

**Town of Dallas**  
**Agenda**  
**April 13, 2021**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

Allen Huggins

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

<u>ITEM</u>	<u>SUBJECT</u>	<u>Page</u>
<b>1.</b>	<b>Invocation and Pledge of Allegiance to the Flag</b>	
<b>2.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>3.</b>	<b>Approval of Minutes</b>	
A.	March 9 <sup>th</sup> Reg. Mtg. and March 1 <sup>st</sup> , March 23 <sup>rd</sup> , and March 30 <sup>th</sup> Work Sessions	2
<b>4.</b>	<b>Recognition of Citizens: Time set by Mayor</b>	
A.		
<b>5.</b>	<b>Consent Agenda (to be acted on collectively, unless removed for further discussion)</b>	
A.		
<b>6.</b>	<b>Public Hearings</b>	
A.	Routszong Annexation Petition	11
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## MINUTES FOR BOARD OF ALDERMEN MEETING

MARCH 9, 2021

6:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Shannon Whittle, Town Clerk; Robert Walls, Police Chief; Jonathan Newton, Finance Director; Earl Withers, III, Fire Chief; Bill Trudnak, Public Works Director; Brandon Whitener, Recreation Director; Doug Huffman, Electric Director; and Tom Hunn, Town Attorney.

Mayor Coleman called the meeting to order at 6:00 pm.

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

Alderman Milton requested to have a discussion concerning litter added to the agenda, to be addressed as Item 8G under New Business. Alderman Cearley motioned to approve the agenda with addition, seconded by Alderwoman Morrow, and carried unanimously.

Alderwoman Morrow motioned to approve the minutes from the February 9<sup>th</sup> Regular Meeting as well as the ones from the February 23<sup>rd</sup> Work Session. This motion was seconded by Alderman Milton and carried unanimously.

### **Recognition of Citizens:**

At 6:04, the Mayor opened up the floor for the Recognition of Citizens. At this time, Johnny Denton presented the Public Works Department with a framed copy of the annual Public Works artwork and commended them on all of the excellent services they provide for the Town and its citizens. After this, Curtis Wilson requested to pray over the meeting.

### **Consent Agenda:**

#### *Item 5A: Uncollectable Accounts.*

For authorization are uncollectable accounts from the months of August 2020- November 2020. These accounts have been notified of their outstanding status in writing that, if not paid within the notified timeframe, they will be forwarded to the NC Debt Setoff Program. This debt would be taken from any State Income Tax Refund they are due until the debt is satisfied. The total amount to be submitted is \$31, 539.65. The individual account listing that generates this amount is considered by State statute to be confidential information and, therefore, is not public record. Alderman Cearley motioned to authorize the uncollectable accounts totaling \$31, 539.65 to be submitted to the NC Debt Setoff Program. This motion was seconded by Alderwoman Morrow and was carried unanimously.

### **Public Hearings:**

*Item 6A: No Parking Schedule*

At 6:08 pm, Alderman Withers motioned to enter into a Public Hearing, seconded by Alderman Cearley, and carried unanimously. At the February 9<sup>th</sup> Board of Aldermen Meeting, staff was directed to meet and make a recommendation on a minimum street width that would automatically qualify as “No Parking”. Following a staff meeting and discussion with the Board of Aldermen during the February 23<sup>rd</sup> Work Session, the following text amendment is proposed to §72.17 Stopping, Standing, or Parking Prohibited in Specified Places:

- On streets 18 feet or less in width. For this purpose, street includes entire right-of-way.
- Within intersection sight triangle
- In front of a fire hydrant
- Within five feet of trash cart

Attached is the proposed text amendment (see Exhibit 6A), along with a listing of Town streets that would fall under this amendment. At this time, there were no comments from the public and, at 6:12 pm, Alderwoman Morrow motioned to exit the Public Hearing. This motion was seconded by Alderman Withers and carried unanimously. Alderman Milton motioned to approve the text amendments to §72.17 Stopping, Standing, or Parking Prohibited in Specified Places as presented, seconded by Alderman Cearley, and carried unanimously.

*Item 6B: TrueHomes Annexation Petition*

At 6:15 pm, Alderman Withers motioned to enter into a Public Hearing, seconded by Alderman Huggins, and carried unanimously. As part of the Conditional Zoning project off of Dallas Stanley Highway, Shaun Gasparini with TrueHomes, in conjunction with the property owner, submitted an annexation petition for two pieces of unannexed contiguous property. The pieces are located on Gaston County Parcel #216369 and 301158, being 0.17 acres and 0.16 acres, respectively. During the December 8, 2020 Board of Aldermen Meeting, staff was directed to investigate the sufficiency of this request. The request was deemed sufficient and, at the February 9, 2021 Board of Aldermen meeting, a public hearing was set to hear the annexation request. See Exhibit 6B for pertinent information. At this time, there no comments from the public and, at 6:19 pm, Alderman Milton motioned to leave the Public Hearing, seconded by Alderwoman Morrow, and carried unanimously. At this time, Alderman Huggins motioned to approve the TrueHomes annexation request as presented, seconded by Alderman Milton, and carried unanimously.

**Old Business:**

There was no Old Business scheduled for this meeting.

**New Business:**

*Item 8A: Credit/Debit Card Payment Service Charge*

Since adding the option for customers to make payments using credit or debit cards, the Town has absorbed all service charges incurred from the card companies and has not passed along this

charge to the customer. As card usage has continued to increase, the service charge fees paid by the Town have also continued to increase. Based on the fees incurred for the first seven months of the current fiscal year, the Town is on track to pay over \$100,000 in service charge fees. This is no longer fiscally sustainable. The average cost per transaction to the Town since July 1, 2020 is \$2.12 per transaction. Staff is proposing that a service charge of \$2.00 be added to each credit/debit transaction in order to offset the fees being charged to the Town. When applied to the history of transactions since July 2020, a \$2.00 service charge would offset approximately 90% of the fees charged to the Town by the card companies. Since there has previously been no fee charged, staff also recommends implementing this fee after advertising the addition of a fee for at least two months, in order to allow time to inform customers. In addition to taking credit/debit card payments, the Town also continues to accept cash, check, and money order payments so that customers have a variety of methods to pay their bills without incurring a service charge. The Board discussed the matter and it was determined that a flat \$2.50 service rate would be preferable to cover the significant costs incurred by the Town, as well as account for coming rate increases as time passes. Alderman Huggins motioned to approve a service charge of \$2.50 per credit/debit payment transaction and to implement this change effective June 1, 2021. Alderman Withers seconded this and the motion carried unanimously.

*Item 8B: Economic Development Funding Budget Amendment*

In FY2013, the Economic Development Fund was established and a formula approved to contribute monies from the Electric Fund to the Economic Development Fund in a consistent manner. Attached are the funding calculations (see Exhibit 8B), based on the approved audit for FY2020. Alderman Withers motioned to approve the budget amendment as presented, seconded by Alderman Cearley, and carried unanimously.

*Item 8C: Routszong Annexation Petition*

An annexation petition was submitted by Rosemanry Routszong, Trustee of Marilyn S. Finger Irrevocable Trust, on January 31, 2020 to annex Gaston County Parcel #169122 and #170287. This petition was updated October 8, 2020 following a subdivision to include Parcel #303651. During their February 13, 2020 meeting, the Planning Board unanimously recommended R-5 zoning to be applied to Parcel #169122 and #170287 upon annexation into the Town limits with the consistency statement provided. During their October 15, 2020 meeting, the Planning Board unanimously recommended R-5 zoning be applied to Parcel #303651 upon annexation into the Town limits with the consistency statement provided. Please see Exhibit 8C for consistency statements, annexation map, and the application that has been deemed sufficient. The next step would be to set a public hearing for the annexation of these parcels. Alderman Cearley motioned to set a Public Hearing for April 13, 2021 to decide the annexation petition, as presented, seconded by Alderman Huggins, and carried unanimously.

*Item 8D: Rhyne Annexation Petition*

An annexation petition was submitted by Helen Rhyne, on October 2, 2020 to annex Gaston County Parcel #169184. This considered a satellite (non-contiguous) annexation. During their October 15, 2020 meeting, the Planning Board unanimously recommended R-5 zoning be

applied to Parcel #169184 upon annexation into the Town limits with the consistency statement provided. Please see Exhibit 8D for consistency statement, annexation map, and the application that has been deemed sufficient. The next step would be to set a public hearing for the annexation of this parcel. Alderman Milton motioned to set a public hearing for April 13, 2021 to decide the annexation petition, as presented, seconded by Alderman Cearley, and carried unanimously.

*Item 8E: Summey Annexation and Rezoning*

A rezoning application was received October 2, 2020 from William and Carole Summey for their property, further known as Gaston County Parcel #170286. The request is to rezone the property from R-10 Single Family Residential to R-5 Single Family Residential. Abutting property to the West is requesting rezoning from R-10 to R-5, and to the East, annexation to R-5. The Planning Board unanimously recommended approval of the rezoning petition during their October 15, 2020 meeting with the attached consistency statement (see Exhibit 8E). As previously discussed, the goal of staff has been to keep the rezoning requests at the same pace as annexations. To do this, the Board would conduct a public hearing on the same date set for the annexations. Alderwoman Morrow motioned to set a public hearing for rezoning that coincided with the annexation public hearing (April 13, 2021), as presented. This was seconded by Alderman Cearley and carried unanimously.

*Item 8F: Wilson Rezoning Petition*

A rezoning application was received October 2, 2020 from Elizabeth Wilson, Trustee of Ralph E. Summey Land Holdings, LLC, for the property further known as Gaston County Parcel #301017. The request is to rezone the property from R-10, Single Family Residential to R-5 Single Family Residential. The Planning Board unanimously recommended approval of the rezoning petition during their October 15, 2020 meeting with the attached consistency statement. Please see Exhibit 8f for said statement and other pertinent information. The next step would be to set a public hearing for the rezoning. Alderman Huggins motioned to set a public hearing for April 13, 2021 to decide the rezoning petition, as presented, seconded by Alderwoman Morrow, and carried unanimously.

*Item 8G: Alderman Milton's Addition to the Agenda Regarding Littering*

Alderman Milton wanted to discuss the ongoing problem of littering in the Town and stated that the problem only seems to have gotten worse. He would like to discuss the possibility of increasing fines, as well as starting a campaign to keep Dallas clean. Chief Walls suggested promoting the State's "Litterbug" program and Mayor Coleman requested that everyone try to come up with other good ideas. Alderman Milton also informed everyone that he will be serving on the COVID-19 Advisory Board for the Gaston County Health Department.

**Manager's Report:**

Ms. Stroupe informed the Board that Caromont and Atrium have deemed all municipal workers as eligible to receive a vaccine and has reserved doses for those who wish to receive it on March 10<sup>th</sup> and March 11<sup>th</sup>. Employees must register beforehand. She also let everyone know that tree

trimming crews would begin cutting down and removing the diseased ash tree in the court square tomorrow. Alderman Huggins also wanted everyone to know the 7/11 would be opening on Friday at 11:30 am.

Alderman Cearley motioned to adjourn the meeting, seconded by Alderwoman Morrow, and carried unanimously. (7:09 pm)

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

2021 STRATEGIC PLANNING AGENDA

MARCH 1, 2021

12:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Barry Webb, Project Coordinator; Nolan Groce, Development Services Director; Robert Walls, Police Chief; Shannon Whittle, Town Clerk; Jonathan Newton, Finance Director; Brandon Whitener, Recreation Director; Earl Withers, Fire Chief; Bill Trudnak, Public Works Director; and Doug Huffman, Electric Director.

A brief luncheon was held prior to the start of the meeting and Mayor Coleman called the meeting to order at 11:54 am.

At this time, the mayor declined to make any opening comments, preferring to save it until the end of the meeting.

Maria Stroupe, Town Manager, then welcomed everyone to this year's meeting. This meeting was intended to kick off the upcoming 2021/2022 budget season and discuss the projected needs of the Town. Discussions included a review of General Fund balances, an overview of current revenue streams, retirement and compensation options, and other larger projects.

This meeting was adjourned at 2:13 pm.

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

## MINUTES FOR BOARD OF ALDERMEN WORK SESSION

MARCH 23, 2021

5:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Robert Walls, Police Chief; Shannon Whittle, Town Clerk; Jonathan Newton, Finance Director; Brandon Whitener, Recreation Director; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; and Earl Withers, III, Fire Chief.

Mayor Coleman called the meeting to order at 5:00pm.

Mayor Coleman opened with the Pledge of Allegiance to the Flag, followed by the Invocation.

At this time, Mayor Coleman asked if there any changes to be made to the agenda. Maria Stroupe requested to add a discussion about the upcoming Gastonia Taskforce to combat homelessness, which was added to agenda item 3D under New Business.

Item 3A: Public Hearings for April. At the March 9, 2021 Board of Aldermen regular meeting, the Board set April 13<sup>th</sup> as the public hearing date for the following four items:

- Routszong annexation of 3 contiguous parcels
- Rhyne annexation of 1 non-contiguous parcel
- Summey rezoning of 1 parcel
- Wilson rezoning of 1 parcel

The aforementioned properties are part of potential future single-family residential development. Each property, through annexation and rezoning, is seeking R-5 Zoning Classification. This zoning classification allows the following:

- Single family attached and detached housing
- Min. Lot area of 5,500 sq ft
- Min Lot area per DU of 5,500 sq ft; -500 SF per attached side
- Min lot width of 50 ft
- Min front/rear depth of 25 ft
- Side yard of 6 ft
- Height of 35 ft

Please note that attached housing shall be exempt from side yard setback requirements and may reduce lot width by 5 feet for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation. Additionally, rear setback may be reduced by 5 feet at the discretion of Town Staff if requested to accommodate a larger front setback for



parking purposes only. Further reduction may be permitted through conditional zoning. Please see Exhibit 3A for accompanying documentation.

Item 3B: Law Enforcement Salary Review. At the March 9, 2021 Board of Aldermen Regular Meeting, the Board discussed changes to law enforcement salary minimums in surrounding jurisdictions. From this discussion, it was requested that salaries at the Dallas Police Department be reviewed based on a minimum salary of \$43,000 per year and this information was brought back for the March 23<sup>rd</sup> Work Session. See Exhibit 3B for a graph indicating current versus projected salaries beginning with a \$43,000 minimum salary for new officers with no experience. This change would result in a budgetary increase of approximately \$59,000 annually in salaries, with a total impact of approximately \$90,000 annually, including overtime and fringe benefits. This will be voted on at the April Board Meeting.

Item 3C: Budget Discussion. This discussion centered around priorities for consideration in the development of the Fiscal Year 2021/22 Budget. Please see Exhibit 3C for all relevant budgetary information. A brief break was taken at 6:23 pm and discussions resumed at 6:32 pm. A special Board of Alderman Work Session will be called for Tuesday, March 30, 2021 to further review the budget information.

Item 3D: Homelessness Taskforce. Ms. Stroupe was recently approached by the City of Gastonia inquiring whether the Board of Aldermen would have any availability to serve on the upcoming taskforce to combat homelessness. After some debate, it was decided that Ms. Stroupe would be the most effective candidate for the role.

At this time, Ms. Stroupe informed everyone that a vendor out of Lexington has been found to conduct the Town's July 4<sup>th</sup> fireworks celebration this year. The show will be 20 minutes long and will require no volunteers from the Town itself.

Alderman Cearley motioned to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (7:20 pm).

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION

MARCH 30, 2021

5:00 PM

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

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

Mayor Coleman called the meeting to order at 5:00pm and opened with the Pledge of Allegiance to the Flag.

This meeting was an additional meeting to discuss the upcoming budget process and to determine priorities to be considered for inclusion in developing the budget for FY2021/22. Discussion centered around rates, fees, personnel compensation, and departmental needs.

Maria Stroupe, Town Manager, relayed information concerning the American Rescue Plan and potential impacts for the Town. There are still many questions concerning the funds associated with this plan and more information will be made available as it is received.

Alderman Milton motioned to adjourn, seconded by Alderman Withers, and carried unanimously. (6:22 pm).

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Routszong Annexation

AGENDA ITEM NO. 6A

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

An annexation petition was submitted by Rosemary Routszong, Trustee of Marilyn S. Finger Irrevocable Trust, on January 31, 2020 to annex Gaston County Parcels #169122 and #170287. This petition was updated October 8, 2020 following a subdivision to include Parcel #303651.

During their February 13, 2020 meeting, the Planning Board unanimously recommended R-5 zoning be applied to Parcels #169122 and #170287 upon annexation into Town limits with the consistency statement provided.

During their October 15, 2020 meeting, the Planning Board unanimously recommended R-5 zoning be applied to Parcel #303651 upon annexation into Town limits with the consistency statement provided.

Annexation maps have been provided for the parcel and the application has been deemed sufficient.

This public hearing has been advertised in the Gaston Gazette, on site, and via first class mail to adjacent property owners via first class mail, as required by statute.

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MANAGER RECOMMENDATION: Approve the proposed annexation and apply R-5 zoning to the parcel, as presented.

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BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_  Contiguous  Non-Contiguous

DATE: 1/30/2020 \_\_\_\_\_ FEE: \$100.00 \*

*\* 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 1150 Meadow Way \_\_\_\_\_, DALLAS, NC 28034, further identified as parcel ID # 3548220005 \_\_\_\_\_, be annexed to the Town of Dallas.

Name of petitioner/property owner: Rosemary Routszong, Trustee for Marilyn S Finger Irrevocable Trust \_\_\_\_\_ Mailing Address of property owner: 1150 Meadow Way Dallas, NC 28034 \_\_\_\_\_

Email Address: rroutszong@att.net Phone Number: 704-674-2170 \_\_\_\_\_

**Attachments included with Petition:**

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

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DocuSigned by:  
**Applicant Signature:** Rose Routszong \_\_\_\_\_ **Date:** 1/30/2020 | 8:14:00 PM CST  
B824B164712E4FF...

**Received By:** [Signature] \_\_\_\_\_ **Date:** 1/31/2020 \_\_\_\_\_

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_  Contiguous  Non-Contiguous

DATE: 1/30/2020 FEE: \$100.00 \*

\* 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 1150 Meadow Way, DALLAS, NC 28034, further identified as parcel ID # 3548128821, be annexed to the Town of Dallas.

Name of petitioner/property owner: Rosemary Routszong, Trustee for Marilyn S Finger Irrevocable Trust Mailing Address of property owner: 1150 Meadow Way Dallas, NC 28034

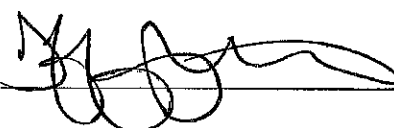
Email Address: rroutszong@att.net Phone Number: 704-674-2170

**Attachments included with Petition:**

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

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DocuSigned by:  
**Applicant Signature:** Rose Routszong **Date:** 1/30/2020 | 8:14:00 PM CST  
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**Received By:**  **Date:** 1/31/2020

January 30, 2020

Town of Dallas

Attn: Tiffany Faro

210 N. Holland Street

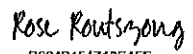
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548210130,3548220005 and 3548128821

Good afternoon Tiffany,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to potentially include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:  
 1/30/2020 | 8:14:00 PM CST  
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Rosemary Routszong

Trustee for Marilyn S Finger Irrevocable Trust

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_

Contiguous

Non-Contiguous

DATE: 10-8-2020

FEE: ~~\$10000~~ <sup>\$500</sup> \*

\* 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

Requested Zoning: R-5

Family

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as

1150 Meadow Way  
formerly 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. Routszong, Trustee for

Mailing Address of property owner: 1150 Meadow Way DC Dallas, NC 28034  
after Nov 1, 2020 - 2701 Jackson Square Anderson, SC

Email Address: rroutszong@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. Routszong Date: 10/8/2020

Received By: Alan Snow 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 Routsong  
Trustee Marilyn S. Finger Irrevocable Trust



**LEGAL DESCRIPTION  
PROPERTY ANNEXED INTO THE TOWN OF DALLAS  
51.5552 ACRES**

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

**BEGINNING** at an existing #5 rebar lying on the existing Dallas town limits and marking the southeast corner of the Ryon Dearing & wife, Christina Dearing property as described in Deed Book 4882, Page 2145 and runs thence with the Dearing property and the new Dallas town limits four (4) courses and distances as follows: (1) North 15-19-51 East 343.44 feet to an existing #5 rebar in the center of Meadow Way Drive, a 20' perpetual nonexclusive right-of-way; (2) North 73-02-02 West 281.90 feet to a point in the center of Meadow Way Drive; (3) North 85-14-22 West 92.90 feet to a point in the center of Meadow Way Drive; (4) South 70-25-09 West 41.38 feet to an existing #5 rebar in the center of Meadow Way Drive and lying on the eastern property line of the Jodie Depascale property as described in Deed Book 5157, Page 1988; thence with the Depascale property and the new Dallas town limits two (2) courses and distances as follows: (1) North 22-16-15 West 154.52 feet; (2) North 75-35-10 West 392.16 feet to an existing #4 rebar lying on the existing Dallas town limits and laying on the eastern property line of the William J. Summey & wife, Carole Rogers Summey property as described in Deed Book 1946, Page 708; thence with the Summey property and the existing Dallas town limits three (3) courses and distances as follows: (1) North 14-25-00 East 211.92 feet to a point; (2) North 13-07-44 East 1200.35 feet to a point; (3) North 13-32-55 East passing an existing 1" iron pipe at 269.84 feet a total distance of 282.75 feet to a point on the southern property line of the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property as described in Deed Book 4777, Page 1938; thence with the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property and the new Dallas town limits South 79-35-41 East 156.05 feet to an existing #4 rebar marking the southwest corner of the Jerry Wayne Buller and wife, Pamela A. Buller property as described in Deed Book 4825, Page 444; thence with the Buller property and the new Dallas town limits South 79-52-18 East 251.55 feet to an existing #5 rebar

marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances as follows: (1) South 79-36-46 East 164.80 feet to an existing #10 rebar; (2) South 17-43-25 East 106.77 feet to an existing 3/4" iron pipe marking the western corner of the Mitchell McClure and wife, Nancy McClure property as described in Deed Book 2832, Page 737; thence with the McClure property and the new Dallas town limits South 18-43-56 East 99.95 feet to an existing #4 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4989, Page 1318; thence with the Morris property and the new Dallas town limits South 18-42-50 East 105.72 feet to an existing #5 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4988, Page 707; thence with the Morris property and the new Dallas town limits South 19-45-47 East 100.06 feet to an existing #5 rebar marking the western corner of the Stephen Webber and wife, Anthea Webber property as described in Deed Book 2857, Page 292; thence with the Webber property and the new Dallas town limits South 19-43-06 East 200.20 feet to an existing #5 rebar marking the western corner of the Leslie Fay Ferguson property as described in Deed Book 4691, Page 1567; thence with the Ferguson property, the Andrew Gibbon and wife, Lesly Gibbon property as described in Deed Book 4414, Page 473, the Laura Quezada property as described in Deed Book 4718, Page 970 and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-02-01 East 299.97 feet to an existing 2.5" axle; (2) South 20-26-49 East 39.95 feet to an existing 1/2" iron rod marking the western corner of the Charles Michael Brooks, et.al. property as described in Estate File 12E-1343; thence with the Brooks, et.al. property and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-07-12 East 4.46 feet to an existing 2.5" axle; (2) South 36-45-37 East 197.19 feet to an existing 2.5" axle lying on the existing Dallas town limits and marking the northwest corner of the Frances Kirby and Samuel Summey property as described in Estate File 2018-872; thence with the Kirby and Summey property and the existing Dallas town limits four (4) courses and distances as follows: (1) South 09-26-57 East 379.52 feet to an existing 3/4" iron pipe; (2) South 09-30-47 East 300.59 feet to an existing 1" pinched top iron pipe; (3) South

09-26-54 East 199.23 feet to an existing 3/4" axle; (4) South 09-11-54 East 34.45 feet to an existing 2.5" iron pipe marking the northwest corner of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4218, Page 2058; thence with the Gaston Area Lutheran Foundation, Inc. property and the new Dallas town limits South 09-30-31 East 365.74 feet to a point in a 36" poplar tree lying on the existing Dallas town limits and marking a corner on the northern line of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4633, Page 377; thence with the Gaston Area Lutheran Foundation, Inc. property and the existing Dallas town limits two (2) courses and distances as follows: (1) North 68-04-26 West 531.53 feet to an existing 4" iron pipe with a square top; (2) South 78-52-31 West 366.70 feet to the Point or Place of **BEGINNING**; containing **51.5552** acres of land.



*recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.*

This was seconded by Glenn Bratton and approved by all.

3) Annexation Zoning Recommendation: Routszong

Staff presented the item and provided parcel information such as permitted uses, surrounding zoning, and 2003 Future Land Use Plan. The applicant was seeking for three parcels to be annexed into Town limits as R-5 Single Family Residential, and was asking the Planning Board for their recommendation. A motion was made by Glenn Bratton to recommend the annexation with the following consistency statement:

*The proposed annexation of parcels ID#'s 169122, 170287, and 202016 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 therefore is deemed reasonable and in the public's best interest as this lot abuts land designated for new residential development, supports and 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.*

This was seconded by Gene Brown and approved by all.

4) In Process: Sign Ordinance Updates

This item needed further discussion to revise the update. No recommendations were made.

**Other Business and Adjournment**

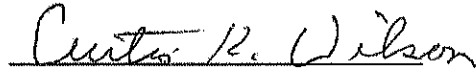
Glenn Bratton made a motion for Gene Brown to move to a permanent Planning Board seat. This was seconded by David Jones and approved by all.

Glenn Bratton made a motion for Reid Simms to move to a permanent Planning Board seat. This was seconded by Tim Farris and approved by all.

Respectfully Submitted,



Nolan Groce, Development Services Director



Curtis Wilson, Chairman

## 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 and 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.*

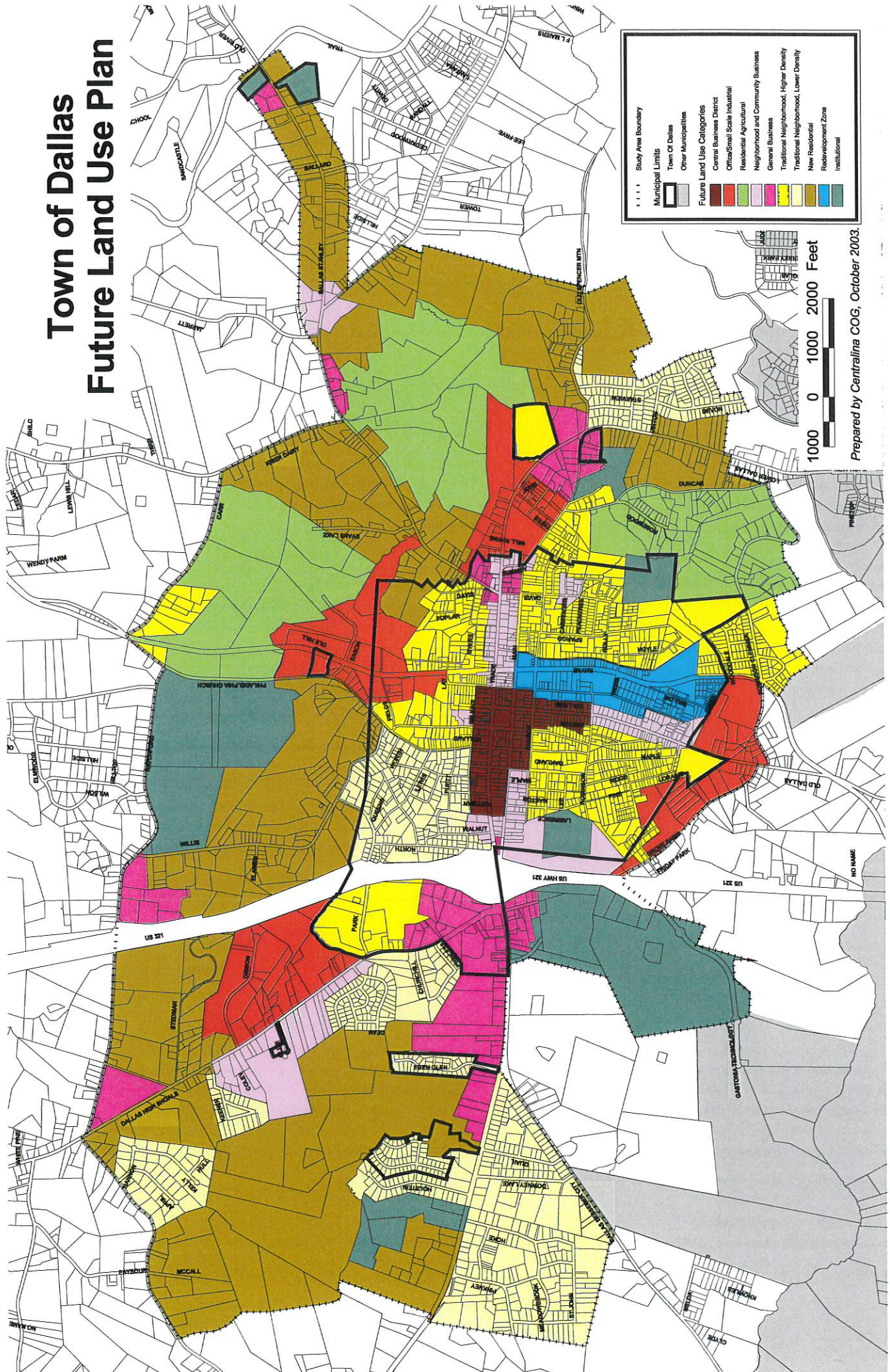
*Curtis Wilson*

*11/19/20*

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Curtis Wilson, Planning Board Chairman

# Town of Dallas Future Land Use Plan



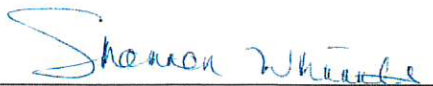
**CERTIFICATE OF SUFFICIENCY**

To the Board of Aldermen of the Town of Dallas, North Carolina:

I Shannon Whittle, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 1<sup>st</sup> Day of March 2021.

Re: Annexation- PID 303651, 170287, 169122

  
Town Clerk

(SEAL)





**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS, NORTH CAROLINA (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 4/13/2021)**

**Whereas**, the Board of Aldermen of the Town of Dallas has been petitioned under G.S. 160A-31 to annex the contiguous area described below, and

**Whereas**, the Board of Aldermen has directed the Town Clerk to investigate the sufficiency of the petition, and

**Whereas**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on April 13, 2021, after due notice, and

**Whereas**, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31; NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of April 13, 2021:

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

***BEGINNING** at an existing #5 rebar lying on the existing Dallas town limits and marking the southeast corner of the Ryon Dearing & wife, Christina Dearing property as described in Deed Book 4882, Page 2145 and runs thence with the Dearing property and the new Dallas town limits four (4) courses and distances as follows: (1) North 15-19-51 East 343.44 feet to an existing #5 rebar in the center of Meadow Way Drive, a 20' perpetual nonexclusive right-of-way; (2) North 73-02-02 West 281.90 feet to a point in the center of Meadow Way Drive; (3) North 85-14-22 West 92.90 feet to a point in the center of Meadow Way Drive; (4) South 70-25-09 West 41.38 feet to an existing #5 rebar in the center of Meadow Way Drive and lying on the eastern property line of the Jodie Depascale property as described in Deed Book 5157, Page 1988; thence with the Depascale property and the new Dallas town limits two (2) courses and distances as follows: (1) North 22-16-15 West 154.52 feet; (2) North 75-35-10 West 392.16 feet to an existing #4 rebar lying on the existing Dallas town limits and laying on the eastern property line of the William J. Summey & wife, Carole Rogers Summey property as described in Deed Book 1946, Page 708; thence with the Summey property and the existing Dallas town limits three (3) courses and distances as follows: (1) North 14-25-00 East 211.92 feet to a point; (2) North 13-07-44 East 1200.35 feet to a point; (3) North 13-32-55 East passing an existing 1" iron pipe at 269.84 feet a total distance of 282.75 feet to a point on the southern property line of the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property as described in Deed Book 4777, Page 1938; thence with the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property and the new Dallas town limits South 79-35-41 East 156.05 feet to an existing #4 rebar marking the southwest corner of the Jerry Wayne Buller and wife, Pamela A. Buller property as described in Deed Book 4825, Page 444; thence with the Buller property and the new Dallas town limits South 79-52-18 East 251.55 feet to an existing #5 rebar marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances as follows: (1) South 79-36-46 East 164.80 feet to an existing #10 rebar; (2) South 17-43-25 East 106.77 feet to an existing 3/4" iron pipe marking the western corner of the Mitchell McClure and wife, Nancy McClure property as described in Deed Book 2832, Page 737; thence with the McClure property and the new Dallas*

town limits South 18-43-56 East 99.95 feet to an existing #4 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4989, Page 1318; thence with the Morris property and the new Dallas town limits South 18-42-50 East 105.72 feet to an existing #5 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4988, Page 707; thence with the Morris property and the new Dallas town limits South 19-45-47 East 100.06 feet to an existing #5 rebar marking the western corner of the Stephen Webber and wife, Anthea Webber property as described in Deed Book 2857, Page 292; thence with the Webber property and the new Dallas town limits South 19-43-06 East 200.20 feet to an existing #5 rebar marking the western corner of the Leslie Fay Ferguson property as described in Deed Book 4691, Page 1567; thence with the Ferguson property, the Andrew Gibbon and wife, Lesly Gibbon property as described in Deed Book 4414, Page 473, the Laura Quezada property as described in Deed Book 4718, Page 970 and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-02-01 East 299.97 feet to an existing 2.5" axle; (2) South 20-26-49 East 39.95 feet to an existing 1/2" iron rod marking the western corner of the Charles Michael Brooks, et.al. property as described in Estate File 12E-1343; thence with the Brooks, et.al. property and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-07-12 East 4.46 feet to an existing 2.5" axle; (2) South 36-45-37 East 197.19 feet to an existing 2.5" axle lying on the existing Dallas town limits and marking the northwest corner of the Frances Kirby and Samuel Summey property as described in Estate File 2018-872; thence with the Kirby and Summey property and the existing Dallas town limits four (4) courses and distances as follows: (1) South 09-26-57 East 379.52 feet to an existing 3/4" iron pipe; (2) South 09-30-47 East 300.59 feet to an existing 1" pinched top iron pipe; (3) South 09-26-54 East 199.23 feet to an existing 3/4" axle; (4) South 09-11-54 East 34.45 feet to an existing 2.5" iron pipe marking the northwest corner of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4218, Page 2058; thence with the Gaston Area Lutheran Foundation, Inc. property and the new Dallas town limits South 09-30-31 East 365.74 feet to a point in a 36" poplar tree lying on the existing Dallas town limits and marking a corner on the northern line of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4633, Page 377; thence with the Gaston Area Lutheran Foundation, Inc. property and the existing Dallas town limits two (2) courses and distances as follows: (1) North 68-04-26 West 531.53 feet to an existing 4" iron pipe with a square top; (2) South 78-52-31 West 366.70 feet to the Point or Place of **BEGINNING**; containing 51.5552 acres of land.

**Section 2.** Upon and after April 13, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

**Section 3.** The Mayor of the Town of Dallas shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 13<sup>th</sup> day of April, 2021

ATTEST:

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

Re: Annexation (PID# 303651, 170287, 169122)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Rhyne Annexation

AGENDA ITEM NO. 6B

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

An annexation petition was submitted by Helen Rhyne on October 2, 2020 to annex Gaston County Parcel #169184. This is considered a satellite (non-contiguous) annexation.

During their October 15, 2020 meeting, the Planning Board unanimously recommended R-5 zoning be applied to the parcel upon annexation into Town limits with the consistency statement provided.

Annexation maps have been provided for the parcel and the application has been deemed sufficient.

This public hearing has been advertised in the Gaston Gazette, on site, and via first class mail to adjacent property owners via first class mail, as required by statute.

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MANAGER RECOMMENDATION: Approve the proposed annexation and apply R-5 zoning to the parcel, as presented.

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BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_ Contiguous Non-Contiguous DATE: \_\_\_\_\_

\_\_\_\_\_ FEE: \$100.00 \* \* *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](mailto: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. Blyne

Date: 10-2-20 Received

By: \_\_\_\_\_ Date: \_\_\_\_\_

Mailed to: Davis A. Rhyne, Route 1, Box 286, Dallas, N.C. 28034

This instrument was prepared by: William G. Holland, Attorney at Law

BOOK 1831 PAGE 531

WARRANTY DEED-Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N.C. 27053

STATE OF NORTH CAROLINA, Gaston County.

THIS DEED, made this 20th day of January, 1987, by and between EUGENE F. RHYNE and wife, EVELYN SUE RHYNE; and BOBBY H. RHYNE and wife, FRANCES S. RHYNE; and DAVIS A. RHYNE

of Gaston County and DAVIS A. RHYNE and wife, HELEN P. RHYNE, as tenants by

the entirety of Gaston County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH: That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, the entirety in Dallas Township Gaston County, North Carolina, described as follows:

BEGINNING at a railroad spike in the paved portion of old U.S. Highway No. 321, said railroad spike being located South 28 degrees 17 minutes 28 seconds East 291.13 feet from the northernmost corner of that certain tract of land which was conveyed to Henry F. Rhyne and wife, Gertrude F. Rhyne, by E. Fritz Blankenship and wife, Evelyn Blankenship, by deed dated November, 1942 and recorded in the office of the Register of Deeds for Gaston County, North Carolina in Deed Book 434, at Page 560 and runs thence South 28 degrees 17 minutes 28 seconds East 291.14 feet to a railroad spike located in the right-of-way of old U.S. Highway No. 321; thence with the northwesterly boundary line of the property of Reuben Jarrell Stroup and wife, Blois Evans Stroup, as described in deed recorded in the abovementioned registry in Deed Book 1496, at Page 600, South 15 degrees 53 minutes 57 seconds West 306.50 feet to an existing iron pin; thence with Stroups' westerly boundary line, South 29 degrees 54 minutes 18 seconds East 68.14 feet to an existing iron pin; thence with the westerly boundary lines of the property of Thomas Ewell Poston and wife, Charlotte Lee Poston, and Phyllis R. Long Mullis as described in deeds recorded in the abovementioned registry in Deed Book 1254, at Page 82 and Deed Book 1334, at Page 524, respectively, South 29 degrees 45 minutes 20 seconds East 224.30 feet to an existing iron pin; thence with the westerly boundary line of the property of Lewis B. Clemmer and wife, Nollie Morton Clemmer, as described in deed recorded in the abovementioned registry in Deed Book 1042, at Page 143, South 29 degrees 44 minutes 08 seconds East 75.09 feet to an existing iron pin; thence with the westerly boundary line of the property of E.M. Sartin and wife, Edna M. Sartin, as described in deed recorded in the abovementioned registry in Deed Book 1092, at Page 322, South 29 degrees 49 minutes 00 seconds East 143.84 feet to an existing iron pin; thence with the northerly boundary lines of the property of Jimmy D. Norman, Joseph P. Moffitt and wife, Billie L. Moffitt, Harold M. White and wife, Iris C. White, Larry K. Foster and wife, Mildred B. Foster, Mitchell B. McClure and wife, Nancy Frye McClure, and Douglas B. McClure and wife, Kimberly W. McClure, as described in deeds recorded in the abovementioned registry in Deed Book 1176, at Page 73, Deed Book 1110, at Page 388, Deed Book 1098, at Page 540, Deed Book 1030, at Page 167, Deed Book 1066, at Page 21, Deed Book 974, at Page 132, Deed Book 870, at Page 545 and Deed Book 1450, at Page 140, respectively, South 75 degrees 08 minutes 01 seconds West 1,265.39 feet to an existing iron pin located in the easterly boundary line of the property of Pearl J. Summey as described in deed recorded in the abovementioned registry in Deed Book 546, at Page 59; thence with Pearl J. Summey's easterly boundary line, North 18 degrees 08 minutes 14 seconds West 106.82 feet to an existing iron pin; thence with Pearl J. Summey's northerly boundary line, North 80 degrees 04 minutes 28 seconds West 165 feet to an iron pin set; thence with a new line, North 60 degrees 37 minutes 23 seconds East 1,101.88 feet to an iron pin set; thence with another new line, North 13 degrees 01 minutes 33 seconds East 666.72 feet to the point of beginning and containing 12.429 acres.

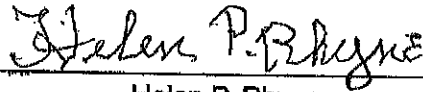
The above description by courses and distances is taken from a plat entitled "Survey Made at the Request of Gertrude F. Rhyne Est." made by John W. Lineberger, Registered Surveyor, dated July 30, 1986, on which subject property is identified as Tract No. 2, a copy of which said

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

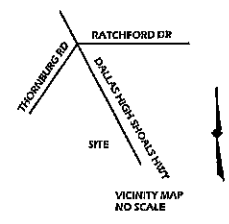
NC GRID NORTH NAD 83 2011  
ALL DISTANCES GROUND  
CONVERSION FACTOR: 0.99983251

NORTH CAROLINA, GASTON COUNTY  
I, \_\_\_\_\_ REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.  
REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Ordinance of Dallas, North Carolina and that this plat has been approved by \_\_\_\_\_ on \_\_\_\_\_ for recordation in the County Deeds Office.

Subdivision Administrator \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Gaston County and that I hereby adopt this plan of subdivision with my fees current and establish minimum lot size and building setback lines as noted.



Owners or Agent \_\_\_\_\_ Date \_\_\_\_\_  
HELEN RHYME

- NOTES:
- SURVEY BASED ON PHYSICAL EVIDENCE
  - NO FEATURES LOCATED OTHER THAN AS SHOWN
  - PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
  - NO TITLE SEARCH PERFORMED BY THIS FIRM.
  - PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
  - ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDILLS WHETHER OR NOT SHOWN ON THIS PLAN OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
  - 4/W SHOWN SUBJECT TO NC DOT VERIFICATION

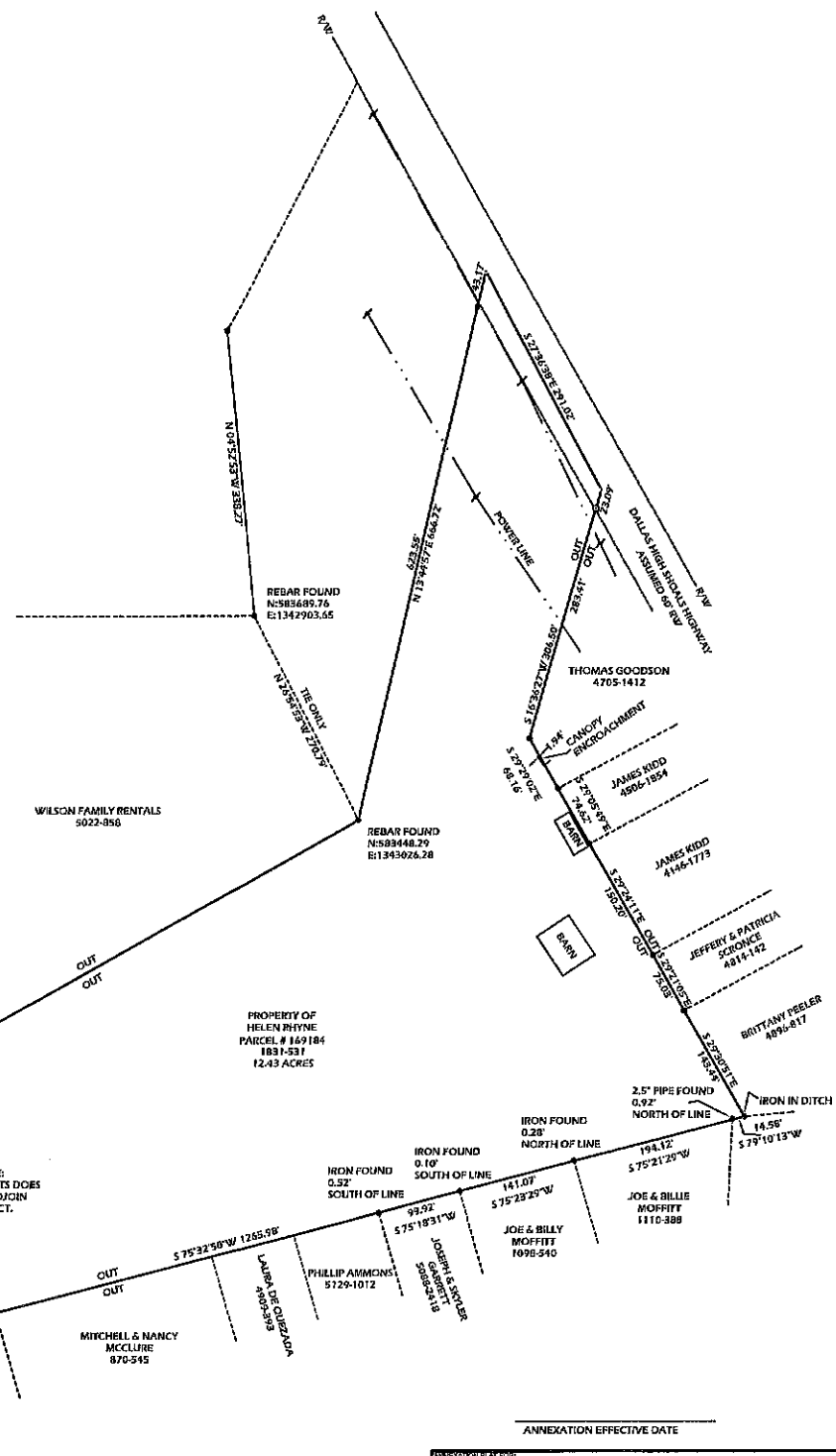
- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - UNMARKED POINT

I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

14 DAY OF JANUARY 2021  
*[Signature]* NCPLS L-4992



- I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:
- A. THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - B. THAT THIS PLAN IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATES PARCELS OF LAND.
  - C. THAT THIS PLAN IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
  - D. THAT THIS PLAN IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
  - E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



ANNEXATION NOTE:  
DALLAS TOWN LIMITS DOES NOT CURRENTLY ADJOIN OR CROSS THIS TRACT.



RETURN TO:  
HELEN RHYME  
3633 DALLAS CHERYVILLE HWY  
DALLAS NC 28034

ANNEXATION PLAN FOR		GAIL SUMMEY	
LOCATION:		DALLAS TWP., GASTON COUNTY, NC	
PARCEL NO:	169184		<b>LEDFORD &amp; WEST</b> LAND SURVEYING & MAPPING, PLLC 208 E. DOUBLES SHOALS ROAD LAWRENCE, NC 28020-7043 (18-000) JW@SURVEYORRR@gmail.com
DATE:	JANUARY 14, 2021		
SCALE:	1"=100'		
FILE:	DALLAS2020.DWG		



## 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.*

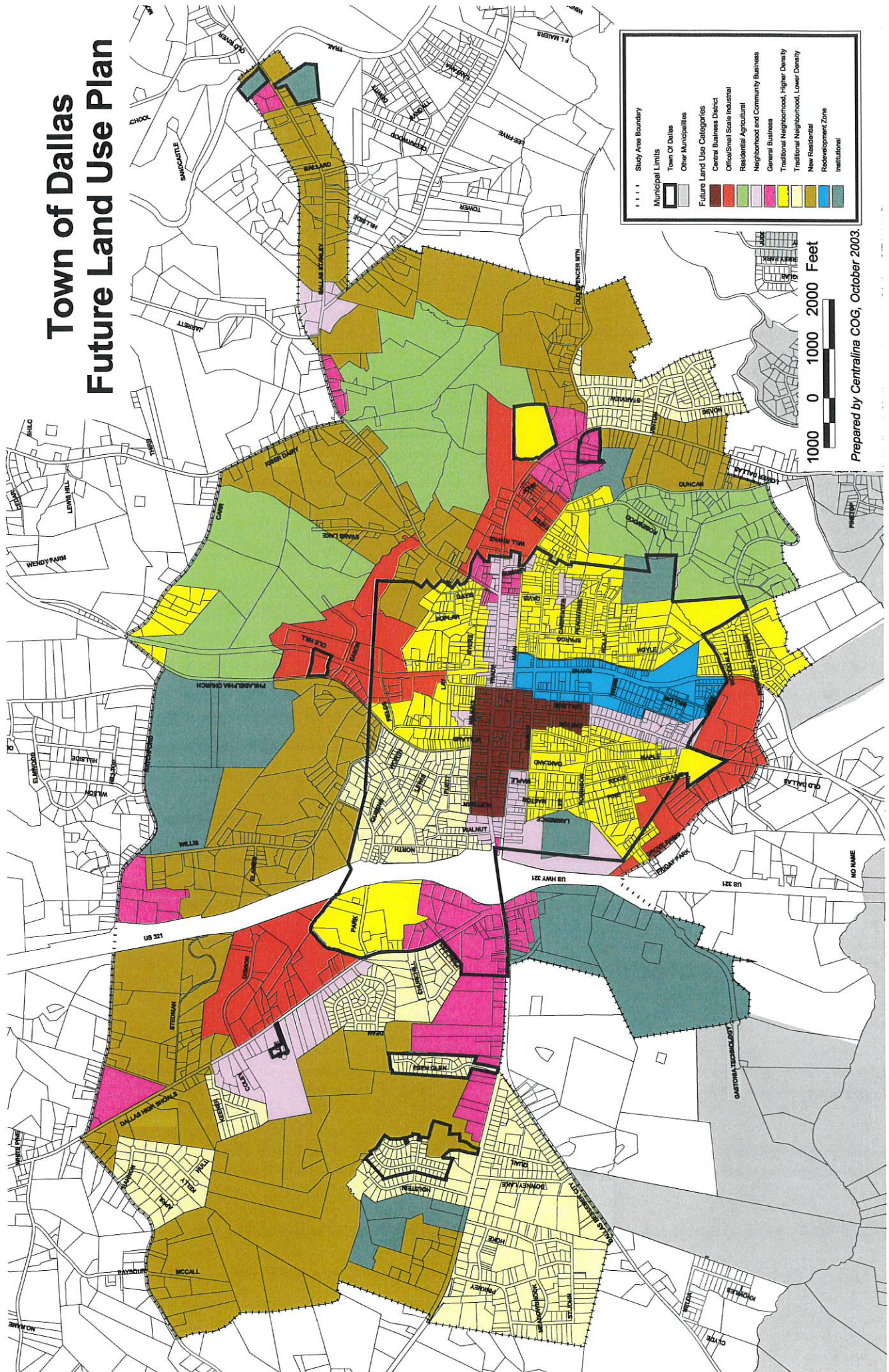
*Curtis Wilson*

*11/19/20*

---

Curtis Wilson, Planning Board Chairman

# Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October, 2003.

**CERTIFICATE OF SUFFICIENCY**

To the Board of Aldermen of the Town of Dallas, North Carolina:

I Shannon Whittle, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58, *et seq.*

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 1<sup>st</sup> Day of March 2021.

Re: Annexation- PID 169184

  
\_\_\_\_\_  
Town Clerk

(SEAL)



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS, NORTH CAROLINA (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 4/13/2021)**

**Whereas**, the Board of Aldermen of the Town of Dallas has been petitioned under G.S. 160A-58.1 to annex the non-contiguous area described below, and

**Whereas**, the Board of Aldermen has directed the Town Clerk to investigate the sufficiency of the petition, and

**Whereas**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on April 13, 2021, after due notice, and

**Whereas**, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-358.1; NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Dallas as of April 13, 2021:

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

***BEGINNING** at a railroad spike in the paved portion of old U.S. Highway No. 321, said railroad spike being located South 28 degrees 17 minutes 28 second East 291.13 feet from the northernmost corner of that certain tract of land which was conveyed to Henry F. Rhyne and wife, Gertrude F. Rhyne, by E. Fritz Blankenship and wife, Evelyn Blankenship, by deed dated November, 1942 and recorded in the office of the Register of Deeds for Gaston County, North Carolina in Deed Book 434, at Page 560 and runs thence South 28 degrees 17 minutes 28 seconds East 291.14 feet to a railroad spike located in the right-of-way of old U.S. Highway No. 321; thence with the northwesterly boundary line of the property of Reuben Jerrell Stroup and wife, Blois Evans Stroup, as described in deed recorded in the abovementioned registry in Deed Book 1496, at Page 600, South 15 degrees 53 minutes 57 seconds West 306.50 feet to an existing iron pin; thence with Stroups westerly boundary line, South 29 degrees 54 minutes 18 seconds East 68.14 feet to an existing iron pin; thence with the westerly boundary lines of the property of Thomas Ewell Poston and wife, Charlotte Lee Poston, and Phyllis R. Long Mullis as described in deeds recorded in the abovementioned registry in Deed Book 1454, at Page 82 and Deed Book 334, at Page 524, respectively, South 29 degrees 45 minutes 20 seconds East 224.30 feet to an existing iron pin; thence with the westerly boundary line of the property of Lewis B. Clemmer and wife, Nollie Morton Clemmer as described in deed recorded in the abovementioned registry in Deed Book 1042, at Page 143, South 29 degrees 44 minutes 08 seconds East 75.03 feet to an existing iron pin; thence with the westerly boundary line of the property of E.M. Sartin and wife, Enda M. Sartin, as described in deed recorded in the abovementioned registry in Deed Book 1092 at Page 322, South 29 degrees 49 minutes 00 seconds East 143.84 feet to an existing iron pin; thence with the northerly boundary lines of the property of Jimmy D. Norman, Joseph P. Moffit and wife, Billie L. Moffit, Harold L. White and wife, Iris C. White, Larry K. Foster and wife, Mildred B. Foster, Mitchell B. McClure and wife, Nancy Frye McClure, and Douglas B McClure and wife, Kimberly W. McClure, as described in deed recorded in the abovementioned registry in Deed Book 1176, at page 73, Deed Book 1110, at Page 388, Deed Book 1098, at Page 540, Deed Book 1030, at Page 167, Deed Book 1060, at Page 21, Deed Book 974, at Page 132, Deed Book 870, at Page 545 and Deed Book 1450, at Page 140, respectively, South 75 degrees 08 minutes 01 seconds West 1,2365.39 feet to an existing iron pin located in the easterly boundary line of the property of Pearl J. Summey as described in deed recorded in the abovementioned*

*registry in Deed Book 546, at Page 59; thence with Pearl J. Summey's easterly boundary line, North 18 degrees 08 minutes 14 seconds West 106.82 feet to an existing iron pin; thence with Pearl J. Summey's northerly boundary line, North 80 degrees 04 minutes 28 seconds West 165 feet to and iron pin set; thence with another new line, North 13 degrees 01 minutes 33 seconds East 666.72 feet to the point of beginning and containing 12.429 acres.*

**Section 2.** Upon and after April 13, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

**Section 3.** The Mayor of the Town of Dallas shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 13<sup>th</sup> day of April, 2021

ATTEST:

---

Rick Coleman, Mayor

---

Shannon Whittle, Town Clerk

*Re: Annexation (PID# 169184)*

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Annexation

AGENDA ITEM NO. 6C

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

A rezoning application was received October 2, 2020 from William and Carole Summey for their property, further known as Gaston County Parcel #170286. The request is to rezone the property from R-10, Single Family Residential, to R-5, Single Family Residential.

Abutting property to West is requesting rezoning from R-10 to R-5, and to the East, annexation to R-5.

The Planning Board unanimously recommended approval of the rezoning petition during their October 15, 2020 meeting with the attached consistency statement.

This public hearing has been advertised in the Gaston Gazette, on site, and via first class mail to adjacent property owners via first class mail, as required by statute.

---

MANAGER RECOMMENDATION: Approve the proposed rezoning and apply R-5 zoning to the parcel, as presented.

---

BOARD ACTION TAKEN:

**TOWN OF DALLAS**  
**REZONING APPLICATION**

Location of Property: Dallas Township  
Lot Size: 80.41 ACRES Current Zone/Use: Residential Parcel ID# 301017

Name of Owner: <u>Ralph E Summey Land Holdings LLC</u>	
Address of Owner: <u>2608 Lakefront Dr. Belmont NC 28012</u>	
Owner Phone #: <u>704-913-1454</u>	Email: <u>elizabethwilson56@gmail.com</u>
<u>Elizabeth A Wilson</u>	

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R10 to R5 On the following described property:

Plat Book 5091 Page 2099 - see attached  
Ralph E Summey Land Holdings LLC, FURTHER IDENTIFIED AS PARCEL ID # 301017.

I certify that all the information provided in this application is accurate to the best of my knowledge, information and belief.

Elizabeth A Wilson  
Signature of applicant

10/02/2020  
Date

\_\_\_\_\_  
Development Services Director

\_\_\_\_\_  
Date

**Rezoning Application Fee can be found on the Town of Dallas' fee schedule.**

Checks to be made payable to the Town of Dallas.

**ADJACENT PROPERTY OWNERS TO NOTIFY**  
(This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
212567	Gaston AREA Lutheran FND INC	916 S. Marietta St. Gastonia, NC 28054.
217885	Brian K & Nancy B Revels	212 Jersey Blvd Dallas, NC 28034
170311	Joe W Anderson + Mary W Anderson	246 Summey-Barker Dr Dallas, NC 28034
224094	Daniel C Barker	3819 Burton Lane Denver NC 28037
224093	Jason F & Tiffany L Faro	237 Summey Barker Dr Dallas, NC 28034
170825	Gaston County	PO Box 1578 Gastonia, NC 28053
170284	Ruby F Wallace	118 Meadowbrook Cir Dallas NC 28034-9959
227366	Independent Baptist Tabernacle	2128 Dallas-Cheyenne Hwy Dallas NC 28034
216024	Pamela S Carter	124 Venice Dr Dallas, NC 28034
219351	HCF Dallas LLC 113 Hillcrest Farm Wg Dulles	PO Box 100 Dallas, NC 28034

Page #1

OFFICE USE ONLY

Date of Planning Board Hearing: \_\_\_\_\_ Approved? \_\_\_\_\_

Date of Board of Aldermen Meeting: \_\_\_\_\_ Approved? \_\_\_\_\_



**ADJACENT PROPERTY OWNERS TO NOTIFY**  
(This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
227713	Larry B + Wayne Ann Penley	119 Polie Lane Dallas, NC 28034
170245	Larry B + Wayne Ann Penley	119 Polie Lane Dallas NC 28034
169054	Mary D Thornburg	416 Thornburg Rd Dallas NC 28034
169112	Timothy E Presley	120 Kelly Dr Dallas NC 28034
170 286	William J + Carter Summy	1506 Dallas Cherylene Hwy Dallas, NC 28034

OFFICE USE ONLY

Page #2

Date of Planning Board Hearing: \_\_\_\_\_ Approved? \_\_\_\_\_

Date of Board of Aldermen Meeting: \_\_\_\_\_ Approved? \_\_\_\_\_

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 12/31/2019 12:17:08 PM  
Fee Amt: \$26.00 Page 1 of 2  
Revenue Tax: \$0.00  
Gaston, NC  
Susan S. Lockridge Register of Deeds

BK 5091 PG 2099 - 2100

Prepared by Robinson & Lauterbach, Attys., PLLC, PO Box 1115, Gastonia, NC 28053-1115 (LS 11526)  
Return to Grantee at 402 Reese Wilson Road, Belmont, NC 28012  
Tax Identification # 301017 Revenue Stamps \$ - 0 -

Not Principal Residence - Acreage

Deed drawn only, no title

North Carolina Special Warranty Deed

THIS DEED made this 23<sup>rd</sup> day of December 2019, by and between

Elizabeth Ann Wilson as Trustee of Ralph E. Summey, Jr. Revocable Trust  
under Agreement dated June 11, 1996  
whose address is 402 Reese Wilson Road, Belmont, NC 28012

Grantor

and

Ralph E. Summey Land Holdings, LLC  
whose address is 402 Reese Wilson Road, Belmont, NC 28012

Grantee

WITNESSETH, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple in that certain tract or parcel of land situated in Dallas Township, Gaston County, North Carolina, and more particularly described as follows:

BEING the full contents of that 80.49 acre tract as shown on that plat prepared by Ledford & West, Land Surveying & Mapping, PLLC captioned "Survey for Elizabeth Wilson", a copy of which is recorded in the Gaston County Registry in Plat Book 89 at Page 17 to which reference is hereby made for a more full and complete description of said tract by metes and bounds.

Reference is made to that deed to the Grantor as set forth in that deed recorded in Book 5027 at Page 972.

\* 1 \*

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that the Grantor has done nothing to impair such title as Grantor received and that the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor other than the following exceptions:

1. Ad Valorem taxes for 2019.
2. All Rights of ways, easements and restrictions of record, including building set back lines as shown on that plat recorded in Plat Book 84 at Page 29.
3. Sewer line right of way shown on survey, rights of others to use waters of creek and 100 year flood zone across southeasternmost portion of said tract.

IN WITNESS WHEREOF, Elizabeth Ann Wilson as Trustee of Ralph E. Summey, Jr. Revocable Trust under Agreement dated June 11, 1996 has hereunto set her hand and seal the day and year first above written.

Elizabeth Ann Wilson as Trustee of Ralph E. Summey, Jr. Revocable Trust under Agreement dated June 11, 1996  
*Elizabeth Ann Wilson, Trustee* (Seal)  
 Elizabeth Ann Wilson, Trustee

State of North Carolina  
County of Gaston

I, Teresa P. Fisher, a Notary Public of Gaston County, North Carolina, certify that, Elizabeth Ann Wilson as Trustee of Ralph E. Summey, Jr. Revocable Trust under Agreement dated June 11, 1996, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this 23<sup>rd</sup> day of December 2019.

SEAL

**TERESA P. FISHER**  
 Notary Public  
 Gaston County, NC  
 My Commission Expires: 10/09/2022

*Teresa P. Fisher*  
 Teresa P. Fisher, Notary Public

seconds West 41.09 feet to an iron and (2) South 40 degrees 02 minutes 43 seconds West 116.70 feet to an iron on the margin of the right of way for Jersey Boulevard; thence along the margin of Jersey Boulevard the following courses and distances: (1) North 49 degrees 59 minutes 51 seconds West 63.30 feet and (2) along the margin of the cul-de-sac for Jersey Boulevard along the arc of a curve having a radius of 35' with the chord being North 16 degrees 46 minutes 30 seconds West 38.29 feet; (3) continuing along the margin of the cul-de-sac along the arc of a curve having a radius of 50' with the chord being North 62 degrees 53 minutes 40 seconds West 98.25 feet and (4) with the arc of a curve having a radius of 50' feet with the chord being South 08 degrees 25 minutes 09 seconds West 49.12 feet to a point on the common line of the property of Joe William Anderson and wife, Mary W. Anderson as described in that deed recorded in Book 3013 at Page 176; thence with the common line of the property of Anderson as described in the foregoing deed, North 48 degrees 18 minutes 33 seconds West 24.13 feet to an iron, said iron is a corner of the property of Anderson and Daniel C. Barker as described in that deed recorded in Book 3200 at Page 401; thence continuing with the common line of the property of Barker the following courses and distances: (1) North 86 degrees 11 minutes 57 seconds West 121.12 feet and (2) North 43 degrees 27 minutes 47 seconds West 151.72 feet to an iron; thence continuing with the common line of the property of Barker and with the common line of Lot # 1 of the "Minor Subdivision for Daniel C. Barker" as shown on that plat recorded in Plat Book 84 at Page 29, the property of Jason Issac Faro and wife, Tiffany L. Faro as described in that deed recorded in Book 4894 at Page 293, South 46 degrees 30 minutes 19 seconds West and passing over an iron pin at 20.06 feet a total distance of 360.04 feet to the point of beginning, containing 80.49 acres as shown on that plat recorded in the Gaston County Registry in Plat Book 89 at Page 17 to which reference is hereby made.

The foregoing description was taken from an unrecorded survey prepared by Ledford & West, Registered Surveyors dated, November 2, 2018, caption "Survey for Elizabeth Wilson".

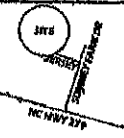
Reference is made to those deeds to Ralph E. Summey, Jr. recorded in Book 4727 at Page 2043 and Book 5910 at Page 401. The foregoing description includes that 1.423 acre Residual Tract shown on that plat recorded in Plat Book 84 at Page 29 which was conveyed to the Grantee as set forth in that deed from Daniel C. Barker and wife, Lauren Payseur Barker recorded in Book 5023 at Page 1729.

Ralph E. Summey Jr. died testate on February 06, 2018. In Item IV of his Last Will and Testament, Ralph E. Summey Jr. devised residuary estate unto the acting trustee under that certain Revocable Trust Agreement dated June 11, 1996. Reference is made to file 18 B 409 in the Office of the Clerk of Superior Court for Gaston County for Ralph E. Summey Jr.'s Probate Proceedings.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

NORTH CAROLINA, GASTON COUNTY  
 REVIEW OFFICE OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDATION.  
 REVIEW OFFICER: *[Signature]* DATE: 2-19-19

The plat hereon is a subdivision of property and is such land subject to any laws, regulations or conditions of the Gaston County Unified Development Ordinance and any other laws of the State of North Carolina.



NOTES:  
 -IMAGERY BASED ON PHYSICAL EVIDENCE  
 -NO FEATURES LOCATED OTHER THAN AS SHOWN  
 -PROPERTY MAY BE SUBJECT TO ACCROTTED OR UNRECORDED EASEMENTS NOT SHOWN  
 -NO TITLE SEARCH PERFORMED BY THIS FIRM  
 -PROPERTY MAP OR PLAN MAY BE IN A FIELD BOOK, UNLESS SPECIFIED ON SURVEY  
 -FOR RECORD  
 -ANY UNDERGROUND UTILITIES SHOWN CANNOT BE PLACED UNLESS DISCOVERED FOR VISUAL INSPECTION  
 -THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY ERECTION EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, EASEMENTS, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDS ALL WHETHER OR NOT SHOWN ON THIS PLAN OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS  
 -NOT SHOWN SUBJECT TO NC DOT VERIFICATION  
 -ZONED R-10  
 -LEGEND  
 W IRON FOUND  
 G IRON SET  
 \* UNMARKED POINT

CERTIFICATE OF FLOODPLAIN ADMINISTRATOR APPROVAL  
 I, the undersigned, have examined the above described plat and find that it complies with the provisions of the Floodplain Management Ordinance of the County of Gaston, North Carolina.  
 Signed this 14th day of Feb. 2019.  
*[Signature]*  
 FLOODPLAIN ADMINISTRATOR

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Ordinance of Gaston, North Carolina and that this plan has been approved by the Board of Zoning Adjustment on 02/19/2019, for recordation in the County Clerk's Office.

*[Signature]*  
 Elizabeth Wilson  
 Date

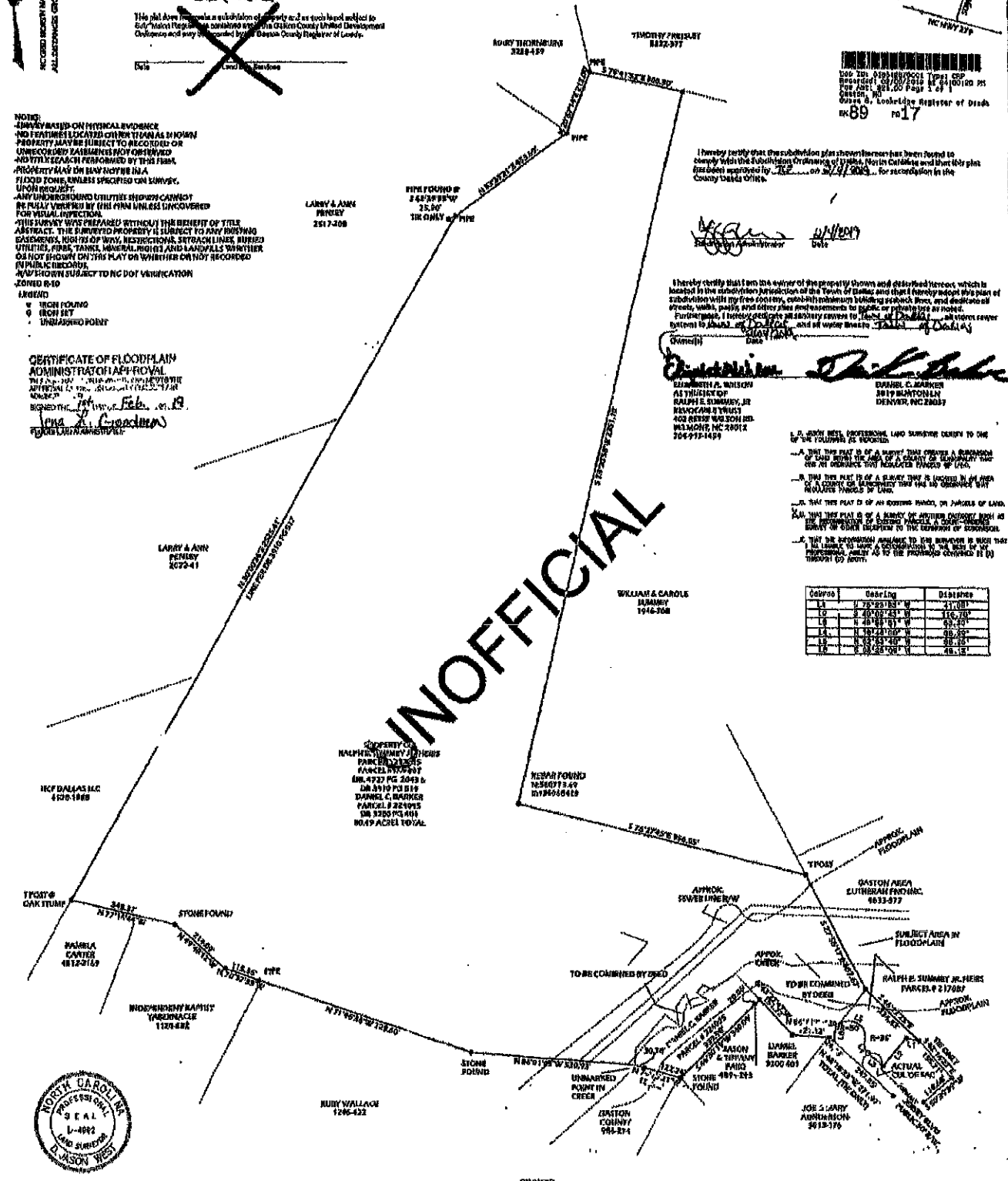
I hereby certify that I am the owner of the property shown and described hereon which is located in the subdivision jurisdiction of the Town of Dallas and that I hereby adopt this plan of subdivision with my free consent, subject to any building setback lines and dedicated streets, walks, paths, and other plan amendments to which or which are in effect. Furthermore, I hereby declare that any water, sewer, gas, or other utility lines shown hereon are to be installed at the expense of the owner of the property shown and described hereon.

*[Signature]*  
 Elizabeth Wilson  
 Date

- I, JOHN WELLS, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING IS TRUE:
  - A. THIS WAS THE FIRST OF A SURVEY THAT COVERS A SUBDIVISION OF LAND WITHIN THE JURISDICTION OF A COUNTY OR SUBDIVISION THAT HAS AN ORDINANCE THAT REQUIRES PLANS OF THIS KIND.
  - B. THIS WAS THE FIRST OF A SURVEY THAT IS LOCATED IN AN AREA THAT REQUIRES PLANS OF THIS KIND.
  - C. THAT THIS PLAN IS OF AN ERECTION NATURE, OR SUBJECT OF LAND.
  - D. THAT THIS PLAN IS OF A NATURE OF JUDICIAL NATURE, SUCH AS THE DETERMINATION OF BOUNDARIES, PARTIAL, A CO-OWNERSHIP, ERECTION OF OTHER DEVICES TO THE DETERMINATION OF BOUNDARIES.
  - E. THAT THE INFORMATION PROVIDED TO THE SURVEYOR IS SUCH THAT I AM ABLE TO MAKE A DETERMINATION AS TO THE BEST OF MY PROFESSIONAL JUDGMENT AS TO THE PROVISIONS CONTAINED IN IT TO REPORT TO YOU.

Order	Bearing	Distance
1A	N 78° 28' 18" W	217.00'
1B	S 20° 02' 25" W	110.70'
1C	N 88° 18' 11" W	50.00'
1D	N 10° 24' 00" W	50.00'
1E	N 82° 35' 40" W	50.00'
1F	S 20° 02' 25" W	48.15'

UNOFFICIAL



I, ELIZABETH WILSON, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY; THAT THE DISTANCES ARE NOT INFERRED AND SHOWN AS BEYOND LINES; THAT THE RATIO OF PRECISION IS CALCULATED IN A MINIMUM OF 1:10,000; THAT THIS MAP WAS NOT PREPARED FOR RECORDATION, WITHIN MY ORIGINAL JURISDICTION, SUBSTANTIATION NUMBER AND SEAL THIS  
 DATE OF SURVEY: 2018  
 ELIZABETH WILSON  
 LICENSE L-4992  
 GASTON COUNTY

RETURN TO:  
 RALPH E. SUMMEY EST. II  
 ELIZABETH A. WILSON  
 1222 CREEK  
 404 REESE WILSON RD  
 DENVER, NC 28012  
 704-818-9454

OWNER:  
 RALPH E. SUMMEY ESTATE  
 ELIZABETH A. WILSON  
 EXECUTIVES  
 407 WOOD WILSON RD  
 DENVER, NC 28012  
 704-818-1434

DANIEL C. BARKER  
 2817 BURTON ST  
 DENVER, NC 28037

PLANNING  
 ELIZABETH WILSON  
 COUNTY: DALLAS TOWNSHIP, GASTON COUNTY, NC

PARCEL: 212445, 224993 & 217392  
 JOB: NOVEMBER 2, 2018  
 DATE: 1-20-19  
 FIRM: SUNMEYRACCO  
 LEO FORD & WEST  
 LAND SURVEYING & ENGINEERING, PLLC  
 214 S. DOUBLE BROOK DRIVE  
 LAWRENCE, NC 28046  
 704-896-7800  
 WWW.LEOFORDANDWEST.COM

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 2/28/2019 11:05:57 AM  
Fee Amt: \$26.00 Page 1 of 4  
Revenue Tax: \$0.00  
Gaston, NC  
Susan S. Lockridge Register of Deeds

BK 5027 PG 972 - 975

Prepared by Robinson & Lauterbach, Attys., PLLC, PO Box 1115, Gastonia, NC 28053-1115 (LS 11526)  
Return to Grantee at 402 Reese Wilson Road, Belmont, NC 28012  
Tax Identification #s 212565, 224095 and 217887  
Revenue Stamps \$ - 0 -

Not Principal Residence - Acreage

Deed drawn only, no title

North Carolina Special Warranty Deed

THIS DEED made this 28<sup>th</sup> day of February 2019, by and between

Elizabeth S. Barker aka Elizabeth Ann Wilson as Executrix  
of Ralph E. Summey, Jr.'s Estate  
whose address is 402 Reese Wilson Road, Belmont, NC 28012

Grantor

and

Elizabeth Ann Wilson as Trustee of Ralph E. Summey, Jr. Revocable Trust under  
Agreement dated June 11, 1996

whose address is 402 Reese Wilson Road, Belmont, NC 28012

Grantee

WITNESSETH, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple in that certain tract or parcel of land situated in Dallas Township, Gaston County, North Carolina, and more particularly described as follows:

BEGINNING at an existing stone, said existing stone is the northeasternmost corner of the property of Gaston County as described in that deed recorded in Book 986 at Page 274 and the same is also the southeasternmost corner of that 1.423 Acre Tract designated as "Residual" as shown on that plat captioned "Minor Subdivision for Daniel C. Barker", recorded in the Gaston County Registry in Plat Book 84 at Page 29 and further described in that deed of even date to the Grantee herein; thence with the common line of the property of Gaston County as described in the foregoing deed, North 74 degrees 15

- 1 -

submitted electronically by "Robinson and Lauterbach, Attorneys At Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Gaston County Register of Deeds.

seconds West 41.09 feet to an iron and (2) South 40 degrees 02 minutes 43 seconds West 116.70 feet to an iron on the margin of the right of way for Jersey Boulevard; thence along the margin of Jersey Boulevard the following courses and distances: (1) North 49 degrees 59 minutes 51 seconds West 63.30 feet and (2) along the margin of the cul-de-sac for Jersey Boulevard along the arc of a curve having a radius of 35' with the chord being North 16 degrees 46 minutes 30 seconds West 38.29 feet; (3) continuing along the margin of the cul-de-sac along the arc of a curve having a radius of 50' with the chord being North 62 degrees 53 minutes 40 seconds West 98.25 feet and (4) with the arc of a curve having a radius of 50' feet with the chord being South 08 degrees 25 minutes 09 seconds West 49.12 feet to a point on the common line of the property of Joe William Anderson and wife, Mary W. Anderson as described in that deed recorded in Book 3013 at Page 176; thence with the common line of the property of Anderson as described in the foregoing deed, North 48 degrees 18 minutes 33 seconds West 24.13 feet to an iron, said iron is a corner of the property of Anderson and Daniel C. Barker as described in that deed recorded in Book 3200 at Page 401; thence continuing with the common line of the property of Barker the following courses and distances: (1) North 86 degrees 11 minutes 57 seconds West 121.12 feet and (2) North 43 degrees 27 minutes 47 seconds West 151.72 feet to an iron; thence continuing with the common line of the property of Barker and with the common line of Lot # 1 of the "Minor Subdivision for Daniel C. Barker" as shown on that plat recorded in Plat Book 84 at Page 29, the property of Jason Issac Faro and wife, Tiffany L. Faro as described in that deed recorded in Book 4894 at Page 293, South 46 degrees 30 minutes 19 seconds West and passing over an iron pin at 20.06 feet a total distance of 360.04 feet to the point of beginning, containing 80.49 acres as shown on that plat recorded in the Gaston County Registry in Plat Book 89 at Page 17 to which reference is hereby made.

The foregoing description was taken from an unrecorded survey prepared by Ledford & West, Registered Surveyors dated, November 2, 2018 caption "Survey for Elizabeth Wilson".

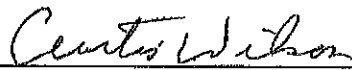
Reference is made to those deeds to Ralph E. Summey, Jr. recorded in Book 4727 at Page 2043 and Book 3910 at Page 401. The foregoing description includes that 1.423 acre Residual Tract shown on that plat recorded in Plat Book 84 at Page 29 which was conveyed to the Grantee as set forth in that deed from Daniel C. Barker and wife, Lauren Payseur Barker recorded in Book 5023 at Page 1729.

Ralph E. Summey Jr. died testate on February 06, 2018. In Item IV of his Last Will and Testament, Ralph E. Summey Jr. devised residuary estate unto the acting trustee under that certain Revocable Trust Agreement dated June 11, 1996. Reference is made to file 18 E 409 in the Office of the Clerk of Superior Court for Gaston County for Ralph E. Summey Jr.'s Probate Proceedings.

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

## **Consistency Statement**

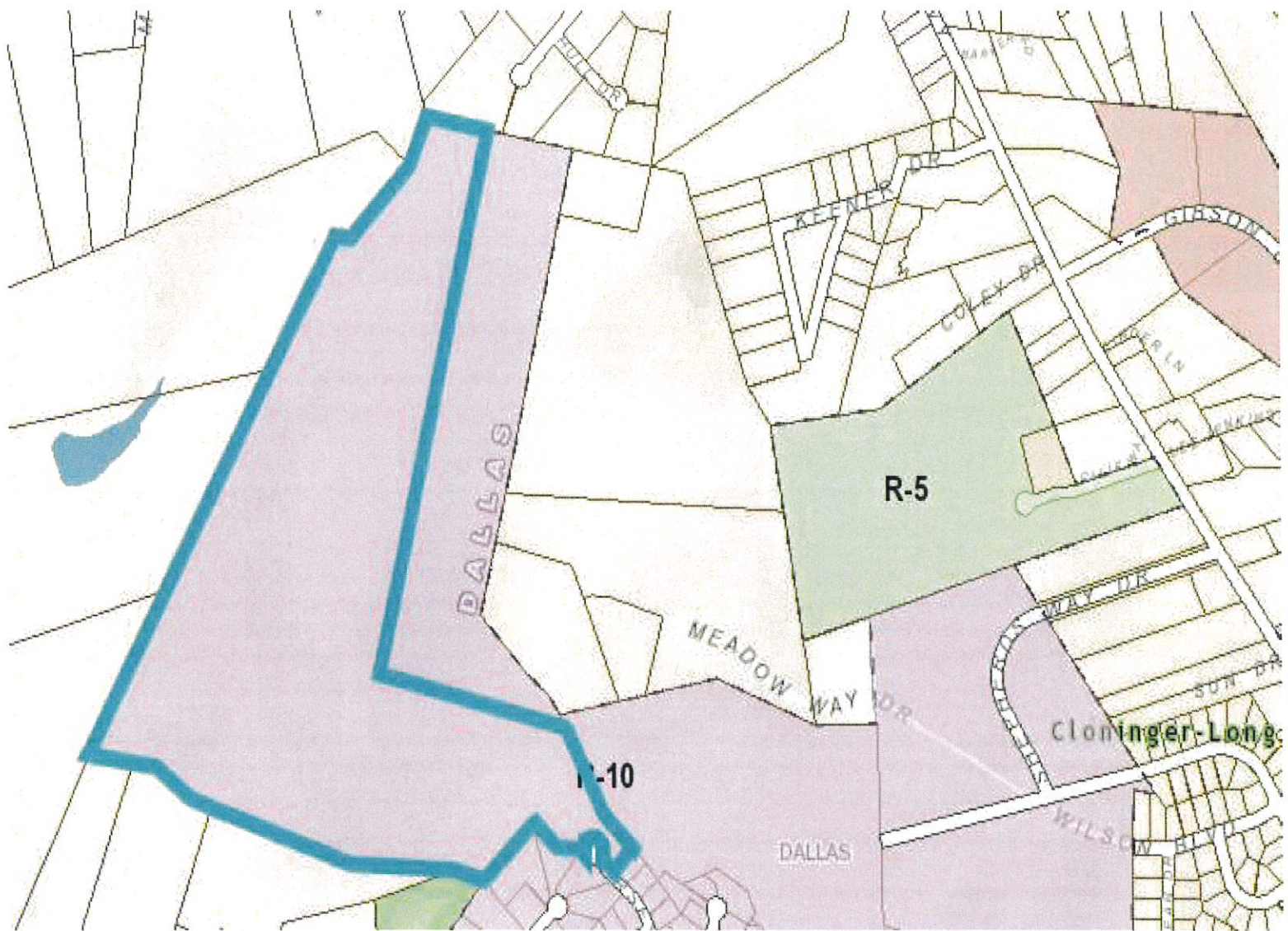
*The proposed rezoning of Parcel ID# 301017 from R-10 to R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential and is therefore deemed reasonable and in the public's best interest as this supports an increased demand for housing in light of 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.*



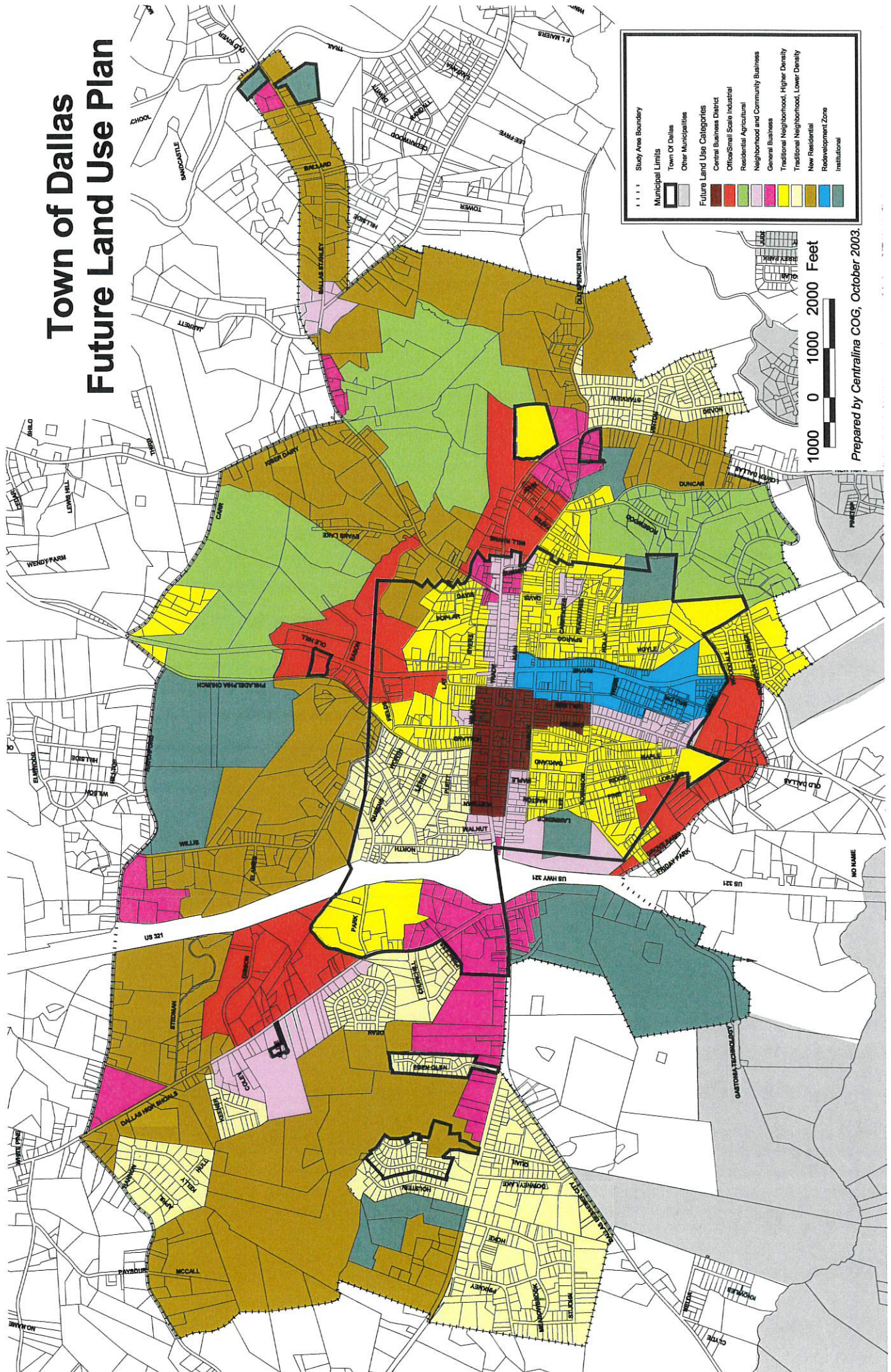
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Curtis Wilson, Planning Board Chairman





# Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October 2003.

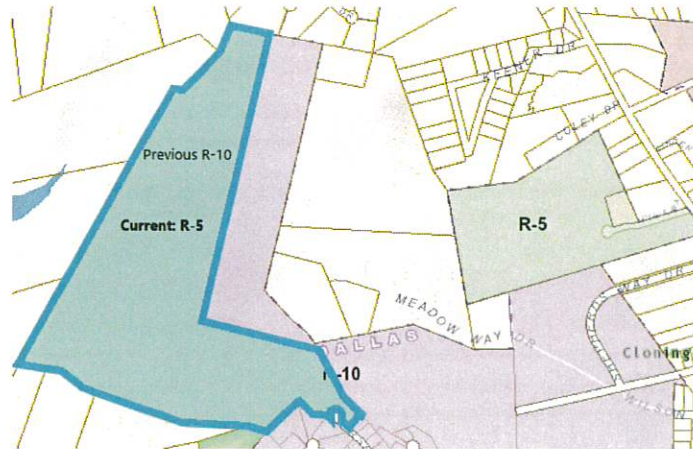
**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING PETITION IN THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 4/13/2021)**

**Whereas**, this amendment is in accordance with Application within Municipalities, pursuant to Article 8 of Chapter 160A, and

**Whereas**, the Town of Dallas Board of Aldermen, in consideration of rezoning petition by applicant/property owner Ralph E Summey Land Holdings LLC., for property located near Jersey Blvd, Dallas, NC, further identified as Gaston County Tax Parcel ID number 301017, finds that the petition meets the standards set forth for the R-5 Single-Family Residential zoning district, and

**Whereas**, the rezoning of Parcel ID# 301017 from R-10 to R-5 is consistent with the 2003 Future Land Use Plan's designation as new residential, and the allowable uses and lot sizes in this proposed zone would ensure the preservation of neighborhood character of this area while protecting from encroachment of incompatible business and industrial uses.; and

**Whereas**, the rezoning request is deemed reasonable and in the public's best interest in order to maximize the site for future single-family development, while protecting the overall character and appearance of the Town;



**Now, therefore be it ordained**, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the petitioner, Ralph E Summey Land Holdings LLC., approval of the above-referenced zoning petition effective April 13, 2021.

Should any provision of this petition be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

This Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted, this 13th day of April, 2021.

ATTEST:

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Wilson Annexation

AGENDA ITEM NO. 6D

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

A rezoning application was received October 2, 2020 from Elizabeth Wilson, Trustee of Ralph E. Summey Land Holdings LLC, for property further known as Gaston County Parcel #301017. The request is to rezone the property from R-10, Single Family Residential, to R-5, Single Family Residential.

The Planning Board unanimously recommended approval of the rezoning petition during their October 15, 2020 meeting with the attached consistency statement.

This public hearing has been advertised in the Gaston Gazette, on site, and via first class mail to adjacent property owners via first class mail, as required by statute.

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MANAGER RECOMMENDATION: Approve the proposed rezoning and apply R-5 zoning to the parcel, as presented.

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BOARD ACTION TAKEN:

TOWN OF DALLAS  
REZONING APPLICATION

Location of Property: Dallas Township  
Lot Size: 25.94 acres Current Zone/ Use: Residential Parcel ID# 170286

Name of Owner: William J. Summey & Carole R Summey  
Address of Owner: 1506 Dallas-Cherryville Hwy Dallas NC 28034  
Owner Phone #: 704-922-7318 Email: helen.r.summey@icloud.com

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R10 to R5 On the following described property:

Deed Book 1946 page 0708 - see attached

William J + Carole R Summey, FURTHER IDENTIFIED AS PARCEL ID # 170286.

I certify that all the information provided in this application is accurate to the best of my knowledge, information and belief.

Carole R Summey  
William J Summey  
Signature of applicant

Oct. 2, 20  
Date

Development Services Director

Date

Rezoning Application Fee can be found on the Town of Dallas' fee schedule.

Checks to be made payable to the Town of Dallas.

**ADJACENT PROPERTY OWNERS TO NOTIFY**  
(This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
301017	Ralph E Summney Land Holdings LLC	2608 Lakefront Drive Belmont NC 28012
169112	Timothy E Pressley	120 Kelly Drive Dallas NC 28034
169113	Nancy C Ratchford	125 Kelly Drive Dallas NC 28034
169114	Marilyn S Finger Irrevoc Trust	1150 Meadow Way Dr Dallas, NC 28034
169122	Marilyn S Finger Irrevoc Trust	1150 Meadow Way Dr Dallas, NC 28034
170287	Marilyn S Finger Irrevoc Trust	1150 Meadow Way Dr Dallas NC 28034
303651	Marilyn S Finger Irrevoc Trust	1150 Meadow Way Dr Dallas NC 28034
303650	Jodie Deppscale	1150 Meadow Way Dr Dallas NC 28034
212567	Gastonia Area Lutheran Foundation	916 S Marietta St Gastonia, NC 28054

OFFICE USE ONLY

Date of Planning Board Hearing: \_\_\_\_\_ Approved? \_\_\_\_\_

Date of Board of Aldermen Meeting: \_\_\_\_\_ Approved? \_\_\_\_\_

BOOK 1946 PAGE 708

TIME 2:51  
BOOK 1946  
PAGE 708  
11-8-88

DEED 12-00  
TOTAL 12-00  
CHECK 12-00  
CHANGE 0-00  
03 14:31 0001 0097

11/08/88

Section 174c

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
Verified by County on the day of 19

Made after recording to Mr. and Mrs. William J. Summey (L.S. 5486)  
1506 CHERRYVILLE HIGHWAY, DALLAS, N.C. 28034

This instrument was prepared by LAWYER ROBINSON, JR. (DEED DEED ONLY - NO CLOSING)  
WILHELMED, ROBINSON, BLUE & WILSON

Brief description for the index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 11th day of September 1988, by and between

GRANTOR

GRANTEES

WILLIAM J. SUMMEY and wife,  
CAROLE ROGERS SUMMEY

WILLIAM J. SUMMEY and wife,  
CAROLE ROGERS SUMMEY

As Tenants by the Entireties

States in appropriate book for each parcel, name, address, etc. if appropriate, character of ability, etc. vegetation or pastureably.

The designation Grantor and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees hereinafter named all that certain lot or parcel of land situated in the City of Dallas, County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT HEREIN.

RECORDING FEE 12.00  
REVENUE - 0 -

N. C. Bar Assoc. Form No. 3-1976, Revised to 1977 - 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

50



BOOK 1946 PAGE 710

Exhibit "A" - continued

TRACT THREE: BEGINNING at a stake situated within the right of way of NC Highway 279 (formerly NC Highway 277), said point of Beginning being Ralph E. Summey, Jr.'s southwesternmost corner as described in Deed Book 566 at Page 67, Gaston County Registry; thence leaving said road and running with the common line of the property of Ralph E. Summey, Jr. and with other property owned by Pearl Jenkins Summey, North 16 degrees 10 minutes East 1650.0 feet to a stake; thence North 73 degrees 30 minutes West 1060.0 feet to a stake on the old line; thence with the old line the following two courses and distances: (1) South 17 degrees 00 minutes East 510.0 feet to a stone, and (2) South 12-2/3 degrees West 1204.5 feet to a point, previously an old stone, situated in or near the right of way of NC Highway 279 (formerly NC Highway 277); thence South 72-3/4 degrees East 733.0 feet to the beginning, containing 30 acres, more or less.

Reference is made to that deed recorded in Deed Book 1462 at Page 760. Further reference is also made to those certain deeds recorded in the Gaston County Registry in the following deed books and pages:

TRACT FOUR: BEGINNING at a large poplar, A. A. Rhynes corner, runs thence South 54 degrees West 16-1/2 poles to the center of Little Long Creek, Rhynes and Summey's corner; thence North 46 degrees West 23-1/2 poles to a point in center of creek; thence North 54 degrees West 18 poles to a point in the center of creek; thence North 57 degrees West 27 poles to a point in the center of creek; thence North 81-3/4 degrees West 14 poles to a point in the center of creek; thence North 64-3/4 degrees West 15 poles to a point in the center of the creek; thence South 85-1/4 degrees West 14-1/2 poles to a point in the center of creek; thence South 47-1/2 degrees West 36 poles to a stake in said creek; thence leaving the creek North 86-1/2 degrees West passing Ralph Summey's corner 32 poles to an iron stake; thence North 70 degrees West 45 poles to an iron stake; thence North 49 degrees West 14-1/2 poles to a stone in a hedge; thence North 77 degrees West 20-3/4 poles to an iron stake, Thornburg's corner known as the Holland corner; thence with Thornburg's line North 29-3/4 degrees East 153 poles to a stone; thence North 56-1/2 degrees East 27-1/2 poles to an iron stake; thence North 19 degrees East 12-1/2 poles to an iron stake; thence South 79-1/4 degrees East 49 poles to a white oak tree, Thornburg's line; thence South 14 degrees West 121-3/5 poles to an iron stake; thence South 43-1/2 degrees East 19-1/3 poles to an iron stake; thence South 49 degrees East 10 poles to a stake; thence South 35-1/2 degrees East 6 poles to a stake; thence North 73-3/4 degrees East 48-3/4 poles to a stake; thence South 63-1/4 degrees East 32-1/4 poles to a small poplar; thence East 18-1/4 poles to an iron stake; thence South 5 degrees East 48-1/2 poles to a poplar, the Beginning corner, containing 126.93 acres, more or less.

BEING the identical property conveyed to Ralph E. Summey, Jr. and William J. Summey by that deed recorded in Deed Book 1050 at Page 748, Gaston County Registry.

SAVE AND EXCEPT that tract containing 123.318 acres conveyed to Ralph Eugene Summey and wife, Rachel Hamrick Summey by William J. Summey and wife, Carola Rogers Summey in that certain Deed dated July 22, 1938.

The purpose of this Deed is to create a tenancy by the entirety.

## **Consistency Statement**

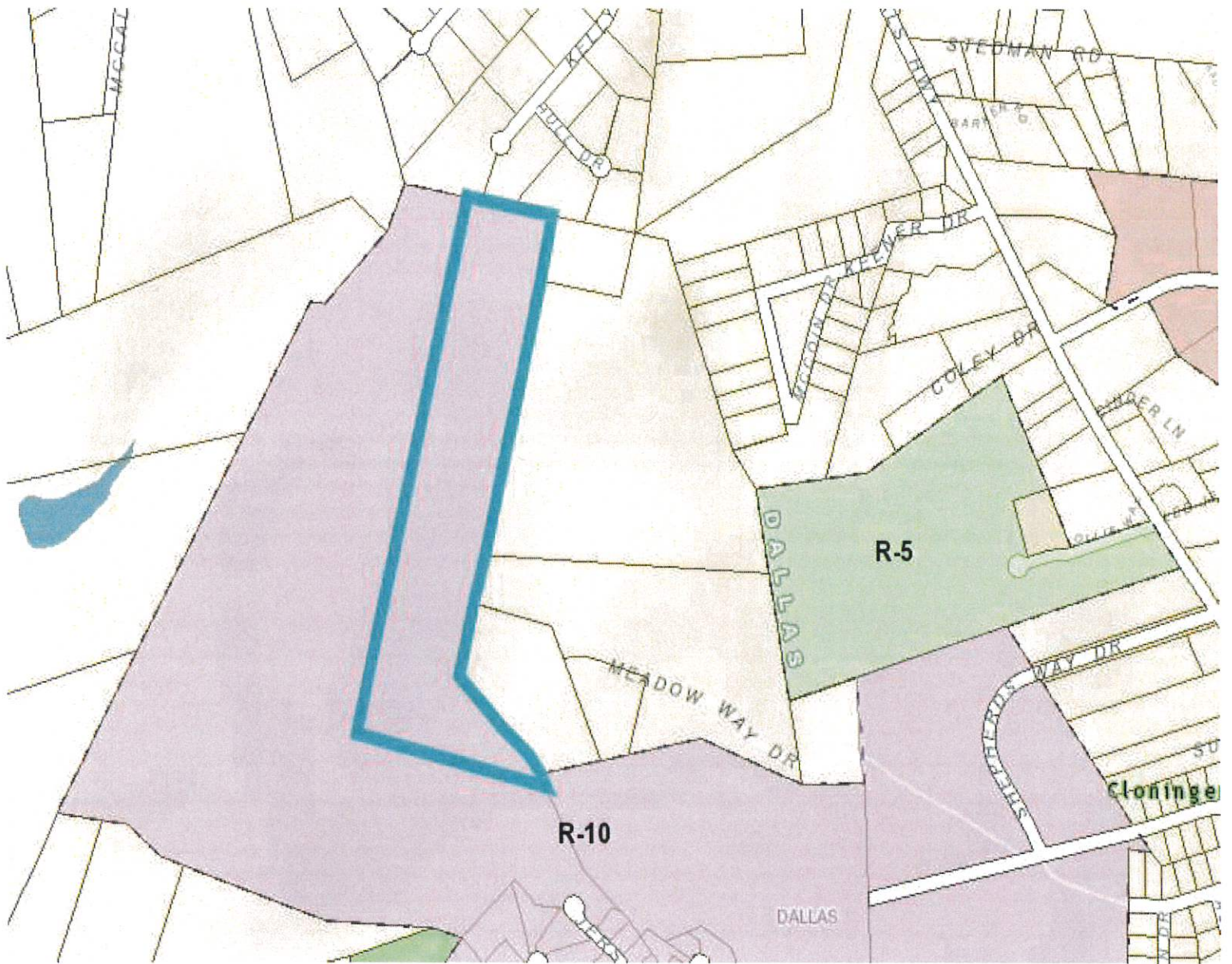
*The proposed rezoning of Parcel ID# 170286 from R-10 to R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential and is therefore deemed reasonable and in the public's best interest as this supports an increased demand for housing in light of 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.*

*Curtis Wilson*

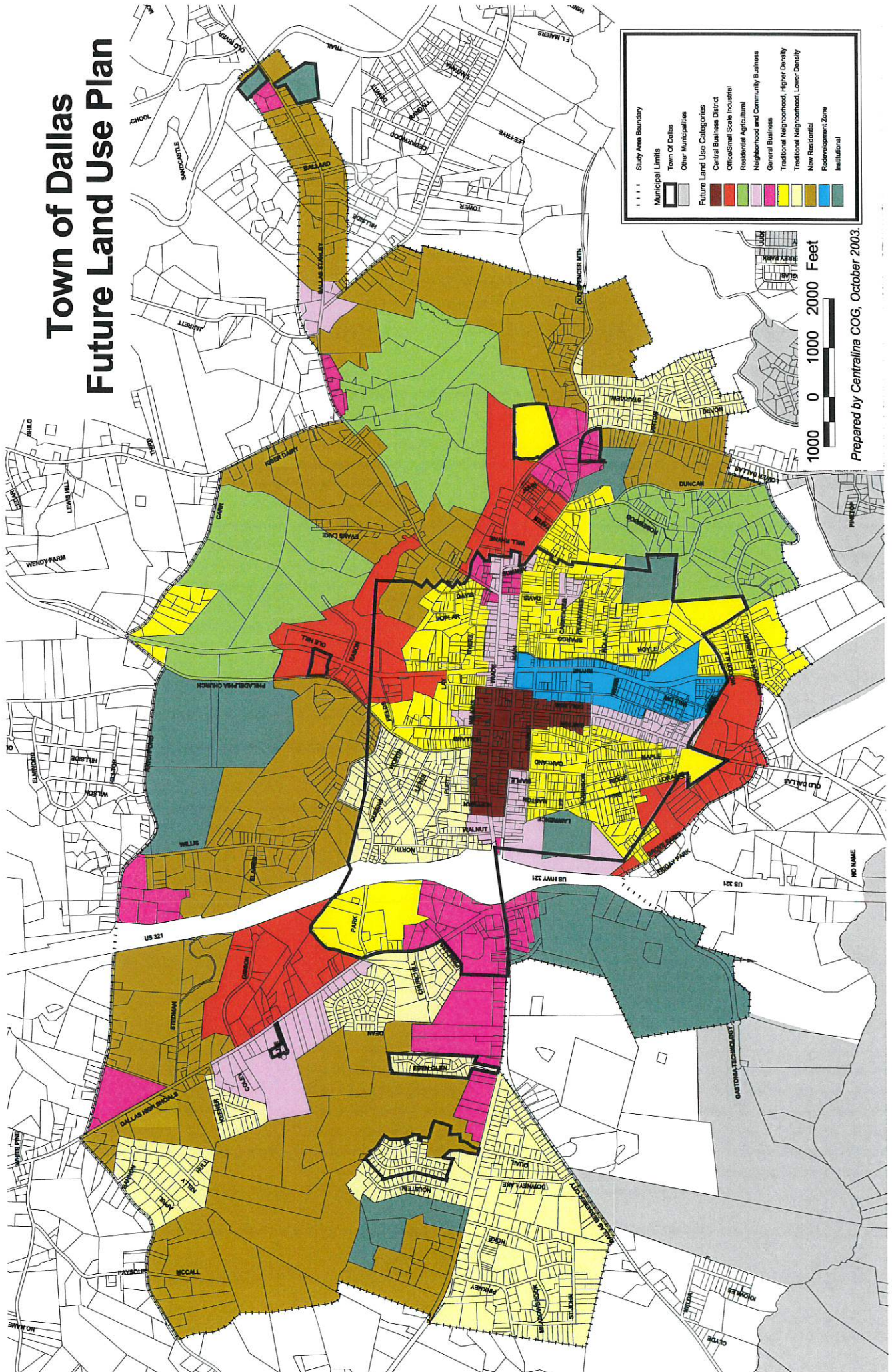
*11/19/20*

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Curtis Wilson, Planning Board Chairman



# Town of Dallas Future Land Use Plan



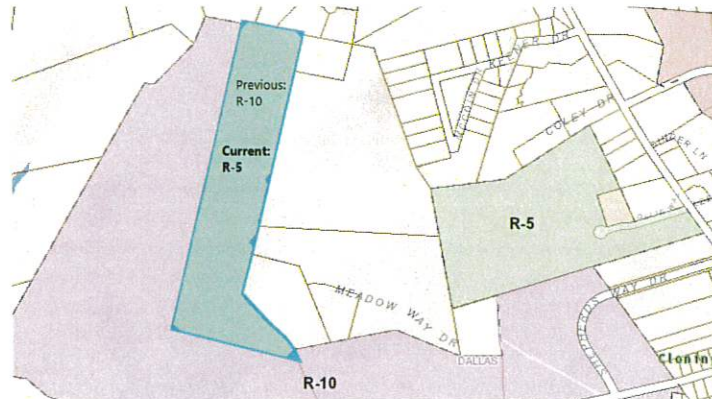
**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING PETITION IN THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 4/13/2021)**

**Whereas**, this amendment is in accordance with Application within Municipalities, pursuant to Article 8 of Chapter 160A, and

**Whereas**, the Town of Dallas Board of Aldermen, in consideration of rezoning petition by applicant/property owner William and Carole Summey, for property located near Meadow Way Dr., Dallas, NC, further identified as Gaston County Tax Parcel ID number 170286, finds that the petition meets the standards set forth for the R-5 Single-Family Residential zoning district, and

**Whereas**, the rezoning of Parcel ID# 170286 from R-10 to R-5 is consistent with the 2003 Future Land Use Plan's designation as new residential, and the allowable uses and lot sizes in this proposed zone would ensure the preservation of neighborhood character of this area while protecting from encroachment of incompatible business and industrial uses.; and

**Whereas**, the rezoning request is deemed reasonable and in the public's best interest in order to maximize the site for future single-family development, while protecting the overall character and appearance of the Town;



**Now, therefore be it ordained**, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the petitioner William and Carole Summey, approval of the above-referenced zoning petition effective April 13, 2021.

Should any provision of this petition be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

This Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted, this 13th day of April, 2021.

ATTEST:

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Rick Coleman, Mayor  
Clerk

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Shannon Whittle, Town

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Law Enforcement Compensation

AGENDA ITEM NO. 8A

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

At the March 9, 2021 Board of Aldermen regular meeting, the Board discussed changes to law enforcement salary minimums in surrounding jurisdictions. From this discussion, it was requested that salaries at the Dallas Police Department be reviewed based on a minimum salary of \$43,000 per year and this information brought back to the March 23<sup>rd</sup> Work Session.

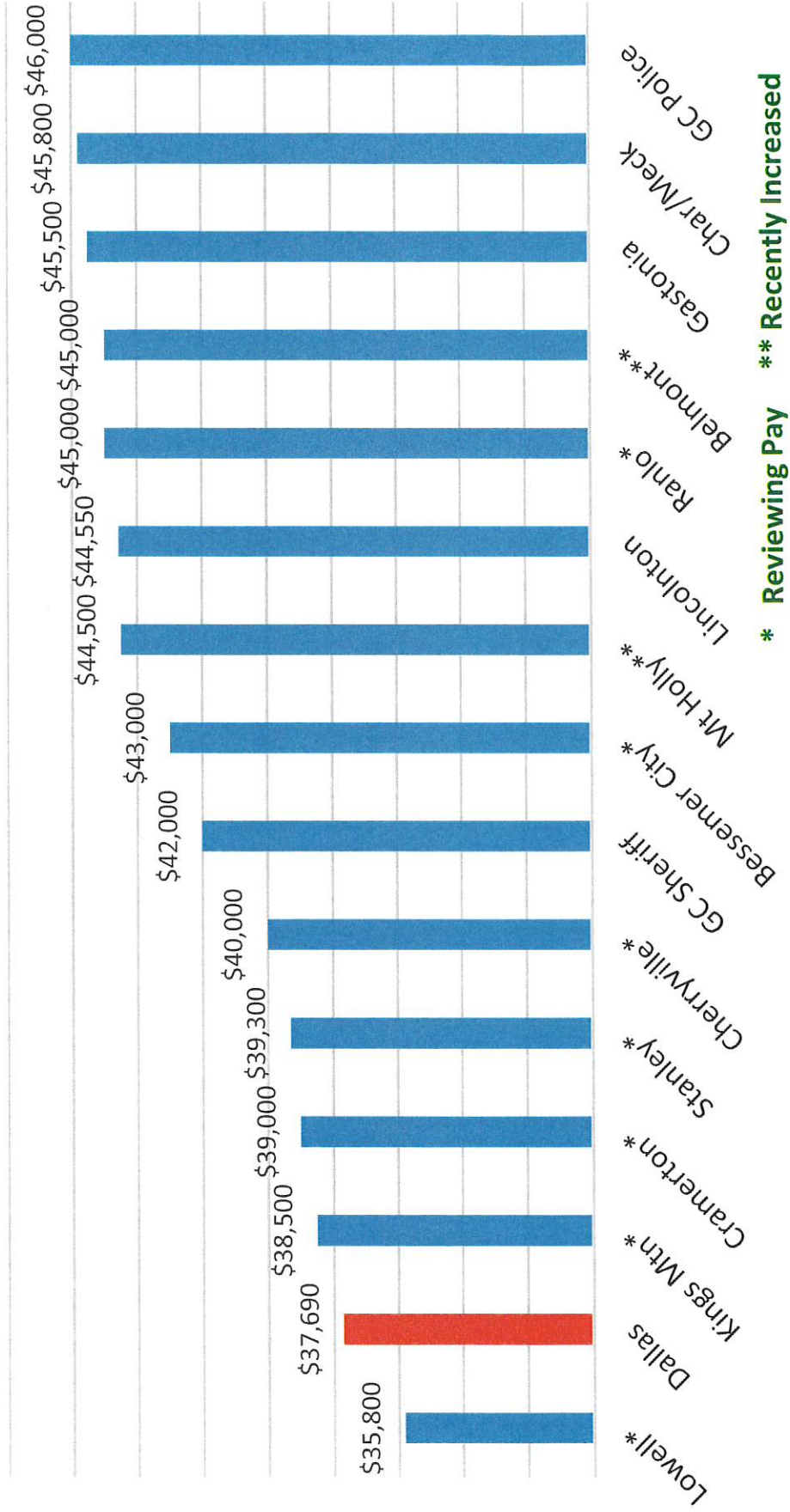
Attached is a graph indicating current versus projected salaries beginning with a \$43,000 minimum salary for new officers with no experience. This change would result in a budgetary increase of approximately \$59,000 annually in salaries, with a total impact of approximately \$90,000 annually including overtime and fringe benefits.

This item was discussed at the March 23<sup>rd</sup> Work Session and the Board asked that the proposal be brought to the April meeting for approval.

**MANAGER RECOMMENDATION:** Approve the proposed Law Enforcement Compensation changes to be retroactive to April 1, 2021 and to set the current minimum Law Enforcement Officer salary at \$43,000 for new officers with no experience.

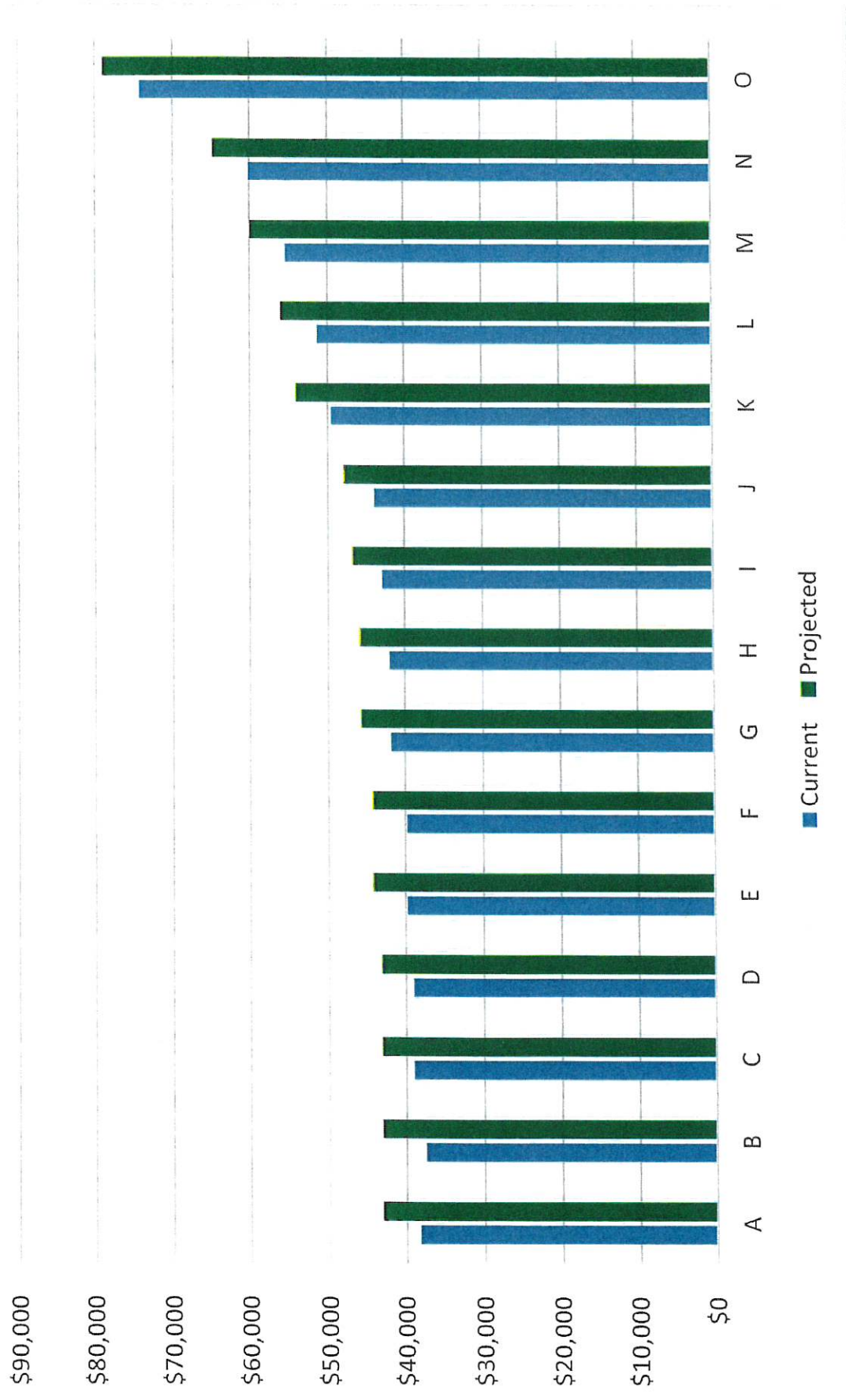
**BOARD ACTION TAKEN:**

# Local Law Enforcement Salaries-No Experience





## PD Current vs Projected Salaries



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Sewer Interconnect Project Budget Amendment

AGENDA ITEM NO. 8B

MEETING DATE: 04/13/2021

### BACKGROUND INFORMATION:

Bids have been awarded, materials ordered, and plans made to complete part of the Sewer Interconnect Project with Gastonia within the current fiscal year. Although the project will not be completed until the 2021/22 Fiscal Year budget, there have been and will be expenses incurred in the current budget year.

When the FY 2020/21 budget was developed, the status of the project was not decided and therefore, was not included in the current budget. In order to account for project funds expended during this fiscal year, the attached budget amendment should be adopted.

The remaining project costs and the Township Grant reimbursement funds from Gaston County will be budgeted in the upcoming FY2021/22 budget.

---

MANAGER RECOMMENDATION: Approved the budget amendment to account for expenses incurred on the Sewer Interconnect project during this fiscal year.

---

BOARD ACTION TAKEN:

**Town of Dallas**  
**Budget Amendment**

Date: April 13, 2021

Action: Water/Sewer Fund Amendment

Purpose: To Appropriate Funds for Sewer Interconnect Project Portion to be Completed in FY2020/21

Number: WS-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	3999	0000	Fund Balance Appropriated	\$67,895	\$344,363	\$276,468
20	8300	7500	Capital Outlay: Construction	\$44,000	\$320,468	\$276,468

\_\_\_\_\_  
Approval Signature  
(Town Manager)