

**Minutes
Town of Dallas
Planning Board
Meeting of July 17th, 2025**

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

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; William Hairston; Bradley Goins; Reid Simms; John O’Daly.

Also Present: Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Bobby Poole; Tim Smithers; Dustin Smithers of 2304 Dallas Cherryville Hwy; Harold and Pamela Carter of 124 Venice Drive.

Announcements: Ms. Beam informed the board members that Carla Howell has been appointed the Alternate #1 spot.

A motion was made by O’Daly to approve the agenda with corrections to paragraphs one and two, having no additions or deletions, seconded by Hairston and passed unanimously.

A motion was made by Hairston to approve the June 12th, 2025 minutes, seconded by O’Daly and passed unanimously.

New Business:

10A. Chapter 153.113 Text Amendment T-2025-01

Ms. Beam presented that Staff had submitted a Text Amendment to allow for legally established, non-conforming, single-family homes to be remodeled, repaired, or rebuilt regardless of the cost. The current Zoning Ordinance only allows for non-conforming. Single-family structures to be remodeled, repaired or rebuilt, so long as the cost of such actions do not exceed 50% of the reproduction value of the structure. Staff believes this ordinance is overly restrictive, does not allow for a consistent pattern of development in the Town and is not in step with the spirit and intent of the Zoning Ordinance. Staff Report was presented with the text amendment to Chapter 153.113 as follows: c) Any legally established single-family use that became non-confirming due to a subsequent change in zoning that is damaged, regardless of the extent may be repaired to continue its non-confirming use. d) Any legally established single-family use that became non-confirming due to a subsequent change in zoning may be voluntarily demolished and rebuilt to continue its non-confirming use, provided that the new structure is constructed within the same footprint as the original structure. Ms. Beam informed the board members that we have homes that have been unable to be rebuilt due to their parcel not being located in a residential district and the home being damaged greater than the 50% value, some even being a total loss. This text amendment would allow these owners to not have to go through the rezoning request and would eliminate spot zoning throughout the Town.

A motion was made by Hairston to send the recommendation to the Board of Alderman for approval, seconded by O’Daly and passed unanimously.

10B. Dallas Cherryville Highway Rezoning – Z-2025-04

Ms. Beam presented the rezoning item and memo. Primos Partners, LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282 and 170284 (approximately 24.68 acres) along the North side of Dallas-Cherryville Highway are requesting to establish the R-10 (Single-Family Residential) for the sites that are currently located outside of the Towns Extraterritorial Jurisdiction (ETJ.) The site is currently an undeveloped wooded lot and is surrounded by industrial and single-family residential uses. The properties are currently split zoned General Industrial I-2 and Single-Family Limited R-1 under the Gaston County UDO. Ms. Beam advised that the rezoning is neither consistent nor inconsistent being that the site is located outside of the ETJ. Staff has reviewed the request and requests the Planning Board make a recommendation to the Board of Aldermen.

Mrs. Carter of 124 Venice Drive asked for more explanation on the plans for the property. She informed that we currently only have a proposal, and a full construction plan will be released at a later date. O'Daly mentioned that comparisons can be made with lot sizes surrounding in Summey Knolls that are also R-10 zoning district. Staff advised that the only properties being annexed in would be the requested 6 parcels listed on the application. Concerns were made about multi-family and apartments, staff advised that this zoning district does not allow for that, it is strictly single-family residential, along with the requirements of having at minimum a landscaping buffer to adjacent property owners.

A motion was made by Hairston to send recommendation of approval to the Board of Aldermen, in that the petition was found to be either consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis because the site is outside of the Towns ETF, however; the petition was found to be reasonable and in the public interest, based on the information of the staff analysis because the proposed development is similar to an adjacent development with the same R-10 zoning and the proposed development will have buffering to the adjacent church and businesses. This motion was seconded by Goins and passed unanimously.

10C. Gaston Fence Preliminary Plat

Ms. Beam presented that Robert Cearley has submitted a preliminary plat application for the Gaston Fence Subdivision. Staff has reviewed the application and determines it meets subdivision requirements as described in Chapter 152: Subdivision Regulations.

The Planning Board asked for any suggestions from Staff and the Town Engineer. Mr. Denton said that he would recommend the plat showing a 20-foot minimum private access easement from the cul-de-sac, through all the lots to lot number 1. Additionally, push together the lot lines of the access road that extends from the cul-de-sac, and this will give more area in lots 3 and 4, while maintaining the waterline easement.

Ms. Beam asked the Planning Board if they would allow staff approval of a final plat with corrections so that the final plat would not need to come back as an action item. The Planning Board approved staff approval of the final subdivision plat as long as revisions were met.

A motion was made by O'Daly to allow staff to approve the final plat with corrections in office, seconded by Goins and passed unanimously.

A motion was made to adjourn by O'Daly, seconded by Goins and passed unanimously. (7:16 pm)