

**Minutes
Town of Dallas
Planning Board
Meeting of May 15th, 2025**

The meeting was called to order by Chairman Wilson at 7:33pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; Glenn Bratton – Co-Chairman; Reid Simms; John O’Daly and William Hairston.

Also Present: Brittany Beam – Town Planner; David Hoyle Jr agent for TAP Properties.

Announcements: Town Planner informed the Planning Board and members present that Tuesday night at the Board of Aldermen Meeting a motion was made to move William Hairston into the vacant seat leaving open the two alternates. Ms. Beam encouraged the members if they knew anyone that was interested in being an alternate to please ask them to apply.

A motion was made by Bratton to approve the agenda with no additions or deletions, seconded by Simms and passed unanimously.

A motion was made by Bratton to approve the January 16th minutes with corrections, and the April 17th minutes, seconded by Simms and passed unanimously.

New Business: *Tap Properties Rezoning Z-2025-02*

A motion was made to go into Public Hearing by Bratton, seconded by O’Daly and carried unanimously.

Chairman Wilson asked the Town Planner to read Staff Report first. Bratton asked for a general idea from the applicant. Mr. Hoyle informed the Board of the lots being undeveloped for the past 80 plus years. When the lots were first established, there was no zoning. Over the course of many years, the lots were zoned R-12. Majority of the lots have front and rear setbacks that are not buildable with the dimensions required in this zone. R-5 would make the most sense with the low acreage and setback requirements. A contract has been made between owner and contractor and the lots need to be buildable to move forward. In the contract, there are stipulations put in place that only single-family homes will be built. If we would have went a different route, a Variance would have had to be applied for, for every lot. Some lots will be subdivided to create more lots as we have lost a lot of footage already with the sewer line on Walnut Street.

Elizabeth Baker of 403 North Street asked about the certainty of no duplexes or apartments being built.

Barbara Lanford of 401 North Street spoke on being the first home on North Street 72 years ago. Informed the Board and members present that she is 90 years old now. She remembered with the road was first paved and how it has been a pleasure to live in Dallas all these years. She stated there has never been many troubles, little increase in traffic when the Park Road homes were built. All in all, the Town of Dallas has been wonderful, and all the employees have been helpful every time she has needed anything. When Patrick worked out front he was wonderful and always so helpful.

Charles Jones of 608 Lewis Street asked questions about the difference in R-12 and R-5.

Rhonda Jackson of 401 North Street came to listen to the meeting and was thankful the goal here was single-family homes only.

Mr. Hoyle said he would always look out for the Town's best interest. His mother lives in this general area as well. It took TAP Properties and him a long time to find an appropriate builder for this project.

O'Daly questioned Mr. Hoyle about the unused land.

Mr. Hoyle answered that anything unused would be offered for purchase to adjacent property owners and/or a park being constructed.

A motion was made by Bratton to go out of Public Hearing, seconded by Simms and passed unanimously.

A motion was made by Hairston to send the recommendation to the Board of Alderman for approval, seconded by Bratton, the motion passed with a 4 to 5 vote as Chairman Wilson voted against.

Staff Report:

In addition to the staff report from the TAP Properties application, the Town Planner informed the Board that a Planning Director has been hired. His start date is June 2nd.

A motion was made to adjourn by O'Daly, seconded by Simms, and passed unanimously. (8:10pm)