

**Town of Dallas**  
**Agenda**  
**March 9, 2021**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

**Allen Huggins**

**Frank Milton**

**Darlene Morrow**

**Jerry Cearley, Mayor Pro-Tem**

**E. Hoyle Withers**

<b>ITEM</b>	<b>SUBJECT</b>	<b>Page</b>
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<b>2.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>3.</b>	<b>Approval of Minutes</b>	
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## MINUTES FOR BOARD OF ALDERMEN MEETING

FEBRUARY 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 6:00pm.

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

Mayor Coleman requested to add a Closed Session to the agenda, as well as to address Item 8A under New Business as soon as possible to accommodate the speaker's lengthy commute home. Alderman Withers requested to have another discussion concerning the parking lot at Ingles, to be addressed as Item 8E under New Business. Alderman Withers motioned to accept the agenda with the agenda, seconded by Alderman Huggins, and carried unanimously.

As requested, Item 8A under New Business was addressed at this time and was regarding the presentation of the audit report. Auditors from Lowdermilk Church & Co., LLP were in attendance to present the Fiscal Year 2019-2020 Independent Auditors' Report. Following the presentation of the findings, Jonathan Newton, Finance Director, confirmed that he was also in agreement with their findings. Alderman Huggins motioned to accept the audit as presented, seconded by Alderwoman Morrow, and carried unanimously.

### **Recognition of Citizens:**

At 6:17 pm, the Mayor opened up the floor for the Recognition of Citizens. Starletta Hairston had originally requested to speak but was, ultimately, unable to attend. Daniel Miller gave an update on the current 7/11 project. He thanked the Town for its responsiveness and helpfulness and let everyone know that the store is scheduled to open on March 4, 2021. Curtis Wilson then welcomed Alderman Milton and proceeded to say a prayer over the meeting.

### **Consent Agenda:**

Item 5A: Proclamation of February as Black History Month. Black History Month is an annual celebration of achievements by Black Americans and a time for recognizing the central role of African Americans in US history. The event grew out of "Negro History Week", the brainchild of noted historian Carter G. Woodson and other prominent African Americans. President Gerald R. Ford officially recognized Black History Month in 1976, calling upon the public to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history." Since 1976, every US president has officially designated

the month of February as Black History Month. Other counties around the world, including Canada and the United Kingdom, also devote a month to celebrating Black history. A proclamation is attached recognizing February as Black History Month (Exhibit 5A).

Item 5B: Approval of Contract for Construction of Sewer Interconnect. Both Dallas and Gastonia held bid openings on the proposed Sewer Interconnect project in July 2020. Based on the bids received, options for revising the Emergency Sewer Interconnect project with Gastonia were explored by both staffs. An amendment to the agreement for the project was approved by both municipalities in October 2020. Fuller & Co. Construction, LLC (Fuller) was the lowest responsible, responsive bidder for the Dallas portion of the project with a bid of \$288,066.91. After the amendment to the agreement with Gastonia, the Dallas portion of the project was unchanged, and Mr. Bobby Fuller agreed to honor the bid previously submitted and accepted at the July bid opening. Attached is the contract with Fuller for formal approval (Exhibit 5B). Work on the project is scheduled to begin as stated in the contract, with a time for construction of 165 calendar days. As part of the agreement with Gastonia, Dallas will reimburse Gastonia \$162,000 toward the cost of the metering interconnect and guarantee to send 150,000 gallons of wastewater per day to Gastonia to be treated at the current municipal rate. The connections will also be available during the emergency situations for Dallas to route more than the guaranteed daily volume of wastewater to Gastonia for treatment. In support of this project, Gaston County has awarded Dallas a Township Grant in the amount of \$300,000 to be paid as a reimbursement upon completion of the project. Upon approval of this contract, a supporting budget amendment will be brought to the Board at the March 9<sup>th</sup> meeting.

Alderman Cearley motioned to approve the proclamation recognizing February as Black History Month as well as the contract with Fuller & Co. Construction, LLC as presented. Alderman Milton seconded this and the motion carried unanimously.

#### **Public Hearings:**

Item 6A: Manufactured Mobile Home Ordinance Update. At 6:25 pm, Alderman Cearley motioned to enter into a Public Hearing, seconded by Alderman Huggins, and carried unanimously. During the October 15, 2020 Planning Board Meeting, the Development Services Director asked input from the Planning Board in regard to their interpretation of § 153.018 Manufactured Mobile Homes of the Town Ordinances. Staff interpreted B (3) of the ordinance as true masonry material, not to include cladding or vinyl product. The Planning Board is in favor of this interpretation, and suggested clarifying the ordinance requirement. During the November 19, 2020 meeting, the Planning Board unanimously recommended the attached ordinance amendment (Exhibit 6A). This item was discussed at the January 26<sup>th</sup> Board of Aldermen Work Session and requested to be placed on the February 9 Meeting Agenda for consideration to adopt. A public hearing has been advertised in the Gaston Gazette, per North Carolina General Statute. Attached is the proposed ordinance update (Exhibit 6A) and consistency statement for consideration. There were no comments from the public and, at 6:30 pm, Alderman Milton motioned to exit the Public Hearing, seconded by Alderman Cearley, and carried unanimously. At that time, Alderman Cearley motioned to approve the clarification and modification to

§153.018 Manufactured/Mobile Homes Ordinance, as presented. This motioned was seconded by Alderwoman Morrow and was carried unanimously.

Item 6B: No Parking Schedule. At 6:31 pm, Alderman Withers motioned to enter into a Public Hearing, seconded by Alderwoman Morrow, and carried unanimously. In December 2020, a citizen called the Development Services Director to inquire about the Parking Schedule of the Town Ordinance. The citizen requested the Board of Aldermen consider adding E. Robinson St, to the list of Parking Prohibited streets in the Town. Staff visited the site and determined the road to be approximately 16 feet wide. After further investigation, it was discovered that several other streets were the same width. Following discussion at the January 26<sup>th</sup> Board of Aldermen Work Session, the current recommendation is to add the following streets to the Parking Prohibited Schedule found in Chapter 76 of the Town Ordinance as Parking Prohibited on BOTH sides of the street at all times:

- E. Church St. from S. Spargo St. to S. Davis St.
- E. Carpenter St. from S. Spargo St. to S. Davis St.
- E. Peachtree St. from S. Spargo St. to S. Davis St.
- E. Robinson St. from S. Spargo St. to S. Davis St.
- E. Holly St. from S. Spargo St. to S. Davis St.

Attached is a visual map of these locations and the proposed ordinance update (Exhibit 6B). A public hearing was advertised in the Gaston Gazette, however there was no public content at this meeting. At 6:38 pm, Alderman Cearley motioned to exit the Public Hearing, seconded by Alderman Milton, and carried unanimously. At that time, Alderman Cearley motioned to approve adding the above street sections to the Parking Prohibited Schedule in Chapter 76 of the Town Ordinance, as presented. This motion was seconded by Alderwoman Morrow and carried unanimously.

#### **Old Business:**

Item 7a: Conditional Zoning Ordinance. During the December 8, 2020 Board of Aldermen Meeting, the Conditional Zoning request submitted by Shaun Gasparini with TrueHomes was approved after a public hearing was held. The applicant has signed off on the conditions associated with the rezoning plan. For recordation purposes, an ordinance has been drafted, followed by conditions, rezoning plan, and consistency statement. Please see Exhibit 7A. Alderman Cearley motioned to approve the Zoning Map Amendment and Conditional Zoning Ordinance, as presented, seconded by Alderman Withers, and carried unanimously.

#### **New Business:**

Item 8A: Audit Presentation. This item was addressed earlier in the meeting, as requested by the Board.

Item 8B: Budget Amendment for Dallas Cherryville Hwy. Project Retainer. The Town has received a retainage bill from the contractor used to move the water line on Dallas Cherryville

Hwy. due to the widening project by NCDOT. The bill, in the amount of \$10,245, was not submitted during the previous fiscal year by the contractor. These charges, while falling under the umbrella of retainage, covers some upgrades made tot the line on the recommendation of the Town Engineer and Public Works Director that bring benefit to Dallas' infrastructure. Attached is a budget amendment to appropriate funds for this ese, as no funds were budgeted in the current fiscal year for the project (Exhibit 8B). NCDOT has reimbursed the Town for the agreed upon amount for the project completed in last fiscal year. Alderman Withers motioned to approve the budget amendment as presented to appropriate funds to cover the retainage bill received for the betterment costs incurred while moving the water line on Dallas Cherryville Hwy. This motion was seconded by Alderwoman Morrow and carried unanimously.

Item 8C: TrueHomes Annexation Petition. As part of the Conditional Zoning project off of Dallas Stanley Highway, the petitioner, Shaun Gasparini – TrueHomes, on behalf of the property owner, submitted an annexation petition for two pieces of unannexed contiguous property. The pieces are located on Gaston County Parcel IDs #21368 and 301158, being .17 acres and .16 acres, respectively. During the December 8, 2020 Board of Aldermen Meeting, staff was directed to investigate the sufficiency of the request. The request has been deemed sufficient and the next step is for the Board of Aldermen to set a public hearing date. Please see Exhibit 8C. Alderman Huggins motioned to set a public hearing for March 9, 2021 for the annexation request as presented. Alderman Cearley seconded and the motion carried unanimously.

Item 8D: Baseball Program. It is the time of year when, historically, preparations are being made for the Town's baseball program and registration to participate in the program is opened. Based on the current pandemic situation, the possibility of sponsoring a baseball program should be decided in order to allow the Recreation Department time to plan and prepare for a potential season. After several meetings with surrounding recreation departments, it has been determined that Gastonia will postpone registrations for Spring "Contact" Sports until February 15<sup>th</sup>. They were originally going to begin registrations on February 1<sup>st</sup>. All other municipal recreation departments are still evaluating and have not made any decisions yet. The most current information will be brought to the discussion at meeting time, including COVID-19 data and updates from surrounding municipal recreation departments. Mayor Coleman and Mr. Hunn, Town Attorney, both agreed there should be some sort of waiver against COVID liability. Alderman Huggins would like the Town to remain cautious throughout this process and reconsider the situation if the numbers begin to climb. Alderman Cearley motioned to move forward with the baseball program, seconded by Alderman Milton, and carried unanimously.

Item 8E: Stop Sign at Ingles. Alderman Withers has witnessed another close call in the Ingles parking lot this morning. Mr. Hunn has been in contact with the Ingles regional manager, but has not yet been able to establish a meeting. He will reach out again to expedite the process.

#### **Manager's Report:**

At this time, Ms. Stroupe informed the Board that Anthony Michaels has been named Vice President of the Nick Ames Safety and Training Team, which is a statewide position and an enormous accomplishment. She also advised the Board that, on February 23<sup>rd</sup>, there will be an

annual stormwater training available virtually and any Board members who wish to attend are encouraged to do so. She concluded her report by letting the Board know that a grant consultant has been assigned to the Town for an historical resurvey, which will help put the Town on the National Register.

**Closed Session:**

At 7:18 pm, Alderman Withers motioned to enter into a Closed Session, as provided for by §143-318.11. This motion was seconded by Alderwoman Morrow and carried unanimously. At 8:14 pm, after the discussion had concluded, Alderman Huggins motioned to leave the Closed Session, seconded by Alderwoman Morrow, and carried unanimously. At this time, the mayor stated that no action had been taken and only information had been provided to the Board.

Alderman Milton made a motion to adjourn, seconded by Alderman Huggins, and carried unanimously. (8:15 pm)

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk

## MINUTES FOR BOARD OF ALDERMEN WORK SESSION

FEBRUARY 23, 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; 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.

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

At this time, Alderman Milton prayed over the meeting in remembrance of Christie Huffstetler.

Following the prayer, Mayor Coleman asked if there were any additions or deletions to the agenda. Alderman Milton indicated that he had something he wished to discuss, to be addressed as Item #3D. Alderman Withers motioned to approve the agenda with this addition, seconded by Alderwoman Morrow, and carried unanimously.

Item 3A: Presentation from Donny Hicks, EDC. Donny Hicks, Executive Director of the Gaston County Economic Development Commission, will be presenting information concerning possible economic development projects along the Highway 321 corridor. This presentation was for information that could impact Dallas. The Board would like to receive more information on this and discuss it further at a later date.

Item 3B: K-9 Program Presentation. Police Officer JonMark Smith has been researching funding and set up a K-9 program for the Police Department. He will be presenting the information he has gathered in order to determine interest in pursuing a K-9 program in Dallas. The Board has agreed to continue to pursue this goal.

Item 3C: No Parking Schedule. 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 further discussions, staff recommends a phased approach, starting with street 18 feet or less in width, with the following provisions:

- No Street Signs
- Generate and post list of affected streets on website

- No Parking includes Town right-of-way
- Complaint driven enforcement
- Holiday Exemption – Town recognized holidays

Two other parking related topics were discussed during the meeting: fire hydrants and trash cans. Staff is recommending the addition of the following provisions:

- *No person shall park a vehicle within 15 ft. in either direction of a fire hydrant.*
- *Trash cans must be located a minimum of 5 ft. from parked vehicle. If not, trash will not be collected.*

The Board will consider the presented information (Exhibit #3C) and bring this topic back for discussion with some amendments, to be voted on on March 9<sup>th</sup>.

Item 3D: Comments from Alderman Milton. Alderman Milton has expressed interest in setting up a COVID-19 vaccination clinic within the Town, particularly to help those with accessibility or transportation issues. This could possibly take the form of a mobile or drive-thru unit and would help encourage more people to get the vaccine. Additionally, Alderman Milton distributed a statement to the Board regarding the recent Captain promotion within the police department and requested that it be recorded in the Minutes. Please see Exhibit #3D.

Maria Stroupe, Town Manager, reminded everyone about the Strategic Planning meeting to be held on March 1<sup>st</sup> at the Civic Building. She concluded by asked everyone to keep Christie's family in their hearts and prayers.

Alderman Withers motioned to adjourn, seconded by Alderman Cearley, and carried unanimously. (6:37 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: Uncollectable Accounts in the Amount of \$31,539.65 to be Submitted to NC Debt Setoff

AGENDA ITEM NO. 5A

MEETING DATE: 3/9/2021

### BACKGROUND INFORMATION:

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 that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

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

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MANAGER RECOMMENDATION: To authorize uncollectable accounts totaling \$31,539.65 be submitted to the NC Debt Setoff Program.

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: No Parking Schedule

AGENDA ITEM NO. 6A

MEETING DATE: 03/9/2021

### BACKGROUND INFORMATION:

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 a trash cart

Attached is the proposed text amendment, along with a listing of Town streets that would fall under this amendment.

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MANAGER RECOMMENDATION: To approve the text amendment to §72.17 Stopping, Standing or Parking Prohibited in Specified Places, as presented.

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BOARD ACTION TAKEN:

**§ 72.17 STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES.**

No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer or traffic control device in any of the following places:

- (A) On the sidewalk;
- (B) On a crosswalk;
- (C) Within 30 feet of any flashing beacon, stop sign or traffic control signal located at the side of a street or roadway;
- (D) Alongside or opposite any street excavation or obstruction, when the stopping, standing or parking would obstruct traffic;
- (E) Upon any bridge or other elevated structure or within any underpass structure;
- (F) Within 15 feet in either direction of the entrance to a hotel, theater, hospital sanitarium or any public building; or
- (G) On the roadway side of any vehicle stopped, standing or parking at the edge or curb of a street.
- (H) On streets 18 feet or less in width. For this purpose, street includes entire right-of-way.
- (I) Within intersection sight triangle.
- (J) In front of a fire hydrant.
- (K) Within five feet of a trash cart.

(Prior Code, § H-IV-17)

TOWN OF DALLAS POWELL BILL STREETS

Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
Alder Ridge Lane	555	0.11	24	Asphalt	yes	added 2012
Alder Ridge Way	178	0.03	32	Asphalt	yes	added 2012
Aldershot Ct	196	0.04	24	Asphalt	yes	added 2014
Alexander Street	262	0.05	18	Asphalt	no	
Ayrshire Lane	885.43	0.17	24	Asphalt	yes	new/07
Balthis Street	396	0.08	19	Asphalt	no	
Ben Rich Street	769	0.15	19	Asphalt	no	
Boardwalk Court	272	0.05	24	Asphalt	yes	new/04
Border Street	963	0.18	18	Asphalt	no	
Bradford Court	611	0.12	24	Asphalt	yes	
Braham Court	193	0.04	24	Asphalt	yes	new/07
Britt Lane	345	0.07	24	Asphalt	yes	
Broad Leaf Court	993	0.19	24	Asphalt	yes	added 2012
Broad Leaf Court	692	0.13	24	Asphalt	yes	added 2015
Brookgreen Drive	1517	0.29	20	Asphalt	no	
Carlton Street	434	0.08	18	Asphalt	no	
Carol Summey Drive	1180.98	0.22	24	Asphalt	yes	new/07
East Caroline Street	422	0.08	18	Asphalt	no	
West Caroline Street	468	0.09	16	Asphalt	no	
East Carpenter Street	1424	0.27	19	Asphalt	no	
West Carpenter Street	1483	0.28	21	Asphalt	no	
Cedar Street	1001	0.19	19	Asphalt	no	
Chadwick Circle	175	0.03	20	Asphalt	no	
Chestnut Street	338	0.06	17	Asphalt	no	
East Church Street	3071	0.58	19	Asphalt	mix	
West Church Street	2210	0.42	28	Asphalt	mix	
Cloninger Street	696	0.13	18	Asphalt	no	
College Street	1341	0.25	36	Asphalt	mix	
South College Street	3680	0.70	25	Asphalt	mix	
North Davis Street	1820	0.34	17	Asphalt	no	
South Davis Street	1877	0.36	18	Asphalt	no	
Dogwood Drive	394	0.07	16	Asphalt	no	
Eastway Drive	2474	0.47	32	Asphalt	yes	added 2014
Eden Glen Drive	2161	0.41	24	Asphalt	no	

	Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
	Fields Street	1527	0.29	24	Asphalt	no	
	Gaston Street	385	0.07	32	Asphalt	yes	
East	Gibb Street	944	0.18	17	Asphalt	no	
West	Gibb Street	623	0.12	17	Asphalt	no	
	Groves Street	639	0.12	16	Asphalt	no	
	Guernsey Court	506	0.10	24	Asphalt	yes	new/07
	Heather Ridge Rd	462	0.09	24	Asphalt	yes	added 2014
	Hill Street	1155	0.22	17	Asphalt	no	
	Hoffman Street	1163	0.22	20	Asphalt	no	
North	Holland Street	2399	0.45	17	Asphalt	mix	
South	Holland Street	2587	0.49	18	Asphalt	mix	
	Holly Street	1182	0.22	18	Asphalt	no	
	Holsten Drive (SR-1734)	1654	0.31	18	Asphalt	no	
	Hoyle Street	1360	0.26	16	Asphalt	no	
	Ingle Street	421	0.08	17	Asphalt	no	
	Jenkins Street	976	0.18	17	Asphalt	no	
East	Jersey Blvd. (SR-1739)	265.7	0.05	18	Asphalt	no	
	Johnson Street	370	0.07	16	Asphalt	no	
	Katherine Court	751	0.14	24	Asphalt	yes	
	Lawrance Street	287	0.05	16	Asphalt	no	
	Lay Street	407	0.08	16	Asphalt	no	
	Lee Street	610	0.12	16	Asphalt	no	
	Legion Street	266	0.05	17	Asphalt	no	
	Lewis Street	2045	0.39	19	Asphalt	no	
	Long Creek Church Drive	675	0.13	19	Asphalt	no	
	Lorraine Street	879	0.17	16	Asphalt	no	
East	Main Street	2909	0.55	27	Asphalt	mix	
West	Main Street	2887	0.55	27	Asphalt	mix	
	Maple Street	4179	0.79	18	Asphalt	mix	
	McSwain Road	1429	0.27	19	Asphalt	no	
	Meadow Creek Dr	184	0.03	24	Asphalt	yes	added 2014
	North Street	1976	0.37	17	Asphalt	no	
North	Oakland Street	412	0.08	33	Asphalt	yes	
South	Oakland Street	1581	0.30	33	Asphalt	mix	
	Park Place Drive	1006	0.19	24	Asphalt	yes	
	Pasour Street	332	0.06	16	Asphalt	no	

Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
Peachtree Street	1142	0.22	18	Asphalt	no	
Pine Street	2603	0.49	17	Asphalt	no	
Poplar Street	842	0.16	16	Asphalt	no	
Puett Street	879	0.17	19	Asphalt	no	
Queen's Drive	861	0.16	20	Asphalt	no	
Red Leaf Court	565	0.11	24	Asphalt	yes	added 2015
North Rhyme Street	423	0.08	16	Asphalt	no	
South Rhyme Street	2755	0.52	18	Asphalt	no	
Richard Stevens Dr. (SR-1733)	812.8	0.15	18	Asphalt	no	
Ridge Street	1630	0.31	17	Asphalt	no	
East Robinson Street	1804	0.34	18	Asphalt	no	
West Robinson Street	2146	0.41	17	Asphalt	no	
Saint Charles Drive	500	0.09	24	Asphalt	yes	
Sam Rhyme Court	701	0.13	24	Asphalt	yes	new/04
Smith Street	375	0.07	19	Asphalt	no	
South Spargo Street	3039	0.58	18	Asphalt	no	
Spargo Street	571	0.11	19	Asphalt	no	
Spencer Springs Dr	448	0.08	24	Asphalt	yes	added 2014
Springhill Court	305	0.06	20	Asphalt	no	
Starr Street	450	0.09	18	Asphalt	no	
Summy Street	290	0.05	19	Asphalt	no	
South Summy Barker Dr. (SR-1729)	2216.45	0.42	18	Asphalt	no	
Summy Farm Drive	2405	0.46	22	Asphalt	mix	added 2015
Sunnyfield Court	281	0.05	20	Asphalt	no	
Sunset Circle	1002	0.19	19	Asphalt	no	
Tall Oaks Drive	1251.5	0.24	24	Asphalt	yes	added 2014
Terry Street	242	0.05	16	Asphalt	no	
Village Center Drive	1285	0.24	24	Asphalt	yes	added 2014
North Walnut Street	1097	0.21	17	Asphalt	no	
East Webb Street	563	0.11	18	Asphalt	no	
Webb Street	822	0.16	19	Asphalt	no	
Westbury Court	1091.5	0.21	24	Asphalt	yes	added 2014
East Wilkens Street	604	0.11	16	Asphalt	no	
West Wilkins Street	2633	0.50	20	Asphalt	mix	
Willow Street	1894	0.36	17	Asphalt	no	
Worth Street	602	0.11	16	Asphalt	no	

Street Name	length (Feet)	Length (Miles)	Width (Feet)	Material	Curb	Notes
WTP Access Road	244	0.05	18	Asphalt	no	new/04
WWTP Access Road	1097	0.21	18	Asphalt	no	
<b>Totals</b>	119383	22.61				
<b>TOWN OF DALLAS NON-POWELL BILL STREETS</b>						
Byers Street	679	0.13	13	Asphalt	no	
Cloninger Street Ext.	302	0.06	13	Asphalt	no	
Groves Street	1499	0.28	12	Asphalt	no	
Long Creek Church Drive	486	0.09	10	Asphalt	no	
Long Creek Church Drive	91	0.02	14	Asphalt	no	
Monarch Drive	432	0.08	12	Asphalt	no	
Pasour Street	150	0.03	15	Gravel	no	
Thornburg Street	210	0.04	14	Asphalt	no	
<b>Totals</b>	3849	0.73				

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: TrueHomes Annexation Petition

AGENDA ITEM NO. 6B

MEETING DATE: 03/9/2021

### BACKGROUND INFORMATION:

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 #216368 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 the 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.

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MANAGER RECOMMENDATION: To approve the TrueHomes annexation request, as presented.

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BOARD ACTION TAKEN:



TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

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

DATE: October 15, 2020 FEE: ~~\_\_\_\_\_~~

*\* 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 SF  
Requested Zoning: CZ R-6 Cluster Development Overlay

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

We, the undersigned owners of real property, respectfully request that the area described as 500 Dallas Stanley Highway, DALLAS, NC 28034, further identified as

parcel ID # 216368 <sup>+301158</sup>, be annexed to the Town of Dallas.


Name of petitioner/property owner: Tammbar, LLC

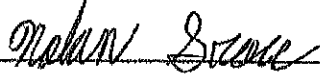
Mailing Address of property owner: c/o Karla Kotts, Land Matters, 11510 N. Community House Rd, Charlotte, NC 28277

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**Attachments included with Petition:**

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

Applicant Signature:  Date: 11-6-20

Received By:  Date: 11-11-2020

From: Shaun Gasparini <sgasparini@truehomesusa.com>  
Sent: Tuesday, November 17, 2020 9:32 AM  
To: Nolan Groce <ngroce@dallasnc.net>  
Cc: Reddick, Rob <reddick@mcadamscoco.com>  
Subject: Dallas Annexation

Nolan,

Please allow this email to serve as our official response outlining the reasons for annexation. Our rezoning request, which is currently under review and scheduled for public hearing before the Board of Aldermen on December 8, 2020, includes two (2) areas which are currently outside the Dallas city limits. See attached. The review and approval of this annexation will bring the entire site within the physical boundaries of Dallas and perfect the conditional rezoning. I look forward to working with you to resolve this matter.

Shaun

Shaun Gasparini  
Market Partner – Land Development

True Homes  
M: 704-779-4126

**TrueHomes**  
IT'S ALL ABOUT U  
TrueHomesUSA.com

PROPOSED ANNEXATION AREA (PARCEL 216368)

Being that certain parcel of land lying and being situate in Dallas Township, Gaston County, North Carolina and being more particularly described as follows:

Beginning at a point in the approximate location of the Town of Dallas limits and Tammar LLC (DB 4406, PG 409) and Jeremy D. & Michele F. Falls (DB 4785, PG 102), said beginning point being located South  $71^{\circ}48'27''$  East 55.38 feet from a rebar having North Carolina Grid Coordinates of N:579,254.38' and E:1,353,524.04' (NAD 83-2011); THENCE with the line of said Falls South  $71^{\circ}48'27''$  East 48.37 feet to an iron pipe; THENCE with the approximate location of the Town of Dallas limits for the following two (2) calls: (1) South  $12^{\circ}27'41''$  West 312.45 feet to a point; THENCE (2) North  $03^{\circ}50'12''$  East 320.91 feet to the POINT OF BEGINNING, containing 7,518 Square Feet, or 0.173 Acres, more or less.

PROPOSED ANNEXATION AREA (PARCEL 301158)

Being that certain parcel of land lying and being situate in Dallas Township, Gaston County, North Carolina and being more particularly described as follows:

Beginning at a point in the approximate location of the Town of Dallas limits and Tammbar LLC (DB 5041, PG 1928) and Jeremy D. & Michele F. Falls (DB 4785, PG 102), said point being located South 32°57'49" West 171.12 feet from a rebar, said rebar having North Carolina Grid Coordinates of N:578,882.89' and E:1,354,414.87' (NAD 83-2011); THENCE with said approximate Town of Dallas limits for the following two (2) calls: (1) South 18°27'51" East 85.38 feet to a point; THENCE (2) with said right-of-way line with a curve to the left having an arc length of 201.33 feet, a radius of 646.05 feet, and a chord bearing and distance of South 52°24'34" West, 200.52 feet to a point; THENCE North 32°57'49" East 242.31 feet to the POINT OF BEGINNING, containing 7,040 Square Feet, or 0.162 Acres, more or less.



**MCADAMS**  
The John R. McAdams Company, Inc.  
3430 Torrington Way  
Suite 110  
Charlotte, NC 28277  
phone 704.537.0800  
fax 919.361.2269  
license number: C-0093  
www.mcadamsco.com

**OWNER**

TAMMBAR LLC  
ATTN: JOHN G. BLACKMON  
2445 SELWYN AVE, APT 403  
CHARLOTTE, NC 28209-1669

**N. DAVIS STREET  
PROPOSED ANNEXATION**  
TOWN OF DALLAS  
DALLAS TWPSP., GASTON CO., NORTH CAROLINA

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. TRU-19050  
FILENAME TRU19050-F1  
CHECKED BY BEH  
DRAWN BY JC  
SCALE 1"=60'  
DATE 01.25.2021  
SHEET

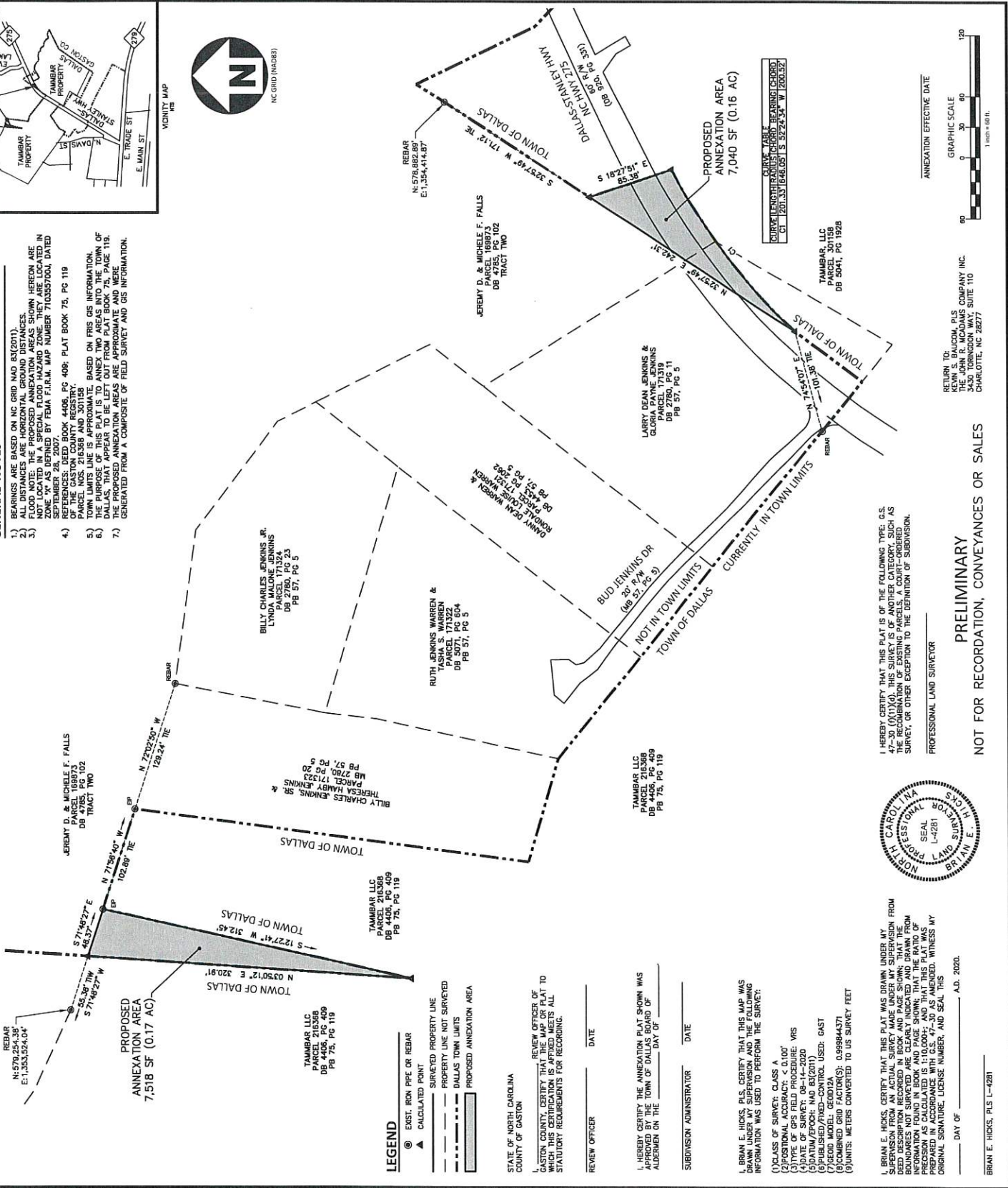
**SUBDIVISION  
PLAT**

**1-1**



**GENERAL NOTES**

- 1.) BEARINGS ARE BASED ON NC GRID NAD 83(2011).
- 2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3.) FLOOD NOTE: THE PROPOSED ANNEXATION AREAS SHOWN HEREON ARE NOT IN A FLOOD HAZARD ZONE AS DEFINED BY FEMA F.I.A.M. MAP NUMBER 710355700A, DATED SEPTEMBER 28, 2007.
- 4.) REFERENCES TO PLAT BOOK, PARCEL, AND TRACT NUMBERS ARE TO THE PLAT BOOK, PARCEL, AND TRACT NUMBERS AS SHOWN ON PLAT BOOK 75, PLAT 119 OF SEPTEMBER 28, 2007.
- 5.) TOWN LIMITS LINE IS APPROXIMATE, BASED ON FRIE GIS INFORMATION.
- 6.) THE UNLIMBED PROPERTY TO BE ANNEXED TO THE TOWN OF DALLAS IS SHOWN IN RED. THE PROPOSED ANNEXATION AREAS ARE APPROXIMATE AND WERE NOT FIELD SURVEYED.
- 7.) THE PROPOSED ANNEXATION AREAS ARE APPROXIMATE AND WERE NOT FIELD SURVEYED.



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (0)(1)(c). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING SURVEYS OR THE ESTABLISHMENT OF SUBDIVISION, SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.



I, BRIAN E. HICKS, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A DEED DESCRIPTION, RECORDED BOOK AND PAGE SHOWING THE BOUNDARY INFORMATION FOUND IN BOOK AND PAGE SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS DRAWN FROM THE ORIGINAL SURVEY RECORDS, AND SEAL THIS ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF \_\_\_\_\_ A.D. 2020.

**PRELIMINARY**  
NOT FOR RECORDATION, CONVEYANCES OR SALES

RETURN TO:  
THE JOHN R. MCADAMS COMPANY INC.  
3430 TORRINGTON WAY, SUITE 110  
CHARLOTTE, NC 28277

*Annexation*  
~~TEXT~~ AMENDMENT CONSISTENCY STATEMENT

The proposed annexation of Parcel ID#s 216 368 and 301 158 into Town limits as Conditional Zoning R-6, Cluster Development overlay, 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 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*

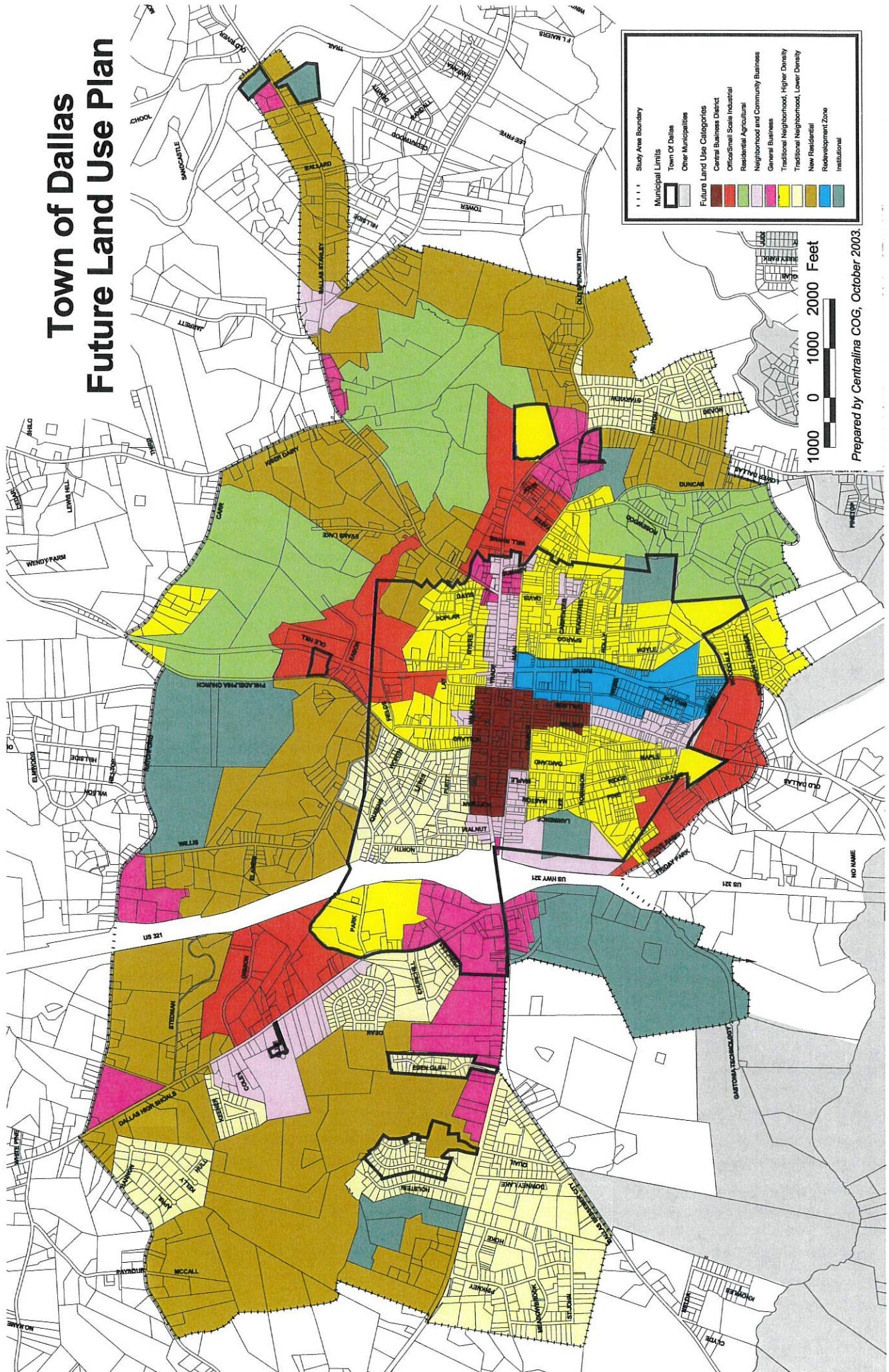
*11/19/20*

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Curtis Wilson, Planning Board Chairman

Date

# Town of Dallas Future Land Use Plan



## Certificate of Sufficiency

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

I, Shannon Whittle, Town of Dallas Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Dallas' primary corporate limits, as defined by GS 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 3<sup>rd</sup> day of February, 2021.

(SEAL)



Shannon Whittle

Shannon Whittle, Town Clerk

Re: Annexation PID 216368, 301158



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS, NORTH CAROLINA**

WHEREAS, The Board of Aldermen 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 March 9, 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 March 9, 2021:

Lying and being in the Dallas Township of Gaston County, North Carolina and being more particularly described as follows:

*Beginning at a point in the approximate location of the Town of Dallas limits and Tammbar LLC (DB 4406, PG 409) and Jeremy D. & Michele F. Falls (DB 4785, PG 102), said beginning point being located South 71°48'27" East 55.38 feet from a rebar having North Carolina Grid Coordinates of N:579,254.38' and E:1,353,524.04' (NAD 83-2011); THENCE with the line of said Falls South 71°48'27" East 48.37 feet to an iron pipe; THENCE with the approximate location of the Town of Dallas limits for the following two (2) calls: (1) South 12°27'41" West 312.45 feet to a point; THENCE (2) North 03°50'12" East 320.91 feet to the POINT OF BEGINNING, containing 7,518 Square Feet, or 0.173 Acres, more or less.*

And

*Beginning at a point in the approximate location of the Town of Dallas limits and Tammbar LLC (DB 5041, PG 1928) and Jeremy D. & Michele F. Falls (DB 4785, PG 102), said point being located South 32°57'49" West 171.12 feet from a rebar, said rebar having North Carolina Grid Coordinates of N:578,882.89' and E:1,354,414.87' (NAD 83-2011); THENCE with said approximate Town of Dallas limits for the following two (2) calls: (1) South 18°27'51" East 85.38 feet to a point; THENCE (2) with said right-of-way line with a curve to the left having an arc length of 201.33 feet, a radius of 646.05 feet, and a chord bearing and distance of South 52°24'34" West, 200.52 feet to a point; THENCE North 32°57'49" East 242.31 feet to the POINT OF BEGINNING, containing 7,040 Square Feet, or 0.162 Acres, more or less.*

**Section 2.** Upon and after March 9, 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 9<sup>th</sup> day of March, 2021

ATTEST:

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Mayor

---

Town Clerk

*Re: Annexation (PID# 216368, 301158)*

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Credit/Debit Card Payment Service Charge

AGENDA ITEM NO. 8A

MEETING DATE: 03/9/2021

### BACKGROUND INFORMATION:

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 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.

---

**MANAGER RECOMMENDATION:** To approve a service charge of \$2.00 per credit/debit payment transaction and to implement this change effective June 1, 2021.

---

**BOARD ACTION TAKEN:**

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Economic Development Funding Budget Amendment

AGENDA ITEM NO. 8B

MEETING DATE: 03/9/2021

### BACKGROUND INFORMATION:

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 is the funding calculations for FY2021, based on the approved audit for FY2020.

---

MANAGER RECOMMENDATION: To approve budget amendment as presented.

---

BOARD ACTION TAKEN:

**Town of Dallas  
Budget Amendment**

Date: March 9, 2021

Action: Electric Department

Purpose: To Appropriate Funds for Economic Development Funding per Policy

Number: EL-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3999	0000	Fund Balance Appropriated	\$379,952	\$503,564	\$123,612
30	8500	9315	Contrib to Economic Dev	\$0	\$123,612	\$123,612
33	3900	0000	Contribution From Elec. Fund	\$0	\$123,612	\$123,612
33	8500	0400	Professional Service	\$19,668	\$44,668	\$25,000
33	8500	7500	CO: Land, Construction	\$439,632	\$538,244	\$98,612

---

Approval Signature  
(Town Manager)

# Economic Development Funding Calculation

FY 2020-21

<b>Approved Revenue Budget (FY 20-21)</b>	\$8,543,934.00	**Less Electric Sales Tax and Coal Ash
<b>(Less-) Budgeted General Fund Transfer</b>	\$895,733.00	
Sub-Total	<u>\$9,439,667.00</u>	
40% of Sub-Total	\$3,775,866.80	
<b>Unrestricted Net Position (FY 19-20)</b>	\$4,764,759.00	
(Less-) 40% of Sub-Total	<u>(\$3,775,866.80)</u>	
Available Funds	\$988,892.20	
12.5% of Available Funds	<u><u>\$123,611.53</u></u>	

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Routszong Annexation Petition

AGENDA ITEM NO. 8C

MEETING DATE: 03/9/2021

### 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 Parcel #1694122 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 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.

Also attached is the annexation map for these parcels and the application that has been deemed sufficient.

The next step would be to set a public hearing for the annexation of these parcels.

---

**MANAGER RECOMMENDATION:** To set a public hearing for April 13, 2021 to decide the annexation petition, as presented.

---

**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 \_\_\_\_\_

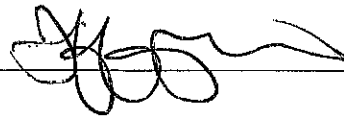
Email Address: rroutszong@att.net Phone Number: 704-674-2170 \_\_\_\_\_

**Attachments included with Petition:**

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

---

DocuSigned by:  
**Applicant Signature:** Rose Routszong \_\_\_\_\_ **Date:** 1/30/2020 | 8:14:00 PM CST  
B624B154712E4FF...

**Received By:**  \_\_\_\_\_ **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:**

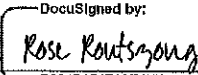
We, the undersigned owners of real property, respectfully request that the area described as 1150 Meadow Way, DALLAS, NC 28034, further identified as parcel ID # 3548128821, be annexed to the Town of Dallas.

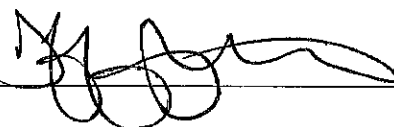
Name of petitioner/property owner: Rosemary Routszong, Trustee for Marilyn S Finger Irrevocable Trust Mailing Address of property owner: 1150 Meadow Way Dallas, NC 28034

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

Applicant Signature:  Date: 1/30/2020 | 8:14:00 PM CST

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:  
*Rose Routszong* 1/30/2020 | 8:14:00 PM CST  
B824B154712E4FF...

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: <sup>\$500</sup>~~\$1000~~ \*

\* 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 Formerly Palms, 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. Rontszong, Trustee for Marilyn S. Finger  
Mailing Address of property owner: 1150 Meadow Way Dr. Dallas, NC 28034  
after Nov. 1, 2020 2701 Jackson Square Anderson, SC  
Email Address: rfrontszong@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. Rontszong Date: 10/8/2020

Received By: John Stan 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,  
Rosimary Finger Routszoney  
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

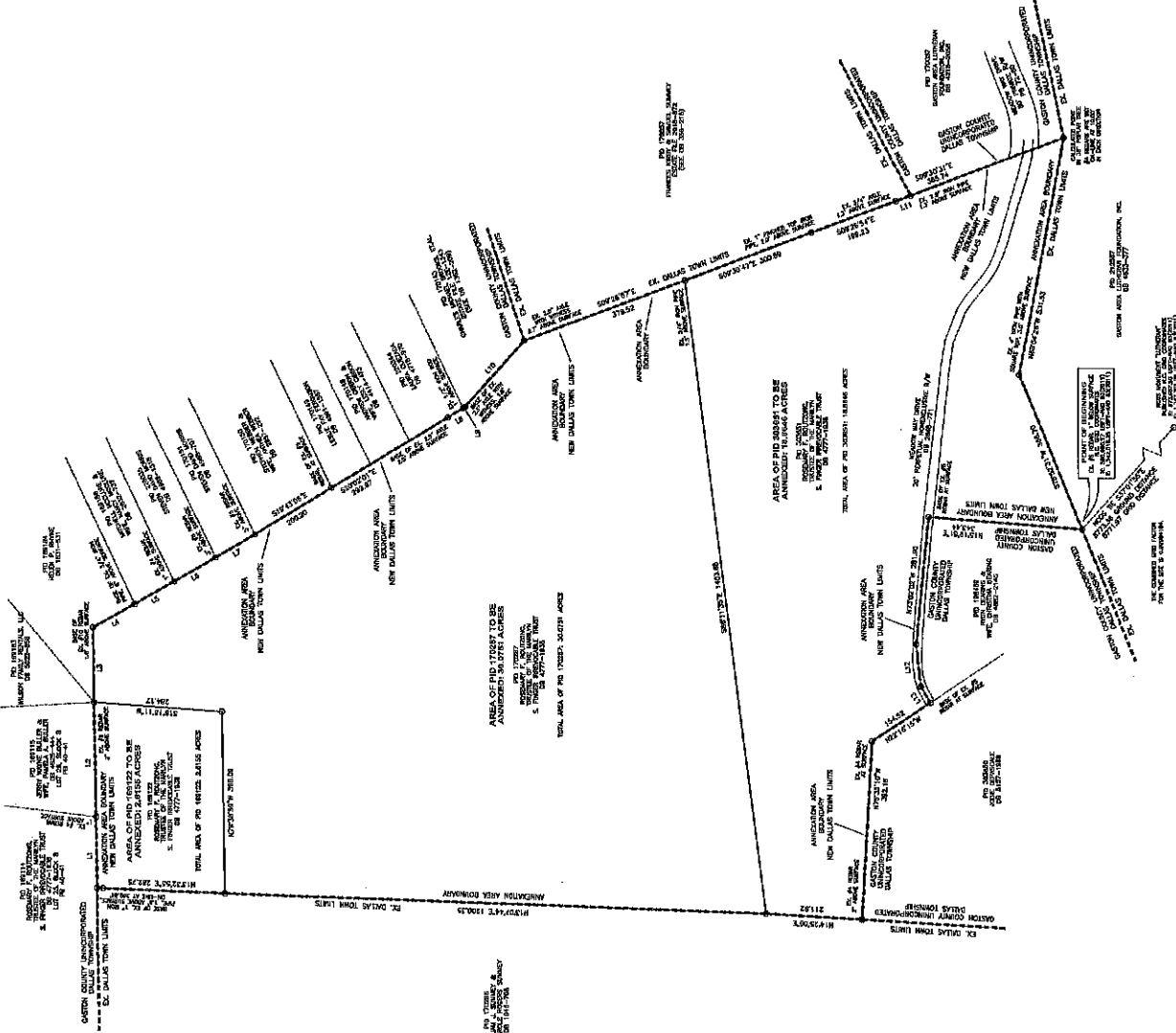
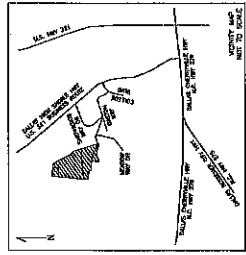
marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances 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.

THE PURPOSE OF THIS PLAT IS TO SHOW THE AREA OF ANNEXATION TO THE TOWN OF DALLAS. THE TOTAL AREA OF ANNEXATION IS 51,565.2 ACRES.

TOWN CLERK FOR THE TOWN OF DALLAS  
 COUNTY THAT THE ANNEXATION WAS APPROVED BY THE TOWN OF DALLAS BOARD OF ALDERMEN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



LINE	BEARING	LENGTH
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ANNEXATION BOUNDARY MAP PREPARED FOR  
**ROSEMARY F. ROUTHONG,**  
 TRUSTEE OF THE MARILYN  
 S. FINGER IRREVOCABLE TRUST

THE PROPERTY IS LOCATED WITHIN THE  
 DALLAS TOWNSHIP, DALLAS COUNTY, TEXAS.

FROM THE OFFICE OF  
**JASON LEE, CLERK**  
 TOWN OF DALLAS  
 1100 MARSHALL AVENUE  
 DALLAS, TEXAS 75201-1008  
 PHONE: 214-743-0800

DEED REFERENCES  
 AS SHOWN

DATE:  
 FEBRUARY 2, 2021



**NOTES**

1. THE BOUNDARY OF THE TOWN OF DALLAS, TEXAS, IS SHOWN BY A DASHED LINE.
2. THE BOUNDARY OF THE ANNEXATION AREA IS SHOWN BY A SOLID LINE.
3. THE BOUNDARY OF THE TOWNSHIP IS SHOWN BY A DOTTED LINE.
4. THE BOUNDARY OF THE COUNTY IS SHOWN BY A LONG DASHED LINE.
5. THE BOUNDARY OF THE STATE IS SHOWN BY A SHORT DASHED LINE.
6. THE BOUNDARY OF THE FEDERAL GOVERNMENT IS SHOWN BY A Wavy LINE.
7. THE BOUNDARY OF THE LOCAL GOVERNMENT IS SHOWN BY A Dotted LINE.
8. THE BOUNDARY OF THE COUNTY IS SHOWN BY A LONG DASHED LINE.
9. THE BOUNDARY OF THE STATE IS SHOWN BY A SHORT DASHED LINE.
10. THE BOUNDARY OF THE FEDERAL GOVERNMENT IS SHOWN BY A Wavy LINE.

**LEGEND**

ANNEXATION AREA  
 NEW DALLAS TOWN UNITS  
 EXISTING TOWN UNITS  
 TOWNSHIP BOUNDARY  
 COUNTY BOUNDARY  
 STATE BOUNDARY  
 FEDERAL GOVERNMENT BOUNDARY

1. JOHN LEE, CLERK OF THE TOWN OF DALLAS, TEXAS, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT ACCURATELY SHOWS THE BOUNDARY OF THE ANNEXATION AREA. HE HAS THEREFORE SIGNED AND SEALED THIS MAP AND HAS CAUSED IT TO BE RECORDED IN THE PUBLIC RECORDS OF THE TOWN OF DALLAS, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 212, SUBCHAPTER C, OF THE DALLAS CITY CHARTER, AS AMENDED.

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*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**

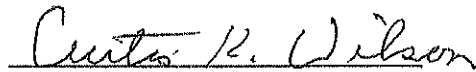
Glenn Bratton made a motion for Gene Brown to move to a permanent Planning Board seat. This was seconded by David Jones and approved by all.

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.*

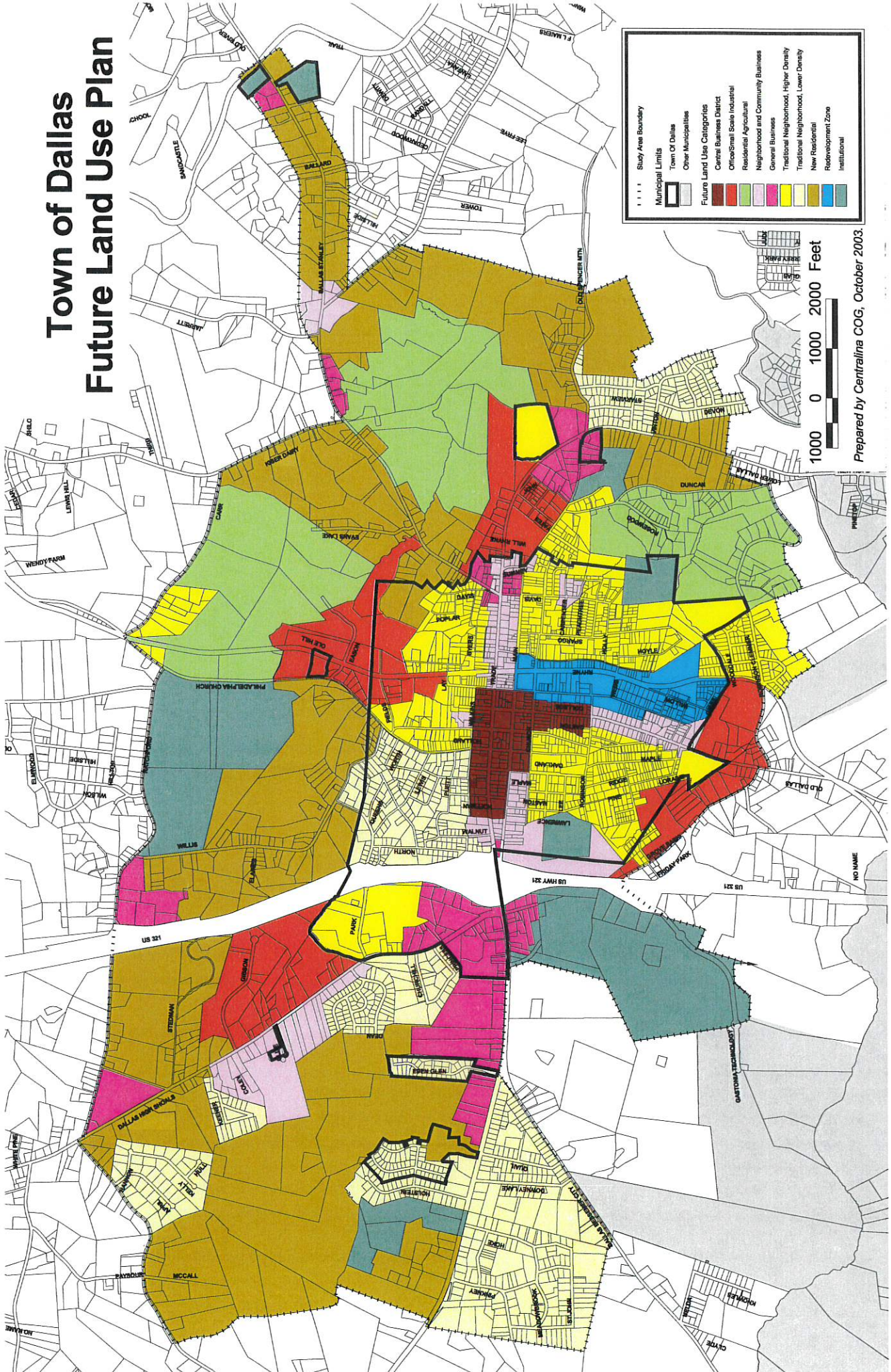
*Curtis Wilson*

*11/19/20*

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Curtis Wilson, Planning Board Chairman

# Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October 2003.

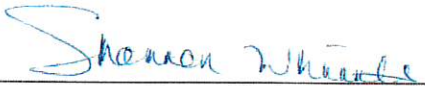
**CERTIFICATE OF SUFFICIENCY**

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-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)



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Rhyne Annexation Petition

AGENDA ITEM NO. 8D

MEETING DATE: 03/9/2021

### 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 Parcel #169184 upon annexation into the Town limits with the consistency statement provided.

Also attached is the annexation map for this parcel and the application that has been deemed sufficient.

The next step would be to set a public hearing for the annexation of this parcel.

---

MANAGER RECOMMENDATION: To set a public hearing for April 13, 2021 to decide the annexation petition, as presented.

---

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. Byrne

Date: 10-2-20 Received

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

Mail 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. 27095

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, this 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/or successors and assigns, members 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 75.03 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 D. 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 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 1,265.39 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 10 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

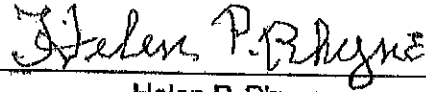


Helen P. Rhyne - Petition for Annexation  
Parcel # 169184

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 dark ink and is positioned above a horizontal line.

Helen P. Rhyne

NC 8100 NORTH 03 2011  
ALL DISTANCES GIVEN  
COMBINED FACTOR IS 0.999987971

NORTH CAROLINA, GASTON COUNTY

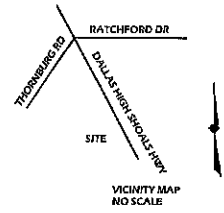
REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

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 free consent and establish minimum lot size and building setback lines as noted.



Owners or Agent \_\_\_\_\_ Date \_\_\_\_\_  
HELEN RHYNE

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 LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
- R/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 PLAT 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 PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED, WITH MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

14 DAY OF JANUARY, 2021

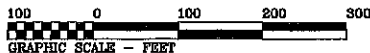
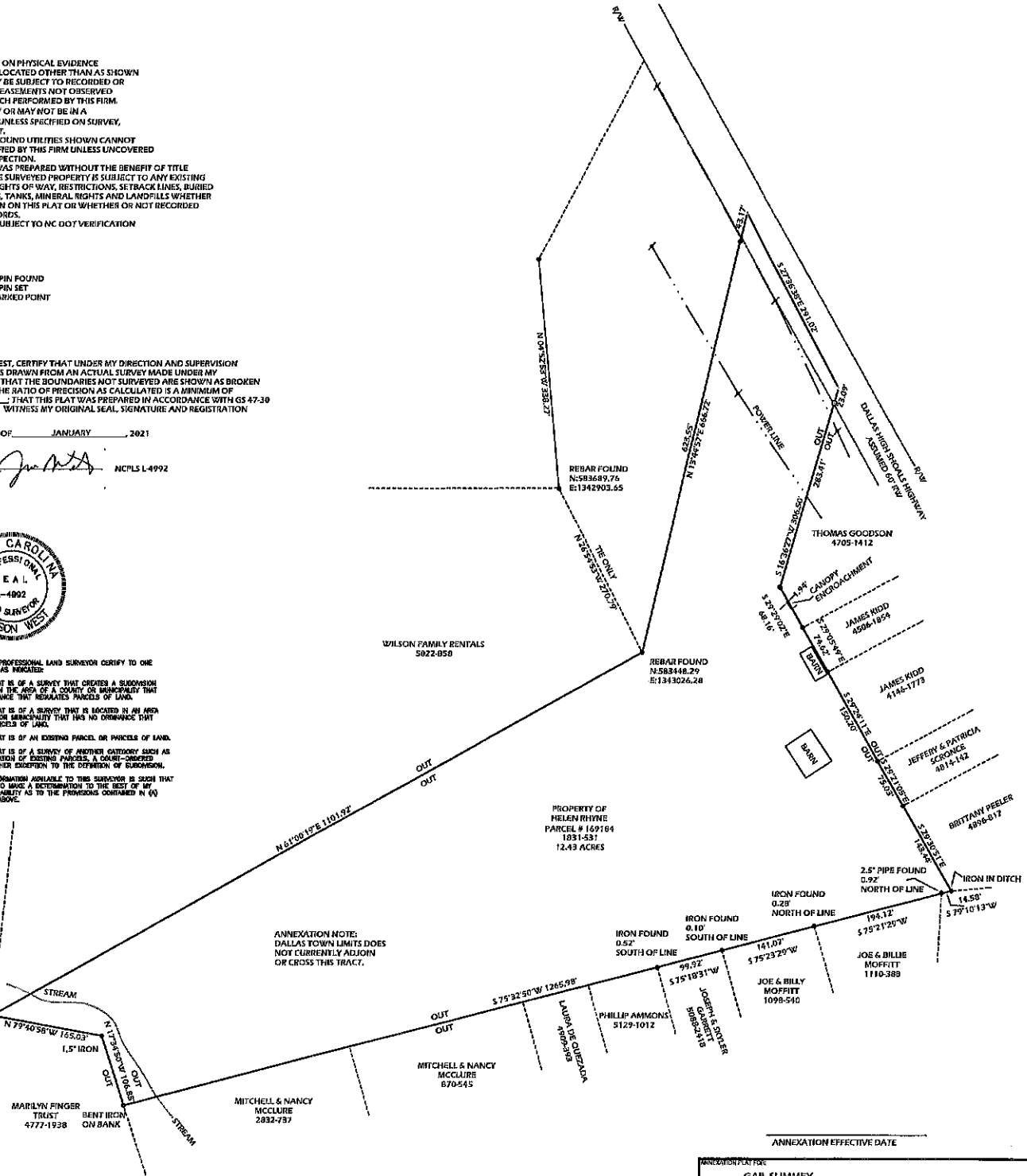
*D. Jason West* NCPLS L-4992



I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS PLAT 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 PLAT 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 PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A CORNER-DERIVED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS 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 AFFECT OR CROSS THIS TRACT.



RETURN TO:  
HELEN RHYNE  
2633 DALLAS CHERRYVILLE HWY  
DALLAS NC 28034

ANNEXATION PLAT FOR <b>GAIL SUMMEY</b>	
LOCATION:	DALLAS TWP., GASTON COUNTY, NC
PARCEL #:	169184
DATE:	JANUARY 14, 2021
SCALE:	1"=100' DRAWN BY: DJW
FILE:	DALLAS2020.DWG
<b>LEDFORD &amp; WEST</b> LAND SURVEYING & MAPPING, PLLC 228 E. DOUBLE BRICKS ROAD LAWDALE, NC 28050 704-412-8039 JWSURVEYOR@GMAIL.COM	

## 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.*

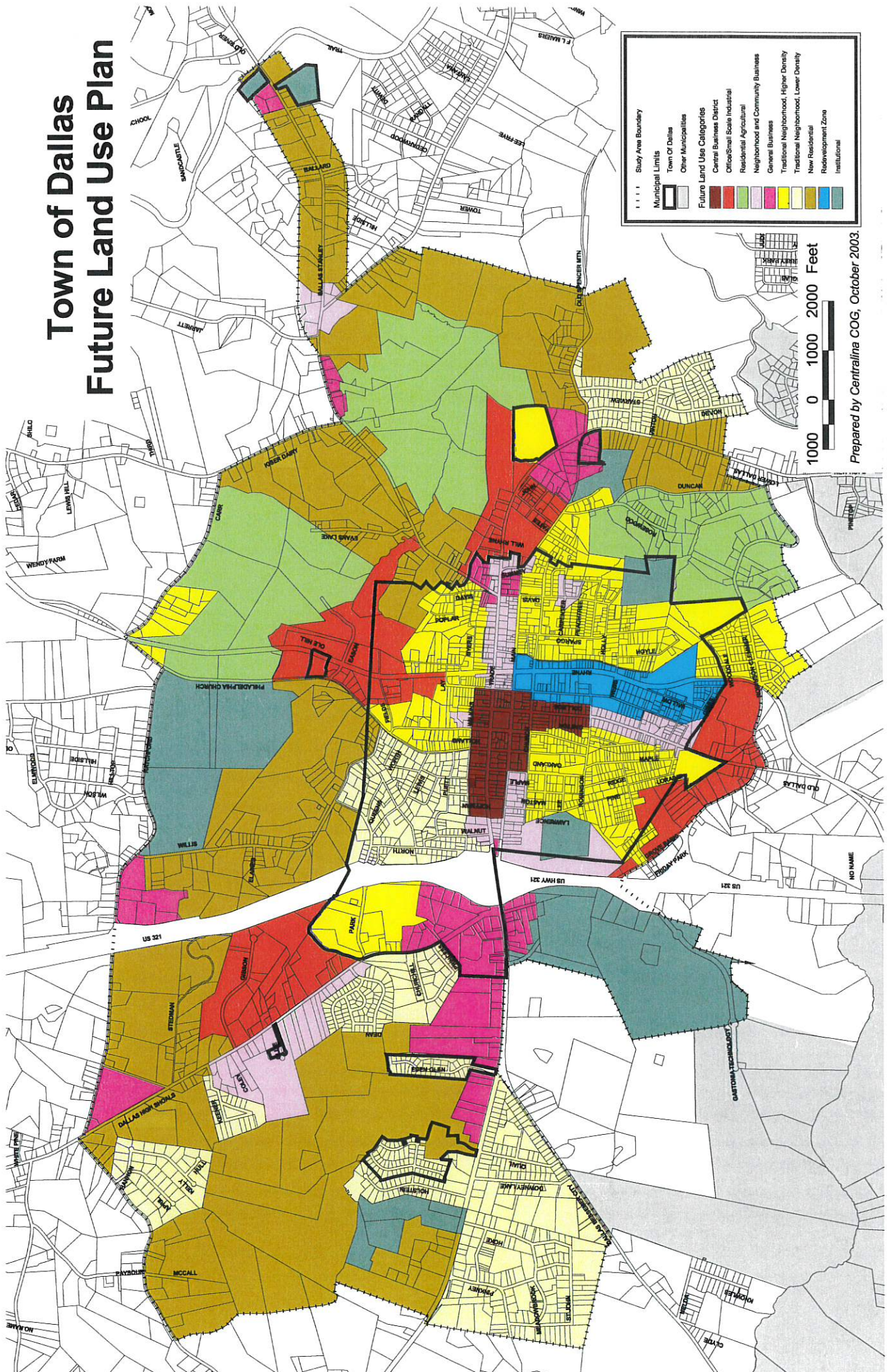
*Curtis Wilson*

*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

Shannon Whittle  
Town Clerk

(SEAL)



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Annexation and Rezoning

AGENDA ITEM NO. 8E

MEETING DATE: 03/9/2021

### 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 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.

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.

---

**MANAGER RECOMMENDATION:** To set a public hearing for rezoning that coincides with the annexation public hearing, as presented.

---

**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: <u>William J. Summey ; Carole R Summey</u>
Address of Owner: <u>1506 Dallas-Cherryville Hwy Dallas NC 28034</u>
Owner Phone #: <u>704-922-7318</u> Email: <u>helen.r.summey@icloud.com</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:

Deed Book 1944 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 Summey Land Holdings LLC	2608 Lakefront Drive Belmont NC 28812
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 Deppascale	1150 Meadow Way Dr Dallas NC 28034
212567	Gaston 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 14531 0001 0097

11/08/88

Series Title

Recording Time, Book and Page

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

Mall after recording to Mr. and Mrs. William J. Summey (L.S. 5886)  
1506 CHERRYVILLE HIGHWAY, DALLAS, N.C. 28024  
This instrument was prepared by LAWYER ROBINSON, JR. (Draw Deed Only - No Closing)  
Print description for the slides

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of September 1988, by and between  
GRANTOR GRANTEE

WILLIAM J. SUMMEY and wife,  
CAROLE ROGERS SUMMEY

WILLIAM J. SUMMEY and wife,  
CAROLE ROGERS SUMMEY

As Tenants by the Entireties

Notes in appropriate blank for each party name, address, and, if appropriate, character of ability, etc. occupation or partnership.  
The designation Grantor and Grantee 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 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 and 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 -

50

N. C. Use of Form. Form No. 3 of 1978. Revised 3/1977. Copyright © 1977 by the State of North Carolina, Department of State, Raleigh, N. C. 27602

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 62, 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 50 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. Rhyna's corner, runs thence South 54 degrees West 16-1/2 poles to the center of Little Long Creek, Rhyna and Summey's corner; thence North 46 degrees West 43-1/2 poles to a point in center of creek; thence North 54 degrees West 19 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 the creek; thence North 64-1/4 degrees West 15 poles to a point in the center of creek; thence South 85-1/4 degrees West 14-1/2 poles to a stake in said 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 19-1/5 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, 1988.

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

## Consistency Statement

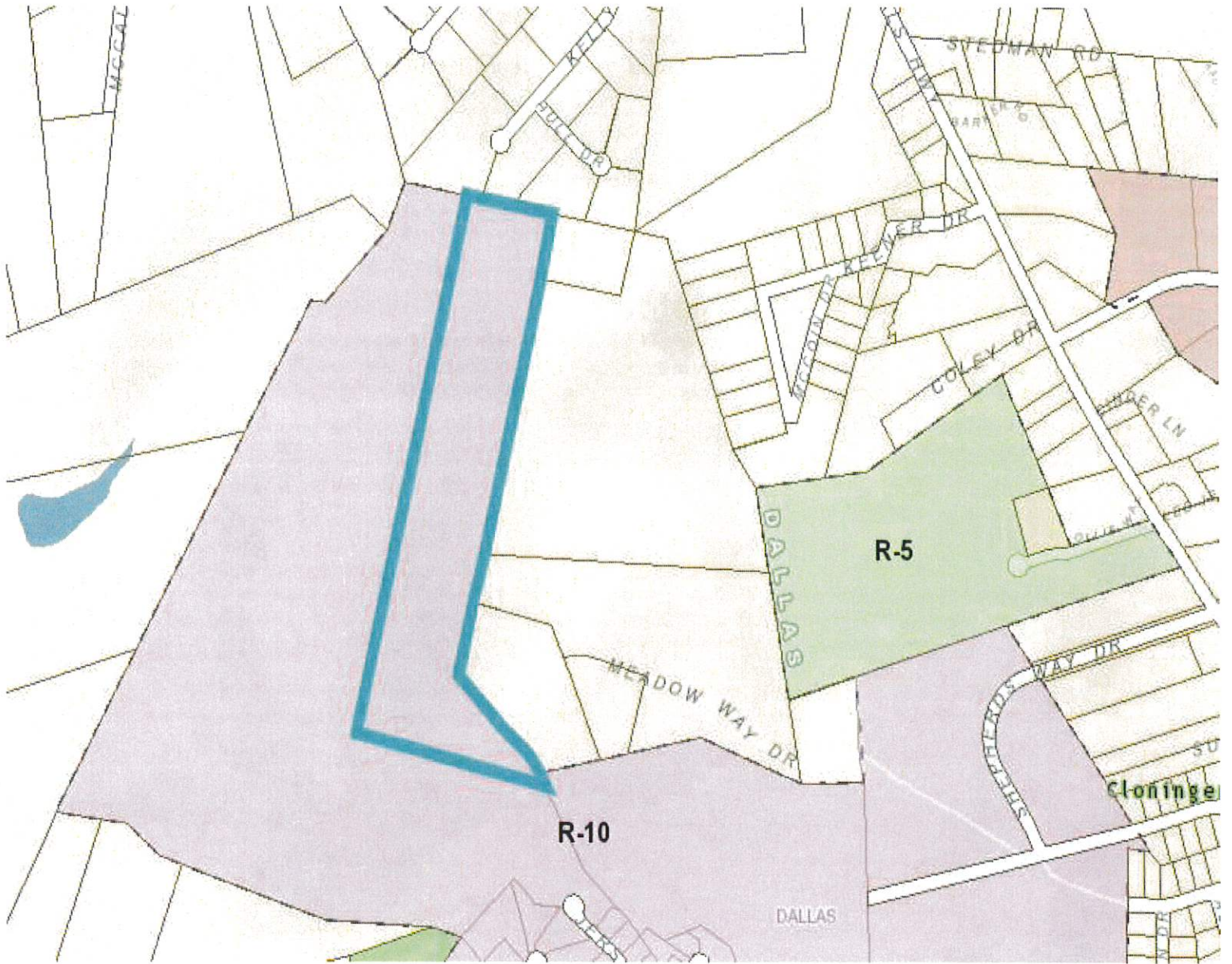
*The proposed rezoning of Parcel ID# 170286 from R-10 to R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential and is therefore deemed reasonable and in the public's best interest as this supports an increased demand for housing in light of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

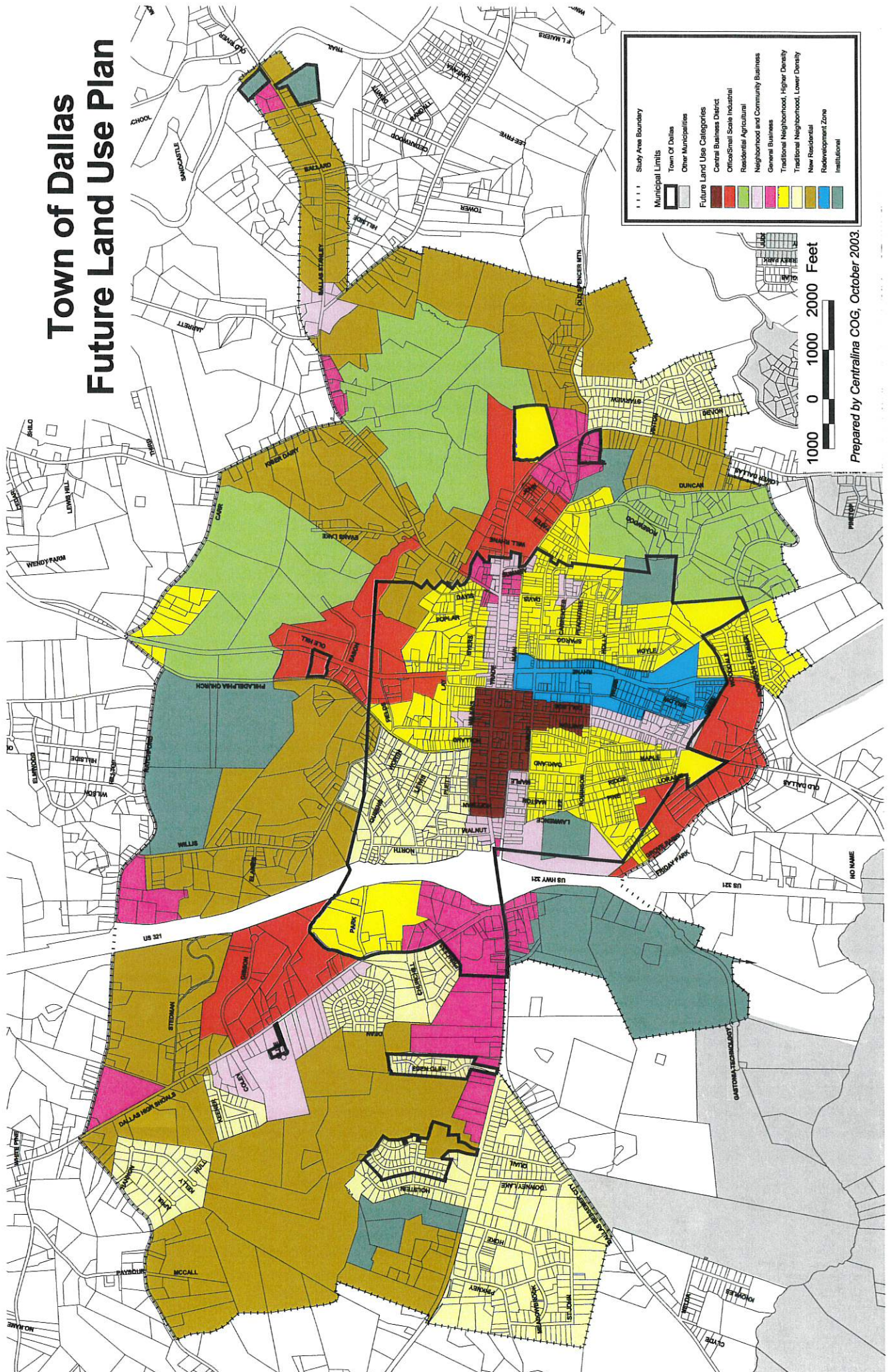
*11/19/20*

---

Curtis Wilson, Planning Board Chairman



# Town of Dallas Future Land Use Plan



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Wilson Rezoning Petition

AGENDA ITEM NO. 8F

MEETING DATE: 03/9/2021

### BACKGROUND INFORMATION:

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.

The next step would be to set a public hearing for the rezoning.

---

MANAGER RECOMMENDATION: To set a public hearing for April 13, 2021 to decide the rezoning petition, 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>Elizabeth.wilson56@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:  
Plot 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 28034-9157
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 Millcrest Farm Way 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 Dulla NC 28034
169054	Mary D Thornburg	410 Thornburg Rd Dulles NC 28034
169112	Timothy E Presley	120 Kelly Dr Dulles NC 28034
170 286	William J + Carole R Summy	1506 Dallas Cherryville 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 -

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.

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: 10/08/2022

*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 captioned "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 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.

NORTH CAROLINA, GASTON COUNTY  
REVIEW OFFICE OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDATION.

800 0 200 400 800  
GRAPHIC SCALE - FEET



The plan does not constitute a subdivision of property and as such is not subject to the provisions of the Subdivision Control Act of 1952, as amended, and the provisions of the Gaston County Ordinance of 1952.

NOTES:  
- SURVEY BASED ON PHYSICAL EVIDENCE  
- NO FEATURES LOCATED OTHER THAN AS SHOWN  
- PROPERTY MAY BE SUBJECT TO RECORDATION OR UNRECORDED EASEMENTS NOT CONSIDERED  
- NO TITLE SEARCH PERFORMED BY THIS FIRM  
- PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UNLESS NOTED  
- 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, EASEMENTS, BURIED UTILITIES, ETC., TAXES, MORTGAGES AND LIENS, WHETHER OR NOT SHOWN ON THIS PLAN OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.  
- FOR STORM SUBJECT TO NC DOT VERIFICATION ZONED R-10  
LEGEND:  
● IRON PILING  
○ IRON SET  
□ UNMARKED POINT

CERTIFICATE OF FLOODPLAIN ADMINISTRATION APPROVAL  
THIS SURVEY HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE FLOODPLAIN ADMINISTRATOR OF GASTON COUNTY, NORTH CAROLINA.  
DATE: 11/19/2018  
BY: [Signature]  
FLOODPLAIN ADMINISTRATOR

I hereby certify that the subdivision plan shown herein has been found to comply with the Subdivision Ordinance of Gaston County, North Carolina and that this plan has been approved by the County Board of Commissioners for recordation in the County Deeds Office.

[Signature]  
OWNER

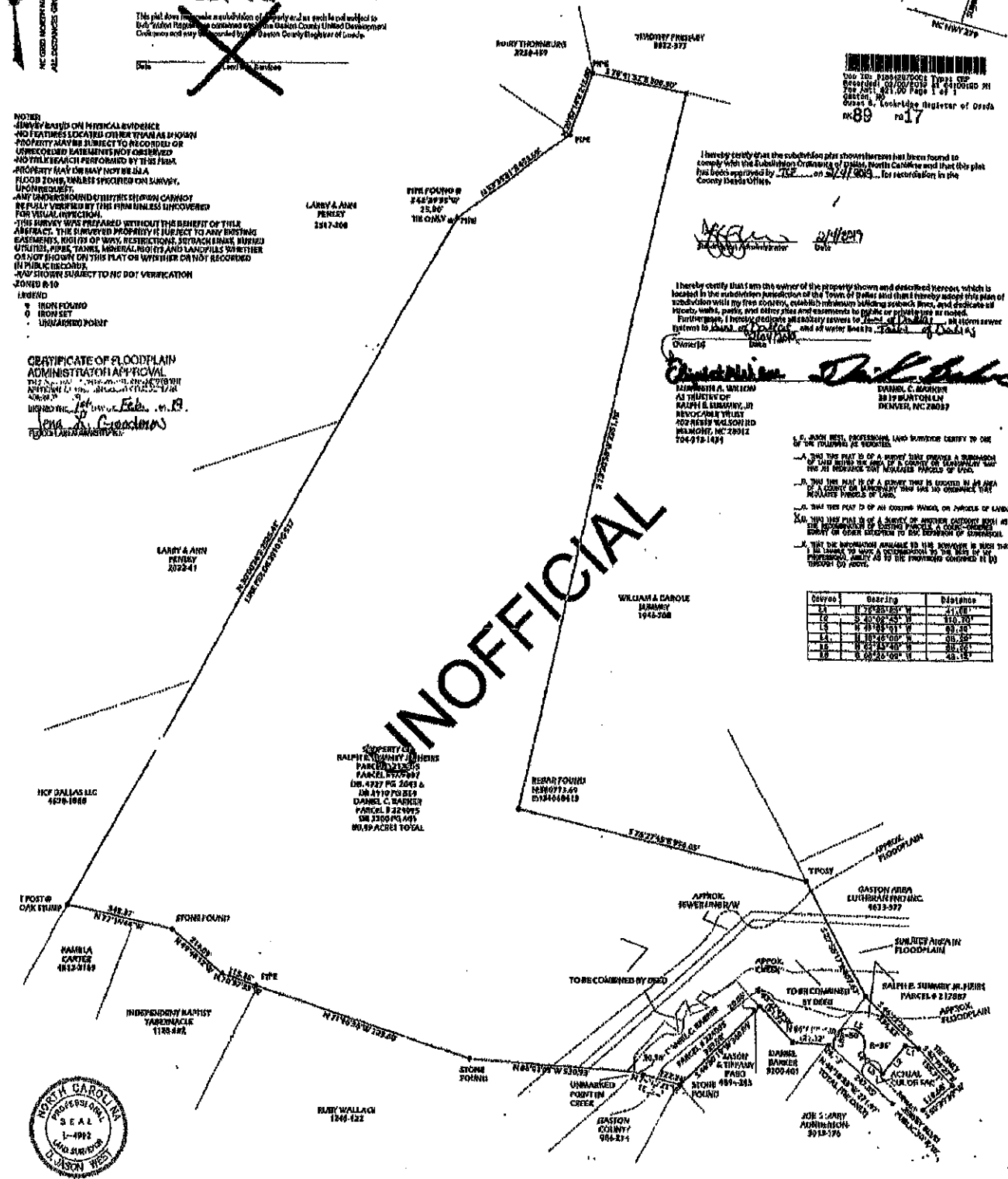
I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Dallas and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, paths, and other plans and easements to public or private use as noted. Furthermore, I hereby dedicate preliminary easements to the Town of Dallas for storm sewer system to connect to the Town of Dallas and all water bodies to the Town of Dallas.

OWNER: [Signature]  
ELIZABETH WILSON  
AT TESTIMONY OF:  
RALPH B. SUMMERS, JR.  
REGISTERED PLUMBER  
2020 BERRY WALKER RD  
RICHMOND, NC 28012  
704-918-1491  
DANIEL C. BARKER  
331 W. BUNTON LN  
DANVER, NC 27007

- 1. I, DANIEL WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING: (A) THROUGH (E)  
A. THAT THIS PLAN IS OF A PROPERTY THAT PROVIDES A SUBDIVISION OF LAND IN ACCORDANCE WITH THE SUBDIVISION CONTROL ACT OF 1952, AS AMENDED BY THE ACT OF 1967 AND THE ACT OF 1970.  
B. THAT THIS PLAN IS OF A PROPERTY THAT IS EXEMPTED BY AN ACT OF THE LEGISLATURE FROM THE REQUIREMENTS OF THE ACT OF 1952, AS AMENDED.  
C. THAT THIS PLAN IS OF AN EXISTING FLOODPLAIN OR PORTION OF LAND.  
D. THAT THIS PLAN IS OF A PROPERTY OF ANOTHER COUNTRY OR STATE AND THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT IT IS UNLIKELY TO HAVE A CONNECTION TO THE LAND BY OR THROUGH ANY ROUTE.

Course	Bearing	Distance
1	S 72° 27' 48" W	212.00
2	S 72° 27' 48" W	212.00
3	N 72° 27' 48" W	212.00
4	N 72° 27' 48" W	212.00
5	S 72° 27' 48" W	212.00
6	S 72° 27' 48" W	212.00

UNOFFICIAL



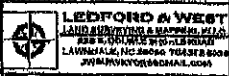
D. DANIEL WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BOUNDARIES THAT THE RANGE OF POSITIONS AS CALCULATED IS A MINIMUM OF 1/16" (0.0625") THAT THIS MAP WAS NOT PREPARED FOR RECORDATION. WITNESS MY ORIGINAL SIGNATURE AND REGISTRATION NUMBER AND SEAL THIS 2 DAY OF NOVEMBER 2018  
[Signature]  
NOV 19 2018

RETURN TO:  
DANIEL WEST  
331 W. BUNTON LN  
DANVER, NC 27007  
704-918-1491

OWNER:  
RALPH B. SUMMERS, JR.  
ELIZABETH A. WILSON  
REGISTERED  
492 REED WILSON RD  
RICHMOND, NC 28012  
774-912-1424

DANIEL C. BARKER  
331 W. BUNTON LN  
DANVER, NC 27007

PROPERTY: ELIZABETH WILSON  
TOWNSHIP: DALLAS TOWNSHIP, GASTON COUNTY, NC  
COUNTY: GASTON COUNTY, NC  
DATE: NOVEMBER 2, 2018  
SCALE: 1" = 200'  
BY: ELIZABETH WILSON



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".

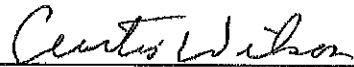
Reference is made to those deeds to Ralph E. Summey, Jr. recorded in Book 4727 at Page 2043 and Book 3910 at Page 401. The foregoing description includes that 1.423 acre Residual Tract shown on that plat recorded in Plat Book 84 at Page 29 which was conveyed to the Grantee as set forth in that deed from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

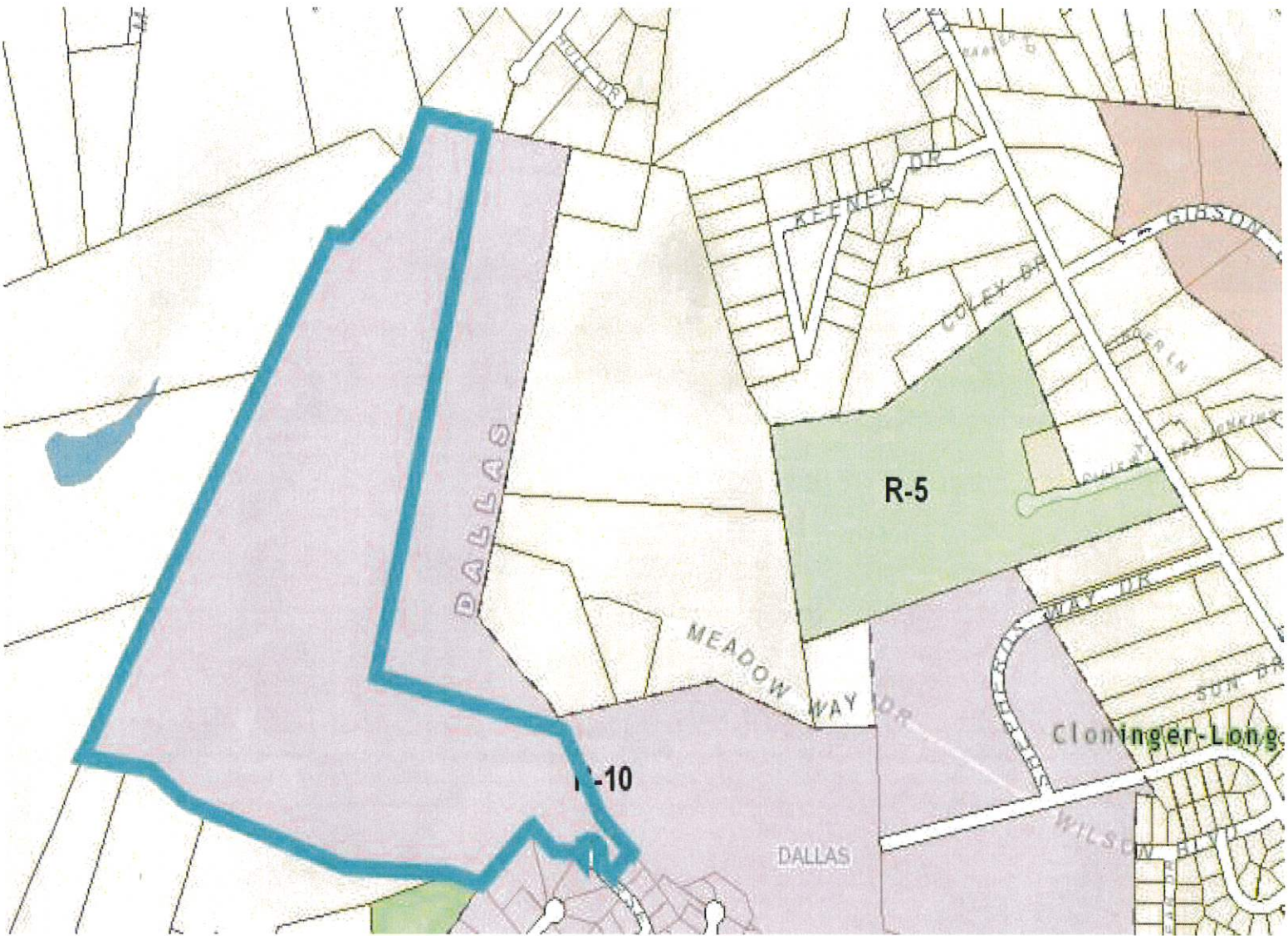
*The proposed rezoning of Parcel ID# 301017 from R-10 to R-5 Single Family Residential is consistent with the 2003 Future Land Use Plan's map designation as new residential and is therefore deemed reasonable and in the public's best interest as this supports an increased demand for housing in light of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

