

**Minutes
Town of Dallas
Planning Board
Meeting of February 19th, 2026**

The meeting was called to order by Chairman Curtis Wilson at 6:31pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; Glenn Bratton – Vice Chair; Carla Howell; Bradley Goins; John O’Daly; Troy Traversie and William Hairston.

Also Present: Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer and Marcus Fleming – Police Captain. Century Communities Southeast LLC had the following in attendance: Jared Carpenter, Gordon Johnston, Cole Ryan and Nick Burns.

Chairman Wilson announced that anyone that wished to speak on any items on the agenda, please sign up to speak, and also asked anyone that was representing either re-zoning petition to introduce themselves.

A motion was made by O’Daly to approve the agenda with changes moving item C to item A, seconded by Bratton and carried unanimously.

A motion was made by O’Daly to approve the minutes from the December 18th, 2025 meeting, seconded by Traversie and carried unanimously.

New Business:

Item 9A. Re-zoning Petition Z-2026-01 Holy Communion Lutheran Church

Tanner & McConnaughey, P.A on behalf of Holy Communion Lutheran Church, have submitted a conventional re-zoning petition on January 29th, 2026 for parcel ID: 132487, 105 W Church Street, Dallas, NC 28034. The site is currently split zoned B3-P (Central Business District Perimeter) and R-8(Single-Family Residential-8.) The re-zoning petition is requesting the B-2 (Highway Business) zoning district.

Stuart presented the re-zoning petition, and explained that the 2030 FLUM recommends Town Center for the entirety of the site and that the re-zoning is consistent with the Towns adopted future land use policy. Re-zoning this site would eliminate the split-zoning simplifying future development and enforcement, reducing complications.

Holy Communion Lutheran Church had no members present that wished to speak.

A motion was made by Bratton to recommend approval to the Board of Aldermen, seconded by Traversie and carried unanimously.

Item 9B. Re-zoning Petition Z-2025-06 Evans Lake/Dallas Stanley Hwy

Jared Carpenter, representing Century Communities Southeast LLC, has submitted a conditional re-zoning petition for approximately 49.6 acres across the following parcels: 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934. The 9 parcels are currently in unincorporated Gaston County. Century Communities Southeast LLC are seeking annexation into the Town with a zoning district adopted as CD/R-5 (Conditional Single-Family Residential-5). Staff has reviewed the

requested petition and has determined this is neither consistent nor inconsistent with the 2030 Comprehensive Land Use Plan being that the site is located outside of the Towns ETJ.

Stuart presented the staff memo. The site is located along the west side of Dallas Stanley Highway, east of Evans Lake Road. The site is currently an undeveloped wooded lot and is surrounded by a mix of light industrial, single-family and multi-family residential uses. Planning staff after review determined this is a conditional rezoning petition with a site plan that permits single-family uses only. The site plan commits to a 5-foot concrete sidewalk on both sides of the road, improved open spaces to include a natural walking trail, preserving 46% of the site for open space and a maximum of 121 units. Stuart advised that the conditional zoning only permits single-family housing and could allow for a consistent development pattern with the surrounding community.

Jared Carpenter with Century Communities presented their Evans Run power point to attendees. He listed the history and locations of Century Communities and where they have developed across the United States. The housing development will have two professionally designed, landscaped entrances with community monumentation. Lot sizes will be 52 and 60 feet wide. There will be 4 parking spaces per dwelling, 2 of which are garage parking, and no on street parking. Amenities will include multi-purpose recreation areas, playground, walking trails and pocket parks. The homes will be listed as \$400,000 to \$475,000 for sale. Century is proposing a materially lower intensity use than what the approved Land Use Plan contemplates. The proposal eliminates the potential for townhomes, apartments and condominiums. Century believes that this represents a reasonable and appropriate scale of development that is consistent with and less dense than the Town's adopted vision. Plans are to preserve the recreational open space as correlated with NCDEQ. Jared touched on the concerns that were raised at the mandatory community meeting on January 20th, 2026. The following topics were discussed and presented:

1. **Density** – Century believes the proposed project represents a reasonable and appropriate scale of development and is largely consistent with but less dense than the Towns adopted Land Use Map.
2. **Traffic** – Century is committing to making any improvements required by NCDOT to mitigate the impact from this community. The development is projected to add approximately 87 trips during AM peak hour and 115 trips during PM peak hours.
3. **Long-Term Maintenance of the Community** – Century uses HOAs for all developments. The HOA will enforce architectural and maintenance standards to ensure the neighborhood remains well maintained over time. Evans Run home buyers will be making a significant investment in their homes and are motivated to preserve and enhance their property values. Evans Run will be a professionally managed and maintained community.
4. **Existing Ponds** – Century is coordinating with NCDEQ regarding the ponds and any required safety measures. A new culvert was recently installed in the lower pond, lowering the water level and improving drainage.
5. **Utility Capacity** – The Town recently installed a new sewer pump station to accommodate future growth in this area. The Public Works department has confirmed that there is sufficient water and sewer capacity to serve the project. At full build out of all the projects in the pipeline, including Evans Run, water capacity is projected to be at 78% and sewer capacity is projected to be at 60%.

Chairman Wilson opened the floor for citizens that were signed up to speak.

Chrystal Jenkins – 253 Kiser Dairy Road, Dallas, NC 28034 – Expressed concerns for the impacts on traffic and the left turning lane not being enough of a road improvement as well as the pavement issues on Kiser Dairy Road. Would prefer to see less dense development with better quality instead of more quantity. Mrs. Jenkins said she was at the March 2025 meeting with Gaston County for Planning and Zoning and also stood before the County Commissioners when this project was brought before the County. She stated that the development was shut down then, and the Town sent Century to the County, and she feels Century is trying to take a shortcut back into the Town. Concerns for schools being at capacity. Questioned what is going to happen when the initial homeowners sell and the new buyers come. Fearful of crime and problems coming. Doesn't believe this is changing Dallas for the better.

Joe Lineberger – 251 Carr Road, Dallas, NC 28034 – Expressed concerns for the traffic from schools on Carr Road as well as Kiser Dairy Road and Dallas Stanley Highway. Problems turning in and out of traffic when schools let out and AM hours. Fearful of crime and larceny on his farm.

Daren Smith – 702 Dallas Stanley Highway, Dallas, NC 28034 – Revisited previous concerns from prior citizens speaking. Informed the Board that the sewer manholes around his property were spilling sewage up in the air.

Rebecca Messick – 1020 Kiser Dairy Road, Dallas, NC 28034 – Spoke on horrendous traffic conditions and everyone using Kiser Dairy Road as a cut through. With the chance of all these homes being build, will the Town of Dallas be hiring more Police officers, Public Works employees, Electric Employees. Expressed that the surrounding property owners do not want the quantity of homes, rather the quality.

Vonn Beam McGee – 638 Dallas Stanley Hwy, Dallas, NC 28034 – Her property will be directly across from the project. Disappointed with the house plan. Concerns on water and sewer and rates being increased. Concerns for trespassing issues.

George “Rick” McGee – 622 Ole Lamp Lane, Gastonia, NC 28056 – Uses his 11.5 acres on Evans Lake Road for hunting and target shooting. Concerned for safety and kids. Tired of developers calling to try and buy his property.

Walt Griggs – 681 Dallas Stanley Hwy, Dallas, NC 28034 – How will this affect our taxes and values being shot up. Infrastructure needs to be focused on before more homes being built. Hospital waits are already lengthy. Doesn't want people out west buying and selling the homes to rent them out.

Chairman Wilson asked if Century Communities had any rebuttal to citizens comments.

Jared Carpenter informed all that their company coming through the “back door” with this project is not true. Explained that Century came to the Town of Dallas first to annex into the Town limits, and was informed by the interim Town Manager that they were in a high rate of turnover, and maybe try the county for starting the project first. Did not have a Planning Director at the time. Didn't believe the county was used to our site plan/plot plan. Project would be forecasted five years out for full sale.

Mr. Traversie asked Johnny Denton if he had any thoughts or input. He stated that the numbers for capacity are there and currently the Town is having a force main installed for the pump station that was previously installed in the last two years.

Chairman Wilson asked if there was any other discussion needed for the action item. Bradley Goins and Carla Howell stated they would like to see the minutes from the County Commissioners meeting.

Having no further discussion, a motion was made by John O'Daly, to deny the petition as it was found to be neither consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis and because the 2030 Future Land Use Map recommends Suburban Mixed-Use Center and the site is outside the Town's ETJ. Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and because this development is not what the neighboring residents desire. Motion seconded by Hairston, and passed 4-3. Carla Howell, Bradley Goins and Troy Traversie explained they could not approve nor deny with the information given.

Item 9C – Text Amendment T-2026-01 § 153.002 Definitions

The requested text amendment has been initiated to define the phrase “single-family residential construction” in the Zoning Ordinance.

Section 153.013 and elsewhere of the Town of Dallas Zoning Ordinance exempts “single-family residential construction” from certain development standards and review requirements. The ordinance does not currently define this term. As a result, the exemption may be interpreted broadly to apply not only to construction of the SF dwellings on a single-lot, but also to multiple SF dwellings constructed on multiple lots by the same builder or developer over a short period of time.

If the requested text amendment is adopted, it will define “single-family residential construction” in the Zoning Ordinance. A concrete definition of phrases and terms used throughout the zoning ordinance is necessary to prevent variations in interpretation, between both staff and citizens. The clarification is necessary to prevent the unintended use of single-family exemptions to authorize multi-unit or multi-lot residential development without appropriate review, and to ensure the orderly development of land consistent with adopted plans and infrastructure capacity.

Stuart presented the item along with the staff memo.

Having no further discussion, Chairman Wilson requested a motion to approve or deny the Text Amendment as presented.

A motion to approve the petition was made by Vice-Chairman Bratton having found that the petition is consistent with the 2030 Comprehensive Land Use Plan based on the information from the staff analysis and because of Policy recommendation 6.4.1. Motion was seconded by Mr. Traversie and therefore found the petition to be reasonable and in the public interest based on information from the staff analysis and because it is needed for stormwater measurements.

Having no further business or staff reports, Chairman Wilson requested a motion to adjourn.

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