

Town of Dallas
Agenda
November 10, 2020
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor

Jerry Cearley, Mayor Pro-Tem
Allen Huggins

Darlene Morrow
E. Hoyle Withers

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MINUTES FOR BOARD OF ALDERMEN MEETING

October 20, 2020

6:00 PM

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderman Huggins, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Maria Stroupe, Town Manager; Tom Hunn, Town Attorney; Robert Walls, Police Chief; Nolan Groce, Dev. Services Director; Shannon Whittle, Town Clerk; Brandon Whitener, Recreation Director; Doug Huffman, Electric Director; JJ Robbins, Water/Sewer Supervisor; and Dustin Haney, Fireman.

Mayor Coleman called the meeting to order at 6:01 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to the agenda. Town Manager, Maria Stroupe, informed the board that there had been one addition to the agenda and recommended that it be addressed as New Business, item 8F. Alderman Huggins made a motion to approve the agenda with its addition, seconded by Alderman Cearley, and carried unanimously.

Alderwoman Morrow motioned to approve the minutes from the September 8th regular meeting and the September 15th and 22nd work sessions, seconded by Alderman Cearley, and carried unanimously.

Recognition of Citizens:

Curtis Wilson requested to say a prayer over the meeting

Consent Agenda:

Item 5A was a request to approve the New Cingular Wireless Antenna Lease Amendment. The company has had call service equipment on the Town's water tank located at 104 S. Oakland Street since June 2005. Periodic equipment upgrades are needed, which requires an amendment to the existing agreement. See Exhibits 5A-A and C-3.

Item 5B was to approve the Rescue Squad's use of the Civic Center on Sunday, October 18th and Sunday, November 8th in conjunction with their annual fundraiser. and one day in November, in conjunction with their annual fundraiser. The number of people in the space at any one time would be less than ten, which is well under the restrictions set forth by Executive Order 169.

Item 5C was to approve agreement with the Wooten Company for a Water AIA Grant Project. In September 2019, the Town applied for a state assistance grant for a Water Asset Inventory and Assessment study. On April 27th, the Town was awarded a grant of \$142,500 to conduct aforementioned study. Dallas will need to provide a 5% match in the amount of \$7,125.00, which will be included in the FY2020-21 budget. See Exhibits 5C-A, 5C-B, and 5C-C.

Alderman Withers made a motion to approve all three, seconded by Alderwoman Morrow, and carried unanimously.

Public Hearing:

There were no scheduled Public Hearings for this meeting.

Old Business:

Item 7A was a request from Wilson Family Rentals, owner of PID #169183 (no address assigned), in request for annexation into the Town of Dallas (see Exhibit 7A-A). This item was brought before the Board of Aldermen at the July 14th and September 8th meetings and the Board asked to discuss the request in more detail at the September 22nd Work Session. The requested zoning is “Multi-Family Residential” (see Exhibit 7A-B and 7A-C) for the development of an apartment community – the parcel is considered non-contiguous. A sufficiency investigation was performed and the petition was deemed sufficient, as the 2003 Future Land Use Plan highlights this parcel for new residential development. Previously, the Planning Board unanimously approved a motion for the property to be annexed at their October 2019 meeting. A discussion was held as to the merits of the request. The Board expressed concerns that it would be a strain on Dallas’ resources to provide services that far out of town and the complex would not have solid waste services from the Town of Dallas. In accordance with state statutes, a Public Hearing must be set and the request must be confirmed or denied at that time. Due to time constraints, it is recommended that the Public Hearing be set for the Board of Alderman meeting on December 10th. Alderman Huggins motioned to approve the Public Hearing, seconded by Alderwoman Morrow, and carried unanimously.

New Business:

Item 8A was a request to approve an amendment to the Emergency Sewer Connection Agreement. Dallas and Gastonia both held bids openings on the proposed Sewer Interconnect Project. On July 29th, staff from both municipalities met to discuss the bids received and steps to move forward. Revising the agreement has been discussed by both entities and an amendment has been developed. This amendment will need to be approved in order to move forward with the project. Please see Exhibit 8A-A. If an agreement is not reached, the Town is 125 homes away from being forced to deny new growth and development. Once executed, both parties are ready to begin. Alderman Huggins made the motion to approve the amendment, seconded by Alderman Withers, and carried unanimously.

Item 8B was a request from Gary Buckner, on behalf of the Gaston County Toy Run for Kids Organization, to hold the annual holiday charity motorcycle ride to provide toys to underprivileged children in Gaston County (see Exhibit 8B-A). This year, the event will be held on Saturday, December 5th and is expected to last from 11:45 am to 12:45 pm. The expected attendance is 800-1400 motorcycles and trucks. The ride will enter into Town on East Main Street and travel to the Ingles parking lot where they will hand out toys. The group will leave Town on West Trade Street and proceed to the Dallas Bessemer City Highway, continuing their ride out of town. The group is requested four trash cans and two porta-jons be placed at the west end of the Ingles parking lot on the grass, along with four portable barricades. Alderman Withers motioned to approve this request, seconded by Alderwoman Morrow, and carried unanimously.

Item C was concerning the discussion held at the September 22nd work session concerning making a portion of S. Pine Street a “No Parking” area. After being ask to take a look at the area and bring back their recommendations, staff recommended that both sides of S. Pine Street between Lee Street and Border Street be designated as “No Parking”. The street is narrow and allowing parking on one side of the street may cause more problems for drivers. Please see Exhibit 8C-A for map of recommended area. Once the “No Parking” area is approved, a Public Hearing will be scheduled for the next regular Board Meeting

for the ordinance amendment. The Public Hearing will be held at the November 10th meeting. Alderman Cearley motioned to approve, seconded by Alderwoman Morrow, and carried unanimously.

Item 8D was in reference to the decision to hold the upcoming Town events and Basketball. This item was discussed at the September 22nd Work Session and deferred for action until tonight's meeting. On Friday, October 2nd at 5:00pm, North Carolina was moved into Phase 3 by Governor Roy Cooper under Executive Order No. 169, which remains in effect until Friday, October 23rd. Under this order. The limitations for mass gatherings remain unchanged from Phase 2.5. Please see Exhibit 8D-A for FAQs on Executive Order No. 169. The board voted on each event (Carols on the Square and the Christmas Parade) separately. Regarding Carols on the Square, Alderman Withers motioned to approve the event, seconded by both Alderwoman Morrow and Alderman Cearley, with Alderman Huggins opposed. Vote was 3-1 and the motion carried. Regarding the Christmas Parade, Alderman Withers motioned to approve the event, seconded again by both Alderwoman Morrow and Alderman Cearley, again with Alderman Huggins opposed. The vote was again 3-1 and the motion carried. Regarding basketball, Alderman Huggins requested the opinion of staff members and the Town Manager recommended erring on the side of caution. The Board requested to table the decision until the November 10th Board Meeting, which will be after Governor Cooper makes his next announcement.

Item 8E was a request to approve the Proclamation Honoring Edgar "Ed" Franklin Friday III. On September 19, 2020, Edgar "Ed" Franklin Friday III passed away. He was a long-time Dallas police officer, served as Police Chief, and served on the Board of Aldermen for 10 years. Please see Exhibit 8E-A for the proclamation honoring former Alderman Friday's contributions to the Town of Dallas as a resident, a law enforcement officer, and an elected official. Alderman Cearley motioned to approve, seconded by Alderwoman Morrow, and carried unanimously.

Item 8F was regarding a revised Assumption and Subordination Agreement between Town of Dallas and Dallas High School Apartments reflection their New Mortgage with Mission Investment Fund of the Evangelical Lutheran Church in America. The Town will continue to be the second lien holder. The mayor asked Town Attorney Tom Hunn's opinion on the agreement, which was favorable. Alderwoman Morrow motioned to approve, seconded by Alderman Wither's, and carried unanimously.

Manager's Report:

Ms. Stroupe gave a Manager's Report, noting that Sammy's Pub hopes to open for business on October 30th. She also stated that Police Chief Walls and several Town police officers will be contributing to the Presidential visit to Gaston County on October 21st. She concluded by encouraging everyone to complete the Community Survey, available online and in a hard copy format. The Town is looking for public input and citizens are encouraged to participate, regardless of residence. The survey aids in planning for the future of the Town and will be available through the end of the month.

Alderman Huggins made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:58)

MINUTES FOR BOARD OF ALDERMEN WORK SESSION

OCTOBER 27, 2020

5:00 PM

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Cearley, and Alderman Withers. Alderman Huggins was absent.

The following staff members were present: Town Manager, Maria Stroupe; Development Services Director, Nolan Groce; Fire Chief, Earl Withers III; Police Chief, Robert Walls; Recreation Director, Brandon Whitener; and Public Works Director, Bill Trudnak.

Mayor Coleman called the meeting to order at 5:01pm.

Mayor Coleman opened with the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or changes to the agenda. Ms. Stroupe responded that there had been one addition, which would be addressed as Item #3E in New Business. Alderman Cearley motioned to set the agenda with the change, seconded by Alderwoman Morrow, and carried unanimously.

Item #3A was a recognition of Firefighters with 20 years of service with the Dallas Fire Department. The Dallas Fire Department is a Volunteer department and the Town appreciates the commitment and dedication of these Firefighters to the residents of Dallas. Top Responder Award winner Chris Page (joined in May 1997), Top Responder Award winner Darrel Adams (joined in July 1994), and 1999 Firefighter of the Year Darrell Dodd (joined in October 1998) were all honored this evening. Dallas is fortunate to have such dedicated individuals in our Fire Department.

Item #3B was a presentation (see Exhibit #3B-A) given by Shaun Gasparini, with TrueHomes, regarding a Conditional Zoning Request. Mr. Gasparini, along with TrueHomes, is interested in establishing an 87-home development on PIDs #216368, 131854, and 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd. The applicant is requesting Conditional Zoning, Cluster Development Overlay for the property (CZ-R6), allowing a 25% reduction of the minimal lot size. The current R-6 lot size is 6,000 square feet, 60' lot width, 25' front and rear depth, and 6' side depth. All lots except one will remain above the minimum lot size requirements for R6, however all lots will be narrower than current R6 guidelines. A virtual public involvement meeting was held, per requirement, on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning with 3 amendments and the staff provided a Consistency Statement during the September 17th meeting. Please see Exhibit 3B-B. A date for the Public Hearing will be set at the Board Meeting on November 10th.

Item #3C was an update from Mr. Groce concerning Potential Developments. Mr. Groce discussed several annexation requests that have been received and confirmed that he is still waiting on several more. He stated that once they have all been received, he will submit all properties at once to the Board for their rezoning requests. Mr. Groce also said that a car storage

facility is in its preliminary sketch planning stages and confirmed that the property will not be used as a salvage lot.

Item #3D pertained to the Rental of Town Properties. At the October 20th meeting, a discussion on a continued hold on renting Town facilities was requested for this Work Session. On October 21st, Mayor Coleman received a letter (see Exhibit 3D-A) from Dr. Mandy Cohen, with NC DHHS, and Erik Hooks, with NC DPS, stating that Gaston County has been identified by the White House Task Force as a county of concern due to the number of COVID-19 cases occurring in Gaston County. There were 36 counties in all that were identified and case numbers are continuing to rise, with most of those outbreaks stemming from both large and small social gatherings. The State remains in Phase 3 at least until November 13th. Ms. Stroupe recommends the Town continue to ban the rental of Town facilities and address the issue again after different information is received from Governor Cooper. The Board was in agreement with this recommendation.

Item 3E was concerning Carols on the Square. At the October 20th meeting, the Board voted to continue with the Town's December events and staff began the planning process. Upon calling the area schools, Mr. Whitener was informed that the schools, along with any associated school groups, would not be participating in any extracurricular events this year. There are also logistical concerns surrounding the events and how to conduct them safely, including the crowds, children, refreshments, and sitting on Santa's lap. This item will be placed back on the agenda for the November 10th Board Meeting for further discussion.

Alderman Withers motioned to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:02 pm)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Uncollectable Accounts in the Amount of \$17,692.16 to be Submitted to NC Debt Setoff

AGENDA ITEM NO. 5A

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

For authorization are uncollectable accounts from the months of May 2020 – August 2020. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

(The individual account listing that generates the total uncollectable amount due are considered by State statute to be confidential information, and therefore are not public record.)

MANAGER RECOMMENDATION: To authorize uncollectable accounts totaling \$17,692.16 be submitted to the NC Debt Setoff Program.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Public Hearing to Update §76, Schedule 1 – Parking Prohibited

AGENDA ITEM NO. 6A

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Alderman Cearley asked for a discussion concerning parking on the street in the vicinity of the intersection of S. Pine St. and W. Robinson St. at the September 22nd Work Session. Currently, this area is not listed in the “No Parking” Schedule of the Code of Ordinances.

Staff was directed to look at the area and bring back a recommendation as to the boundaries recommended for “No Parking”. At the October 20th Board of Aldermen meeting Staff recommended that both sides of S. Pine St. between Lee St. and Border St. be designated as “No Parking”. The street is narrow and allowing parking on one side of the street may cause more problems for drivers. Attached is a map of the area recommended.

Per §72.03 of the Code of Ordinances, the Board of Aldermen must designate places and/or times of parking prohibited under the “Parking Schedules” of Section 76 of the Code of Ordinances. Attached is the current Schedule 1: Parking Prohibited.

As required per the Ordinance, this public hearing has been advertised in the Gaston Gazette.

MANAGER RECOMMENDATION: Approve an addition to §76, Schedule 1 of the Code of Ordinances to prohibit parking on S. Pine St. between Lee St. and Border St. as presented.

BOARD ACTION TAKEN:



Print

Dallas, NC Code of Ordinances

SCHEDULE I: PARKING PROHIBITED.

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see § 72.03):

<i>On Street</i>	<i>Side</i>	<i>From</i>	<i>To</i>	<i>Added/Amend</i>
Alexander	Both	S. Davis	Dead end	10-13-1998
W. Church	North	Approx. 105 feet from Holland	Approx. 195 feet from Holland	3-14-2000
N. College	Both	E. Trade	End of N. College	7-8-1997
N. Davis	Both	E. Main St.	E. Trade St.	11-13-2012
S. Davis	West	E. Alexander	E. Holly	-
S. Davis	Both	E. Main Street	E. Church	3-9-1999
E. Gibbs	Both	S. Willow	S. Legion	1-8-1974
N. Hoffman	East	W. Trade	South side of first driveway entrance	12-29-1989
N. Hoffman	West	W. Trade	W. Main	12-29-1989
N. Hoffman	Both	W. Trade	W. Wilkins (except during church)	10-8-1996
N. Hoffman	Both	W. Wilkins	McSwain	10-8-1996
E. Holly	Both	S. Davis	End of E. Holly	-
Johnson	Both	Hoyle	S. Rhyne	4-17-2001
Lee	Both	Pine	150 feet from Pine to Ridge	10-9-1990
W. Lee	Both	S. Pine	Ridge	1-8-1974
S. Maple	Both	W. Robinson	200 feet south of intersection	8-13-1991
Poplar	North and east	N. Davis	End of Poplar	12-3-1974
				-

S. Rhyne	East	Driveway at First Baptist	End of brick wall in front of church	
S. Ridge	Both	W. Carpenter	W. Lee	1-8-1974
W. Robinson	Both	S. Maple Street	Maple	11-9-1981
S. Spargo	West	E. Carpenter	Holly	9-9-1986
S. Spargo	Both	E. Robinson	Holly	12-12-1989
E. Trade	South	Southeast corner of Gaston-Trade	Entrance to tire service	1-13-1987
S. Willow	Both	E. Church	End of pavement on S. Willow	3-5-1975
W. Main	South	Pine	20 feet west of Pine	4-14-1998
E. Wilkins	Both	N. Gaston	Dead end	6-9-1998
S. Davis	Both	E. Church	E. Alexander	4-8-2008
E. Carpenter	Both	S. Spargo	S. Summey	4-8-2008
E. Jenkins	Both	S. Gaston	S. College	5-11-2010
S. Oakland	Both	W. Church	W. Robinson	12-13-2011
W. Robinson	Both	S. Ridge	S. Pine	12-11-2017

(B) For above: parking permitted in marked spaces on east side of S. Oakland at Rescue Squad/Civic Building.

(Prior Code, § H-Sch-II)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Re-appointment of Glenn Bratton to Planning Board/Board of Adjustment

AGENDA ITEM NO. 8A

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Planning Board Co-Chairman Glenn Bratton's term on the Planning Board has expired. Mr. Bratton is interested in continuing in this role for the Town of Dallas.

He has requested to be re-appointed to the Planning Board/Board of Adjustment for another three-year term.

Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment. Development Services Director, Nolan Groce, is recommending that Mr. Bratton be re-appointed to the Planning Board/Board of Adjustment.

MANAGER RECOMMENDATION: Approve the recommendation from the Development Services Director to re-appoint Mr. Glenn Bratton to the Planning Board/Board of Adjustment for another three-year term.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Re-appointment of Reid Simms to Planning Board/Board of Adjustment

AGENDA ITEM NO. 8B

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Planning Board Member Reid Simms's term on the Planning Board has expired. Mr. Simms is interested in continuing in this role for the Town of Dallas.

He has requested to be re-appointed to the Planning Board/Board of Adjustment for another three-year term.

Mr. Simms has been an engaged member of the Planning Board and Board of Adjustment. Development Services Director, Nolan Groce, is recommending that Mr. Simms be re-appointed to the Planning Board/Board of Adjustment.

MANAGER RECOMMENDATION: Approve the recommendation from the Development Services Director to re-appoint Mr. Reid Simms to the Planning Board/Board of Adjustment for another three-year term.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Set Public Hearing for TrueHomes Conditional Zoning Request

AGENDA ITEM NO. 8C

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Shaun Gasparini, with TrueHomes, is interested in establishing an 87-home development on PIDs #216368, 131854, and 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd.

The applicant is requesting Conditional Zoning, Cluster Development Overlay for the property (CZ R-6). This allows a 25% reduction of the minimum lot size. The current R-6 minimum lot size is 6,000 square eet, 60' lot width, 25' front and rear depth, and 6' side depth.

Mr. Gasparini gave a presentation at the October 27th Work Session detailing the development and the zoning request.

A virtual public involvement meeting was held, as required, on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning request during their September 17th meeting with a list of conditions proposed by Staff. The conditions are attached and the developer has agreed to the conditions.

A public hearing date needs to be set to determine the zoning for this property.

MANAGER RECOMMENDATION: Set a Public Hearing for December 8th on the Conditional Zoning request.

BOARD ACTION TAKEN:

Proposed Conditions of Development

Streets and Traffic:

1. Developer agrees to complete the Town's Traffic Impact Analysis (TIA) requirements before the public hearing before the Board of Alderman. The findings shall be presented to the Planning Board for information purposes only if community layout will remain the same. If the TIA recommendations result in changes to the proposed layout, an update will be provided to the Planning Board before the public hearing. ***Pending NCDOT comment on the proposed development, a TIA may/may not be required***
2. Street A and Street B to be developed to the Town's collector road requirements, until the intersection with Street C. The remaining portion of Street B and Street C shall be developed to the Town's local residential road requirements.
3. Street A shall be designed to include a temporary paved offset cul-de-sac and dedicated as right-of-way.
4. Street frontage along Dallas Stanley Highway shall be designed to meet the Town standards, including but not limited to the addition of sidewalk and street trees. ***Pending NCDOT objection to sidewalk along Dallas Stanley Highway, the Developer agrees to payment in Lieu of sidewalk at cost***
5. Developer to secure driveway permits for Streets A and B from NCDOT, and discuss what, if any, pedestrian crossing improvements may be needed to ensure residents on either side of the development have access to the community amenities as no separate amenity lot is being provided. Recommendations from NCDOT must be included on construction plans.

Easements:

6. Developer to dedicate the entire floodplain on the parcel to the Town of Dallas as an access and maintenance easement to allow for future trail development, pump station upgrades, and floodplain conservation area.
7. Developer agrees to maintain 20' easement on plans as shown, and reserve for a future private community trail connection once a trail is developed if desired by the HOA. Any trail or path installed in this location shall be the sole responsibility of the HOA for design, installation, and ongoing maintenance. This shall not be dedicated to the Town.

Open Space:

8. Developer agrees to install a 20' x16' pergola and tot lot as open space improvements toward the 20% improved open space requirement of cluster development overlay development.
9. Upon construction drawing approval, developer agrees to payment-in-lieu of trail construction per the formula provided in 153.072 (H)2. (Payment=\$63,236.75)
10. All open space, both improved and not improved, shall be maintained by the HOA, including but not limited to lighting, landscaping, signage, built features, easements, etc. No open spaces in

Proposed Conditions of Development

the community shall be allowed to be subdivided or sold without written approval by the Town of Dallas.

11. Developer to show tree line on plans prior to public hearing to provide a clearer picture of the tree canopy included within the 24 acres of open space shown.

Community Design Standards:

12. Side setbacks and minimum lot sizes shall be consistent with the minimum requirements in the R-6 zone- 6' minimum side setbacks, and 6000 SF minimum lot size.
13. Lot widths may be reduced by up to 25% as part of cluster overlay development in order to promote a smaller overall development footprint and preserve additional open space. Lots must be 45' wide minimum- 47' wide or more is preferred.
14. Developer to provide at least 2 off-street parking spaces in addition to garage space on each residential lot.
15. Single family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades similar to the elevations provided at the time of conditional approval. (voluntary-agreed to by developer)
16. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.

Other:

17. Developer shall submit a petition for annexation within 90 days of conditional zoning approval for the portion of PID# 301158 currently within Gaston County's jurisdiction. Annexation shall be finalized prior to approval of construction documents.
18. Conditional approval of this development shall be good for 12 months from the date of approval.

Consistency Statement: Conditional Zoning

The proposed Conditional Zoning of Parcel ID# 216368, 131854, 301157 to CZ R-6, Cluster Development Overlay, is consistent with the 2003 Land Use Plan's map designation as new residential, therefore this Conditional Zoning is deemed reasonable and in the public's best interest as it supports an increased demand for housing in light of Dallas' current and anticipated growth and aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

Glenn R. Bratton

9/17/2020

Glenn Bratton, Planning Board Co- Chairman

Date



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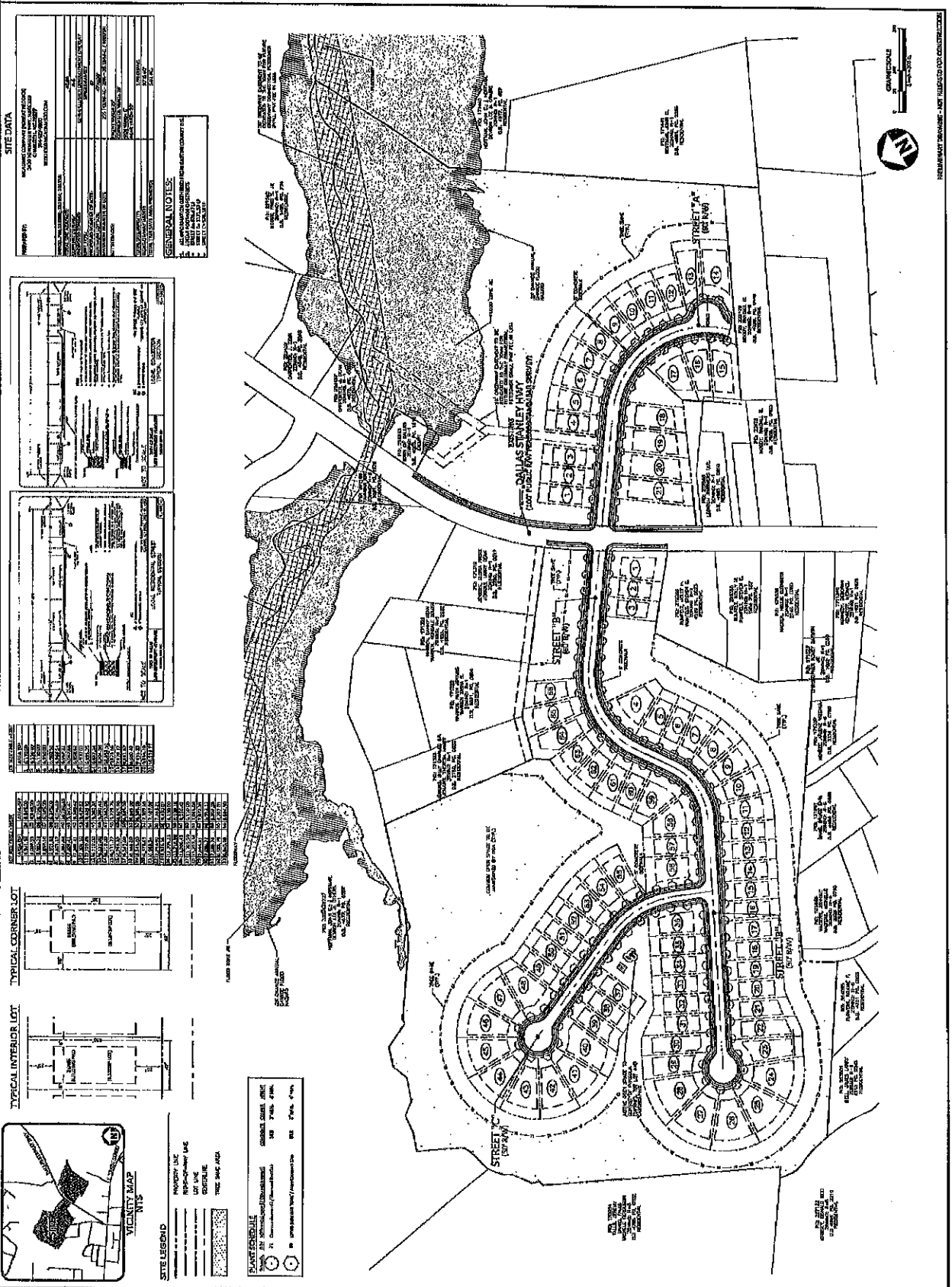
REVISIONS

No.	Date	Description
1	08/27/2013	ISSUED FOR PERMITTING
2	08/27/2013	ISSUED FOR PERMITTING
3	08/27/2013	ISSUED FOR PERMITTING

PLAN INFORMATION
 PROJECT NO. TSP-5503
 PREPARED BY TANDRORAS
 CHECKED BY SHIP
 DRAWN BY JEC
 DATE 08.27.2013
 SHEET

RECORDING PLAN

RZ-1



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: December Events

AGENDA ITEM NO. 8D

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

At the October Regular Board Meeting, two December events were approved. The approved December events include Carols on the Square (1st Friday in December) that attracts 200-300 participants and the Christmas Parade (2nd Friday in December) that attracts an estimated 2000+ participants/parade viewers.

On Friday, October 23rd at 5:00 pm, North Carolina was paused in Phase 3 by Governor Roy Cooper under Executive Order No. 170. This order is in effect until Friday, November 13, 2020 at 5:00 pm. Under this order, the limitations for mass gatherings remain at 25 individuals for indoors and 50 individuals for outdoors.

On Wednesday, October 21st, Gaston County was identified as a county of concern by both the State of North Carolina and the White House Task Force due to the increasing number of virus cases, hospitalizations, and deaths occurring in the county.

At the October 27th Work Session, the December events were discussed again in reference to the information received after the Regular Board Meeting. Based on the new information, the Board requested that this item be brought back for reconsideration.

MANAGER RECOMMENDATION: To cancel Carols on the Square and the Christmas Parade, for public safety concerns, due to the current conditions in Gaston County.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Basketball Program

AGENDA ITEM NO. 8E

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

This item was discussed at the September 22nd Work Session and deferred for action to the October Regular Meeting. At the October Meeting, this item was deferred for action to the November Regular Meeting to allow for more time to review conditions in Gaston County.

The Basketball program normally begins signups in October with practices beginning late November and games starting at the beginning of January. The nature of the sport requires close contact between participants and the gym bleachers are fully filled with spectators.

On Friday, October 23rd at 5:00 pm, North Carolina was paused in Phase 3 by Governor Roy Cooper under Executive Order No. 170. This order is in effect until Friday, November 13, 2020 at 5:00 pm. Under this order, the limitations for mass gatherings remain at 25 individuals for indoors and 50 individuals for outdoors.

On Wednesday, October 21st, Gaston County was identified as a county of concern by both the State of North Carolina and the White House Task Force due to the increasing number of virus cases, hospitalizations, and deaths occurring in the county.

MANAGER RECOMMENDATION: In concurrence with the Parks and Recreation Staff, to cancel the Basketball program this season, for public safety concerns, due to the current conditions in Gaston County.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Routszong Property Annexation Request – Parcel ID #303651

AGENDA ITEM NO. 8F

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Rosemary Routszong, on behalf of owner Marilyn S. Finger Irrevocable Trust, is petitioning for annexation of PID #303651 (Meadow Way Drive), into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered contiguous.

The parcel consists of 19.06 acres and is currently located outside of the Town of Dallas, but is adjacent to both R-5 and R-10 single family residential zones. The 2003 Future Land Use Plan highlights this specific parcel for new residential development.

In order to move forward with the request, the Board of Aldermen must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS §160A-58.1.

Attached is the Petition for Annexation, along with a map of the area and other documentation pertinent to the annexation request.

MANAGER RECOMMENDATION: Direct Staff to investigate the sufficiency of the petition to annex PID #303651.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: 10-8-2020

FEE: ~~\$1000~~ ^{\$500} *

* Petitioner understands there will be additional costs associated with this petition such as advertising, postage, etc. and agrees to pay these fees upon receipt of invoice(s).

Current Property Use: Vacant Land Planned Property Use: Residential Single Family
Requested Zoning: R-5

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as Formerly 1150 Meadow Way Dallas, NC 28034, DALLAS, NC 28034, further identified as parcel ID # 303651, be annexed to the Town of Dallas.

Name of petitioner/property owner: Rosemary J. Rontszony, Trustee for Marilyn S. Finger
Mailing Address of property owner: 1150 Meadow Way, Dallas, NC 28034
after Nov. 1, 2020 2701 Jackson Square Anderson, SC
Email Address: rrontszong@att.net Phone Number: 704-674-2170 29625

Attachments included with Petition:

- 1. Legal description (as noted in property deed)
- 2. Letter outlining reasons for annexation request
- 3. \$100 Fee

Applicant Signature: Rosemary J. Rontszony Date: 10/8/2020

Received By: Adam D. ... Date: 10/8/2020

October 8, 2020

Town of Dallas
Attention: Nolan Groce
210 N. Holland Street
Dallas, NC 28034

Re: Annexation of PID 303651

We are hoping to annex this property in to the Town of Dallas as part of a future residential development. At the time of annexation, we would like to rezone to R-5.

Sincerely,
Rosemary Finger Routszone
Trustee Marilyn S. Finger Irrevocable Trust

Property Description

The property being requested for annexation, Parcel ID# 303651, is described in the following pages/deeds

4777-1938: Tract 4

Less

part of 4218-2058

all of 4882-2145

all of 5157-1988

deeds/metes and bounds to follow



Consistency Statement

The proposed annexation of Parcel ID# 303651 into Town limits as R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential, and is therefore deemed reasonable and in the public's best interest as this lot abuts land designated for new residential development, supports an increased demand for housing in light of Dallas' current and anticipated growth, and aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rhyne Property Annexation Request – Parcel ID #169184

AGENDA ITEM NO. 8G

MEETING DATE: 11/10/2020

BACKGROUND INFORMATION:

Helen P. Rhyne, owner of PID #169184 (Dallas High Shoals Hwy.) is petitioning for annexation into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered non-contiguous.

The parcel consists of 12.29 acres and is currently located outside of the Town of Dallas, but is highlighted for new residential development in the 2003 Future Land Use Plan.

In order to move forward with the request, the Board of Aldermen must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS §160A-58.1.

Attached is the Petition for Annexation, along with a map of the area and other documentation pertinent to the annexation request.

MANAGER RECOMMENDATION: Direct Staff to investigate the sufficiency of the petition to annex PID #169184.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____ Contiguous Non-Contiguous DATE:

10/2/2020

FEE: ~~100~~ * * Petitioner understands

there will be additional costs associated with this petition such as advertising, postage, etc. and agrees to pay these fees upon receipt of invoice(s).

Current Property Use: Vacant Lot (zoned Commercial)

Planned Property Use: Residential development

Requested Zoning: R5

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as Helen P. Rhyne property on Dallas High Shoals Hwy., DALLAS, NC 28034, further identified as parcel ID # 169184 be annexed to the Town of Dallas.

Name of petitioner/property owner: Helen P. Rhyne

Mailing Address of property owner: 3633 Dallas Cherryville Hwy., Dallas NC 28034
Email Address: gailrsummey@gmail.com (daughter Gail R Summey's email)
Phone Number: 704-922-3625 (daughter Gail R Summey's phone 704-964-1162)

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. \$100 Fee

Applicant Signature: Helen P. Rhyné

Date: 10-2-20 Received

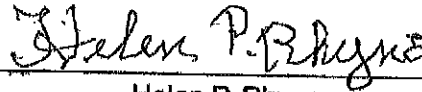
By: Nolan Groe Date: 10/2/2020

Helen P. Rhyne - Petition for Annexation
Parcel # 169184

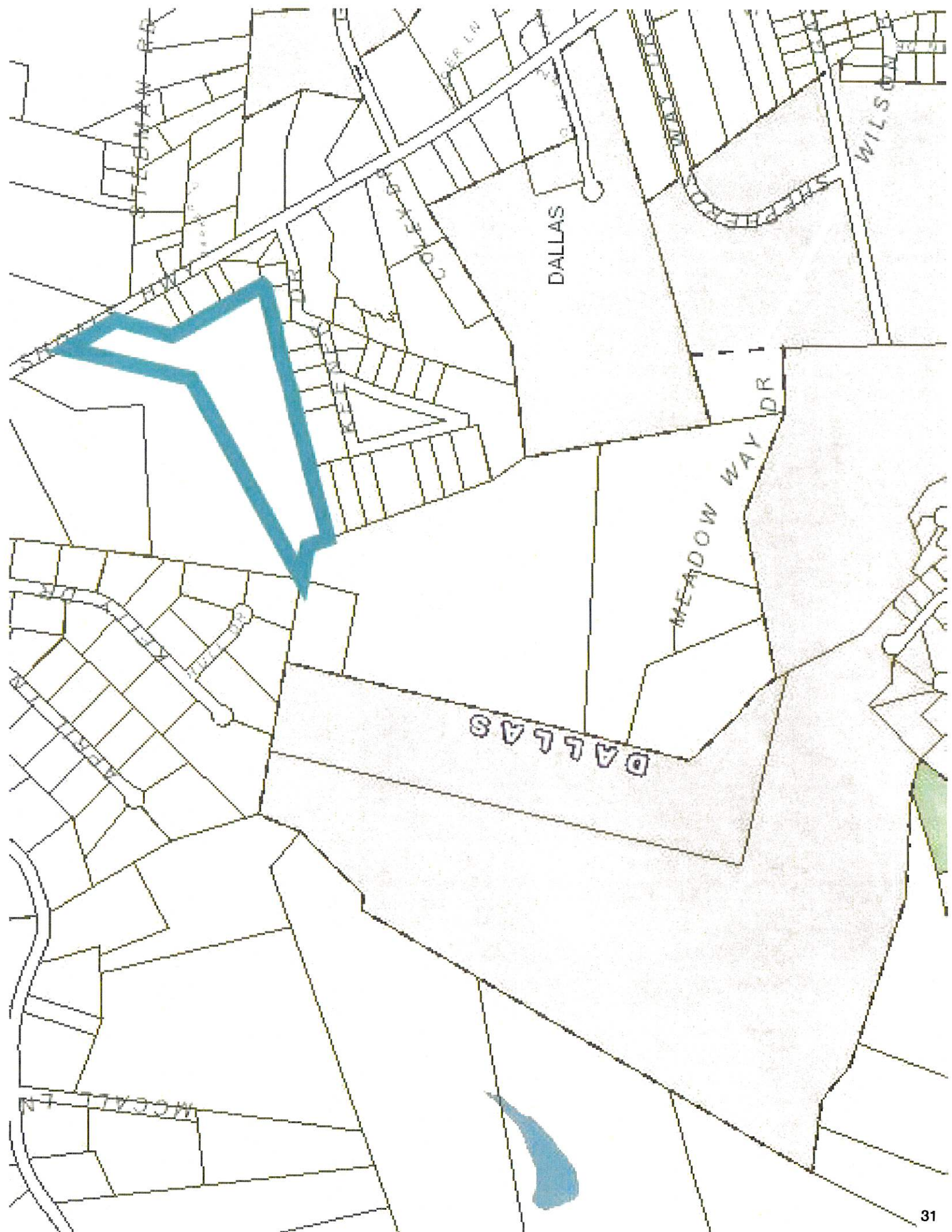
Letter outlining reason for annexation request:

We want this piece of property (Parcel # 169184) on Dallas High Shoals Hwy. annexed into the town of Dallas for possible residential development.

Applicant Signature:

A handwritten signature in cursive script that reads "Helen P. Rhyne". The signature is written in black ink and is positioned above a horizontal line.

Helen P. Rhyne





Consistency Statement

The proposed annexation of Parcel ID# 169184 into Town limits as R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential, and is therefore deemed reasonable and in the public's best interest as this lot abuts land designated for new residential development, supports an increased demand for housing in light of Dallas' current and anticipated growth, and aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.