

MINUTES
Town of Dallas
Planning Board
Meeting of October 16th, 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; Glenn Bratton – Co-Chair; Bradley Goins; Reid Simms; John O’Daly; William Hairston; Carla Howell – Alternate.

Also Present: Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Sarah Penley – Planning Director, Town of Stanley; Mark Zelnik – Carolina Quick Care; Teresa Beane; Bruce Arton; William Leiton – Steve’s Superette.

Announcements & Introductions: Mr. Valzonis made aware of the copies that were given to the members for the Reference Guides, and language of the ordinance.

A motion was made by John O’Daly to approve the agenda with no additions or deletions, seconded by Glenn Bratton, and carried unanimously.

A motion was made to table approval of the minutes from Glenn Bratton, seconded by William Hairston, and carried unanimously.

New Business:

10A Carolina Quick Care Preliminary Plat

Mr. Valzonis presented. 2Z Development LLC has submitted a preliminary plat application for the Carolina Quick Care Subdivision. Staff has reviewed the application and determined it meets the subdivision requirements as described in Chapter 152: Subdivision Regulations.

Discussion between the Board and Staff was had about exact proposed location, any road improvements and traffic impactions.

A motion was made by William Hairston to approve the preliminary plat for final mylars, seconded by Reid Simms, and carried unanimously.

10B Re-Zoning Petition Z-2025-05

Mr. Valzonis presented. William Leiton, representing Steve and Maria Mason, the owners of parcel 169749 located at 1020 Dallas Stanley Highway, Dallas, NC 28034, is requesting to establish the Business(B-1) zoning district for that site. Currently, the site is located outside of the Towns Extraterritorial Jurisdiction (ETJ.)

Discussion between the Board, staff and Mrs. Penley was had about conditions already on the parcel with the existing structure, and if the parcel would be re-taxed for the Town.

A motion was made by John O’Daly to send recommendation to the Board of Aldermen for approval. The portion of the site in the Town of Dallas petition is found to be consistent while the portion of the site outside of the Town of Dallas is neither consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis and because the 2030 FLUM recommends Suburban

Mixed-Use and the site is outside of the ETJ. However, the Planning Board found this petition to be reasonable and in the public interest, based on the information from the staff analysis and because it will establish a uniform zoning for the land. Motion was seconded by Glenn Bratton, and carried unanimously.

10C Changes per HB. 926

Mr. Valzonis presented that as of October 6th, 2025, House Bill 926 – REGULATORY REFORM ACT OF 2025, is now law. Many provisions were made, but the PROHIBIT WAITING PERIODS FOR REFILE OF DEVELOPMENT APPLICATIONS SECTION 11. G.S. 160D-601. A development regulation or UDO may not include periods of prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application or request for development approval.

A motion was made to send recommendation of approval to the Board of Alderman, seconded by Reid Simms, and carried unanimously.

10D Reference Guides

Mr. Valzonis presented. Staff has created pamphlets for two important processes in the department. Rezoning and Subdivisions have the most extensive application and review processes. Staff feels that the pamphlets will be helpful for citizens, developers, property owners and Board members who may have questions pertaining to either process.

Staff asked that the Planning Board to read over the reference guides and make notes or changes and we will discuss at next month's meeting.

Staff Report

Mr. Valzonis informed the Board that another text amendment has been submitted. Mr. Denton asked about the status of the new UDO. The Board asked about the Gaston Aquatics extension and easement, Mr. Denton informed them that construction does not have to stop due to by-rights. William Hairston expressed concern about the stop at the Ingles. Mr. Denton said it is a DOT right-of-way and should be a 3-way stop.

Glenn Bratton motioned to adjourn, seconded by William Hairston, and carried unanimously. (7:10pm)