

**Minutes
Town of Dallas
Board of Adjustments
Meeting of June 12th, 2025**

The meeting was called to order at 6:43 pm by Chairman Wilson.

Chairman Wilson led the invocation and Pledge of Allegiance.

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

Also Present: Brittany Beam – Town Planner; Stuart Valzonis – Planning Director; Carla Howell; Greg Best; Thomas Tanyi – Applicant and Benson Olabode.

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

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

Chairman Wilson read the Board of Adjustments Opening Statement.

Old Business – No old business to discuss.

New Business – Evidentiary Hearings

Item 11A - SUP-2025-02

Bratton made a motion to enter public hearing, seconded by O’Daly and the motion passed unanimously.

The Planning Director presented the staff analysis. The petitioner is requesting a Special Use Permit for an “Event Venue” use on a parcel that is approximately 7 acres, zoned I-2 (General Industrial.) Appendix C: Permitted Uses Chart of the Town of Dallas Code of Ordinances requires “Event Venue” uses to obtain a Special Use Permit in the I-2 zoning district. The 6 facts for approval criteria all seem to be met. Staff provided all the required notices of the requested Special Use Permit in accordance with all applicable laws and ordinances. Town Planner presented evidence 1A to the Board that included the petitioner’s answers to the findings of fact, construction plans by phases and the application. Thomas Tanyi reiterated the reason for the Special Use Permit and that this Event Space will bring jobs, have ample parking and they plan to maintain the culture of the area while being compliant with all laws. He informed the Board that they have also gotten quotes to add a water line/and sewer line if needed to be able to have water and sewer utilities from the Town of Dallas.

Bratton asked the petitioner about a timeline and mentioned all the work that went into preparation with the application and meeting.

Simms questioned how outside music and events would be handled with Rudisill Park being through the woods. Chairman Wilson also reiterated that the Shriners Club on Pinkney Road also has events while being located next door to neighboring homes.

Thomas Tanyi advised the Board that a proactive plan of September 2025 is the operational timeline. He informed them that as far as music and there will be sound proofing measures taken inside, and most of the entertainment after ceremonies will be indoors.

A motion was made by Bratton to go out of public hearing, seconded by Goins and the motion passed unanimously.

- 1) The use will not materially endanger the public health, safety, or general welfare if located were proposed and developed according to the plan submitted:

Motion made of approval by Glenn Bratton, seconded by John O'Daly and approved by all.

- 2) That the use will not create traffic hazards, excessive congestion, or hazards to pedestrians within the development and upon the public streets at the point of ingress and egress to such development:

Motion made of approval by John O'Daly, seconded by Glenn Bratton and approved by all.

- 3) That public facility systems are sufficient to serve the development:

Motion made of approval by John O'Daly, seconded by Glenn Bratton and approved by all.

- 4) That surrounding properties will be adequately protected from potential adverse effects of the development:

Motion made of approval by John O'Daly, seconded by Glenn Bratton and approved by all.

- 5) That the development complies with the standards and specification for the corresponding general zoning district:

Motion made of approval by John O'Daly, seconded by Glenn Bratton and approved by all.

- 6) That the use is consistent with the general plan of development for the area:

Motion made of approval by Glenn Bratton, seconded by John O'Daly, and approved by all.

A motion of approval for this Special Use Permit by Bradley Goins, seconded by Glenn Bratton and approved by all.

Item 11B – V-2025-01

Bratton made a motion to enter public hearing, seconded by Goins and the motion passed unanimously.

The Planning Director presented the staff analysis. The petitioner is requesting a Variance from the minimum lot width standards to construct a single-family home. Pursuant to Town of Dallas Zoning Ordinance Article 153 Appendix A, the required minimum lot width for R-8 is 70-feet. The petition site is only 66 feet. The 4 facts for approval criteria all seem to be met. Staff provided all the required notices of the requested Variance in accordance with all applicable laws and ordinances. Staff directed the Board of evidence on tabs 2 and 3 presenting the surveyed site, and the proposed house plan. Carla Howell showed the Board of all the adjacent lots and their width, showing that most if not all are below 70 feet.

A motion was made by O'Daly to go out of public hearing, seconded by Bratton and the motion passed unanimously.

- 1) An unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in absence of the variance, no use can be made of the property.

Motion made of approval by John O'Daly, seconded by Glenn Bratton and approved by all.

- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Motion made of approval by Glenn Bratton, seconded by John O'Daly and approved by all.

- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

Motion made of approval by Glenn Bratton, seconded by Bradley Goins and approved by all.

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Motion made of approval by Glenn Bratton, seconded by Bradley Goins and approved by all.

A motion of approval was made for this Variance request by Glenn Bratton, seconded by John O'Daly and approved by all.

Glenn Bratton made a motion to adjourn, seconded by Reid Simms and the motion was approved by all.
(7:47pm)