

**Minutes
Town of Dallas
Board of Adjustment
Meeting of November 20th, 2025**

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

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chair, John O’Daly, Troy Traversie, William Hairston and Carla Howell.

Also Present: Stuart Valzonis – Planning Director, Brittany Beam – Town Planner, Johnny Denton – Town Engineer, Dave Hoyle, Bo Cable, Rick Coleman, and Larry Baker.

Approval of Agenda: A motion to approve the agenda with the deletion of number 9. Public Comment was made by Bratton, seconded by Hairston and carried unanimously.

Approval of Minutes: A motion to approve the August 21st, 2025 minutes with corrections was made by O’Daly, seconded by Bratton and carried unanimously.

New Business:

Item 10A. Tap Properties Variance Request

A motion to go into Evidentiary Hearing was made by Bratton, seconded by Traversie and carried unanimously.

Having no conflicts of interest, Valzonis presented the Variance request. Dave Hoyle Jr, agent for TAP Properties LLC has submitted a Variance request from relief of Chapter 153: Zoning Code Appendix A: Yard and Height Requirements for Residential Districts. The attached parcels on Walnut Street, Brookgreen Drive, W. Wilkins Street and McSwain Drive are in the Residential R-12 Zoning District. The Variance request seeks relief from the Town of Dallas Ordinance Chapter 153: Zoning Code Appendix A: Yard and Height Requirements for Residential Districts: R-12 must have a minimum lot width of ninety feet, front and rear setbacks of forty feet and side yards of twelve feet. The request is to reduce the dimensional lot requirements for front and rear setbacks by fifteen feet.

Former Mayor Rick Coleman of 820 Dallas Stanley Hwy stated the fact of there being no room for curb and gutter on the narrow streets, and that this seems more of a case for a Re-Zoning Request rather than a Variance. Also mentioned the issues of the narrow street with parking. Hoyle explained that these lots are much wider than Developments like Rosewood and Davis Hills, and that there would ample room for parking.

Larry Baker of 403 North Street stated the fact that tolerances of those roads are not up to par, and there should be sidewalk and road improvements. Traversie asked if there is a proper zoning that would suffice this request, Valzonis explained there is no zoning district that could relate. Baker explained before there is any construction on these roads, the improvements should be made, and the topography is challenging.

James Cable of 613 North Street stated facts on safety concerns for Town vehicles like trash trucks, and bulk pickup due to the narrow streets.

Bratton made a motion to close the evidentiary hearing, seconded by Traversie and carried 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 Traversie, seconded by Bratton and carried unanimously.
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 Bratton, seconded by O'Daly and carried unanimously.
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 Hairston, seconded by Bratton and carried unanimously.
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 Traversie, seconded by O'Daly, opposed by Bratton and the vote was in the affirmative 4 to 5.

A motion of approval was made for this Variance request by Traversie, seconded by O'Daly, opposed by Hairston and was passed in the affirmative 4 to 5.

A motion to adjourn was made by Bratton, seconded by Traversie and carried unanimously. (7:40pm)