

**Minutes
Town of Dallas
Board of Adjustments
Meeting of August 21st, 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 – Co-Chairman; Reid Simms; John O’Daly; William Hairston; and Troy Traversie.

Also Present: Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Brett Campa; and Tammy Holbrook.

Introductions/Announcements: Attendees welcomed back Troy Traversie after his motorcycle accident, and Reid Simms after his accident. Carla Howell was formally introduced as the new Alternate to the Board.

Approval of Agenda: A motion was made to approve the agenda as presented by Glenn Bratton, seconded by Reid Simms, and the motion passed unanimously.

Approval of Minutes: A motion was made to approve the minutes by John O’Daly, seconded by Glenn Bratton, and the motion passed unanimously.

Chairman Wilson read the Board of Adjustments Opening Statement.

Old Business – No Old Business to Discuss.

New Business – *Quasi-Judicial Hearing – Appeal to Administrative Decision*

Glenn Bratton made a motion to go into quasi-judicial hearing, seconded by William Hairston, and the motion passed unanimously.

Stuart Valzonis presented the action item and staff report to the Board. Tammy Holbrook, property owner of 5011 Sam Rhyne Court, Dallas, NC 28034, submitted an application for an Appeal of Administrative Decision. A Notice of Violation was issued on June 26th, 2025 citing the construction of an accessory structure in the front yard on a property zoned Residential-12 (R-12) which is prohibited in all zoning districts. Mr. Valzonis presented evidence exhibits A-F to the Board.

Tammy Holbrook presented her case to the Board. Mrs. Holbrook expressed that she needs the carport for safety purposes due to the truck not fitting in her garage, and the pavement getting wet when raining. She informed the Board that she drove around town and witnessed many carport-like structures. She presented three exhibits of evidence.

The Board asked if there was any other evidence presented to the Planning Department and Mr. Valzonis told them no. He explained that currently the Town of Dallas works off a complaint-driven enforcement and we follow up with any and all complaints when the Planning Department receives them. The Board asked depending on their ruling, how many days would she have to take down the structure? Mr. Valzonis informed them that compliance is the goal, not civil penalties, and there would always be an effort to try and meet the needs of the citizen. If there is progress being made towards having the structure torn down or relocated, we would work with Mrs. Holbrook.

A motion was made to go out of quasi-judicial hearing by Troy Traversie, seconded by John O'Daly and the motion passed unanimously.

The Board asked Mr. Valzonis of the options regarding the decision of the appeal. He informed them that the ruling would be based on if the ordinance was enforced correctly based off the affirmative, to reverse or modify.

A motion was made to affirm that the ordinance was enforced correctly by William Hairston, seconded by Glenn Bratton and the motion was passed unanimously.

A motion was made to adjourn by John O'Daly, seconded by Glenn Bratton and the motion passed unanimously. (7:25pm)