park have inquired about adding decks to their homes. Beam stated that the addition into Dallas’ UDO would mimic Gaston County’s building requirements for measurements. O’daly asked Beam to alter the wording on the action item. Bratton proposed the action item be tabled until the next meeting and asked to see an addition of coverage on the decks. Including the limitations and requirements for having the front and rear decks being covered; permitted or not permitted. A motion was made to table the action item with additions to the next meeting by Sims, seconded by Bratton and the motion passed unanimously.

D. Addition of Erosion and Sedimentation Control Amendment to UDO:

Brittany Beam presented to the planning board that Section 2 of S.L. 2023 – 142 (S.B. 677) adjusts the rules for the erosion-and-sedimentation-control plans to align with the streamlines review of commercial and multifamily building projects. Beam explained this is a state mandated addition and North Carolina requires all municipalities to adhere to these changes in their UDO. A motion was made to approve this addition to our UDO by Bratton, seconded by O’Daly and the motion passed unanimously.

E. Addition of Amendment to Residential Design Standards for Residential Multi-Family into UDO:

Brittany Beam presented to the planning board that Section 9 of S.L. 2023 – 108 (H.B. 488) expands the scope of Residential Code to include three-family(triplex) and four-family(quadplex) dwellings. Beam explained this is a state mandated addition and North Carolina requires all municipalities to adhere to the changes in their UDO. A motion was made to approve this addition to our UDO with corrections to the action item wording by O'Daly, seconded by Bratton and the motion passed unanimously.

STAFF REPORT

Chairman Wilson asked about the progress being made on the Aquatic Center and Mr. Newton informed him of the bids for the general contractors and grading. Beam advised the members that she had issued the permit for Little Long Creek to start construction on their retaining walls and the Re-Zoning approval from the Board of Aldermen on parcel # 309511. Beam informed the members that Development Services has received the shell plans for the Starbucks and staff has coordinated together and reviewed them. Beam informed that the UDO re-write has been put on hold with the new S.B. 382 and the effects of Down-Zoning. Staff has reached out to Chad Meadows and he will be coming to discuss with our Aldermen and inform them of the affects Down-Zoning has on our current re-write as it stands. Lastly, Mr. Newton informed the members that we have scheduled for NFocus to come on Wednesdays to support the Development Services Department while the Director position is being filled.

Adjournment

Having no further business, a motion to adjourn was made by Bratton, seconded by O'Daly, and the motion passed unanimously. The meeting adjourned at 7:17 pm.

Brittany Beam, Town Planner

Curtis Wilson, Chairman