

**Town of Dallas**  
**Agenda**  
**December 8, 2020**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

**Jerry Cearley, Mayor Pro-Tem**  
**Allen Huggins**

**Darlene Morrow**  
**E. Hoyle Withers**

<b>ITEM</b>	<b>SUBJECT</b>	<b>Page</b>
<b>1.</b>	<b>Invocation and Pledge of Allegiance to the Flag</b>	
<b>2.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>3.</b>	<b>Approval of Minutes</b>	
	A. November 10 <sup>th</sup> Regular Meeting and November 24 <sup>th</sup> Work Sessions	2
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	A.	
<b>5.</b>	<b>Consent Agenda (to be acted on collectively, unless removed for further discussion)</b>	
	A.	
<b>6.</b>	<b>Public Hearings</b>	
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## MINUTES FOR BOARD OF ALDERMEN MEETING

November 10, 2020

6:00 PM

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Cearley, and Alderman Withers. Alderman Huggins was not present at this meeting.

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Robert Walls, Police Chief; Doug Huffman, Electric Director; Shannon Whittle, Town Clerk/HR Director; Dustin Haney, Assistant Fire Chief; and Earl Withers, III, Fire Chief.

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 asked if there were any additions or deletions to the agenda, of which there were none. Alderwoman Morrow motioned to set the agenda as presented, seconded by Alderman Withers, and carried unanimously.

Alderman Cearley motioned to approve the minutes from the October 20<sup>th</sup> regular meeting and the October 27<sup>th</sup> work session., seconded by Alderwoman Morrow, and carried unanimously.

### **Recognition of Citizens:**

Mike Fields thanked the employees of the town for their hard work and continued efforts and Curtis Wilson requested to pray over the meeting.

### **Consent Agenda:**

Item 5A pertained to a request to write off uncollectable accounts from May 2020 through August 2020. These account holders have been notified of their outstanding status in writing that, if not paid within the notified timeframe, they would be forwarded to the NC Debt Setoff Program. These debts would be deducted from any State Income Tax Refund they are due until the debt is satisfied. The individual account listings are considered confidential information by State statutes and are, therefore, not public record. Alderman Withers made a motion to approve these write offs, seconded by Alderman Cearley, and carried unanimously.

### **Public Hearing:**

At 6:09pm, Alderman Cearley made a motion to enter into a Public Hearing, seconded by Alderwoman Morrow, and carried unanimously. At the September 22<sup>nd</sup> Work Session, Alderman Cearley requested a discussion concerning parking on the street in the vicinity of the intersection of S. Pine Street and W. Robinson Street. Currently, this area is not listed in the "No Parking" Schedule of the Code of Ordinances. At that meeting, staff were directed to look at the area and bring back a recommendation as to the boundaries recommended for "No Parking". At the October 20<sup>th</sup> Board Meeting, Staff recommended that both sides of S. Pine St. between Lee St. and Border St. be designated as "No Parking". The street is narrow and allowing parking on one

side of the street may cause more problems for drivers. See Exhibit 6A for a map of the recommended area. Per §72.03 of the Code of Ordinances, the Board of Alderman must designate places and/or times of parking prohibited under the “Parking Schedules” of Section 76 of the Code of Ordinances (see Exhibit 6B). As required per the Ordinance, this public hearing has been advertised in the Gaston Gazette. Mike Fields expressed concern about people parking on the area’s sidewalks instead. Chief Walls assured him that, while these enforcements were typically complaint driven, any reports received about people parking on sidewalks would be addressed. Alderman Cearley made a motion to approve an addition to §76, Schedule 1 of the Code of Ordinances to prohibit parking on S. Pine St. between Lee St. and Border St. as presented. Alderwoman Morrow seconded and the motion was carried unanimously. At 6:12pm, Alderman Cearley motioned to exit the Public Hearing, seconded by Alderman Withers, and carried unanimously.

**Old Business:**

There was no Old Business scheduled for this meeting.

**New Business:**

Item 8A requested the reappointment of Glenn Bratton to the Planning Board/Board of Adjustment. Planning Board Co-Chairman Glenn Bratton’s term on the Planning Board has expired. Mr. Bratton is interested in continuing in this role for the Town of Dallas and has requested to be reappointed to the Board for another three-year term. Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment and Development Services Director, Nolan Groce, recommends that Mr. Bratton be reappointed to this position. Alderwoman Morrow made a motion to approve the request, seconded by Alderman Withers, and carried unanimously.

Item 8B requested the reappointment of Reid Simms to the Planning Board/Board of Adjustment. Planning Board Member Reid Simms’ term on the Planning Board has expired. Mr. Simms is interested in continuing in this role for the Town of Dallas and has requested to be reappointed to the Board for another three-year term. Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment and Development Services Director, Nolan Groce, recommends that Mr. Bratton be reappointed to this position. Alderman Withers made a motion to approve the request, seconded by Alderwoman Morrow, and carried unanimously.

Item 8C was a request to set a Public Hearing date for the TrueHomes Conditional Zoning Request. Shaun Gasparini, with TrueHomes, is interested in establishing an 87-home development on PIDs #216368, 131584, 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd. The applicant is requesting Conditional Zoning, Cluster Development Overlay for the property (CZ R-6). This allows a 25% reduction of the minimum lot size. Mr. Gasparini gave a presentation at the October 27<sup>th</sup> Work Session detailing the development and zoning request. A virtual public involvement meeting was held, as required, on may 28, 2020. The Planning Board recommended approval of the Conditional Zoning request during their September 17<sup>th</sup> meeting with a list of conditions proposed by Staff. The conditions are attached (see Exhibit 8C) and the developer has agreed to

the conditions. A public hearing date needs to be set to determine the zoning for this property. Alderman Withers motioned to set a Public Hearing for December 8<sup>th</sup>, seconded by Alderman Cearley, and carried unanimously.

Item 8D was concerning the Town's December events. At the October Regular Board Meeting, the Board approved Carols on the Square, which attracts 200-300 participants, and the Christmas Parade, which attracts 2000+ participants and parade viewers. On Wednesday, October 21<sup>st</sup>, Gaston County was identified as a county of concern by both the State of North Carolina and the White House Task Force due to the increasing number of virus cases, hospitalizations, and deaths occurring in the county. Please see Exhibit 8D-A for current statistics. On Friday, October 23<sup>rd</sup> at 5:00pm, North Carolina was paused in Phase 3 by Governor Roy Cooper under Executive Order No. 170. This order remains in effect until Friday November, 13, 2020 at 5:00pm. Under this order, the limitations for mass gatherings remain at 25 individuals for indoor events and 50 individuals for outdoor events. At the October 27<sup>th</sup> Work Session, the December events were discussed again in reference to the information received after the Regular Board Meeting. Based on the new information, the Board requested that this item be brought back for reconsideration. On November 10, Governor Cooper announced that Executive Order 176 (see Exhibit 8D-B), would take effect Friday, November 13, 2020 at 5:00pm. This order states that North Carolina will remain in Phase 3, however, indoor gatherings are lowered from 25 individuals to 10 individuals. Alderman Withers made a motion to cancel Carols on the Square, seconded by Alderwoman Morrow, and carried unanimously. Alderman Withers then made a motion to approve the Christmas Parade and to hold it on Sunday, December 13<sup>th</sup> at 3:00pm. This motion was seconded by Alderwoman Morrow and carried unanimously.

Item 8E was concerning the Town's Basketball program. This item was discussed at the September 22<sup>nd</sup> Work Session and deferred for action until the October Regular Meeting. At the October Meeting, this item was deferred to the November Regular Meeting to allow for more time to review the conditions in Gaston County. The Basketball program normally begins signup in October with practices beginning in late November and games starting at the beginning of January. The nature of the sport requires close contact between participants and the gym bleachers are fully filled with spectators. Recreation Director Brandon Whitener has recommended an alternative of conducting smaller camps consisting of small groups for each age bracket to keep the children engaged in the sport while allowing for current restrictions. Alderman Withers made a motion to cancel the normal Basketball program and proceed with the alternate option suggested by Mr. Whitener. Alderwoman Morrow seconded this and the motion was carried unanimously.

Item 8F was regarding the Routszong Property Annexation Request. Rosemary Routszong, on behalf of owner Marilyn S. Finger Irrevocable Trust, is petitioning for annexation of PID #303651 (Meadow Way Drive), into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered contiguous. The parcel consists of 19.06 acres and is currently located outside of the Town of Dallas, but is adjacent to both R-5 and R-10 single family residential zones. The 2003 Future Land Use Plan highlights this specific parcel for new resident development. In order to move

forward with the request, the Board of Alderman must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS § 160A-58.1. Exhibit 8F contains the Petition for Annexation as well as a map of the area and other documentation pertinent to the annexation request. Alderman Cearley motioned to direct Staff to investigate the sufficiency of the petition, seconded by Alderman Withers, and carried unanimously.

Item 8G was regarding the Rhyne Property Annexation Request. Helen P. Rhyne, owner of PID #169184 (Dallas High Shoals Hwy.) is petitioning for annexation into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered non-contiguous. The parcel consists of 12.29 acres and is currently located outside of the Town of Dallas, but is highlighted for new residential development in the 2003 Future Land Use Plan. In order to move forward with the request, the Board of Aldermen must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS §160A-58.1. Exhibit 8G contains the Petition for Annexation as well as a map of the area and other documentation pertinent to the annexation request. Alderman Cearley motion to direct Staff to investigate the sufficiency of the petition, seconded by Alderman Withers, and carried unanimously.

**Manager's Report:**

Ms. Stroupe gave a Manager's Report, reminding everyone of the upcoming Veteran's Day holiday and that Town offices would be closed on Wednesday, November 11 in observance. She also gave an update from NC DOT concerning the ongoing construction on I-85. The new southbound ramp is scheduled to open mid-month and the second ramp is scheduled to open by the end of the month. Both openings are tentative and contingent on the weather. Ms. Stroupe also stated that the Town is continuing to move forward with the proposed parking lot on E. Trade St.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:55)

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Rick Coleman  
Mayor

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Shannon Whittle  
Town Clerk/HR Director

## MINUTES FOR BOARD OF ALDERMEN WORK SESSION

NOVEMBER 24, 2020

5:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Robert Walls, Police Chief; Nolan Groce, Development Services Director; Earl Withers III, Fire Chief; Bill Trudnak, Public Works Director; Jonathan Newton, Finance Director; Dustin Haney, Assistant Fire Chief; and Shannon Whittle, Town Clerk/HR Director.

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

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

Mayor Coleman asked if there were any additions or changes to the agenda. Ms. Stroupe responded that Item 3D (Primary Fire District) was to be removed from the agenda and discussed again at a later date. Alderman Withers requested to add further discussion about the Christmas parade to the agenda, which was added under Item 3F. Alderman Cearley motioned to set the agenda with the aforementioned changes, seconded by Alderwoman Morrow, and carried unanimously.

Item 3A was regarding the TrueHomes Conditional Zoning – CZ R-6, Cluster Development Overlay. TrueHomes representative Shaun Gasparini is interested in establishing an 87-home development on PIDs #21368, 131854, and 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd. The applicant has requested Conditional Zoning, Cluster Development Overlay for the property (CZ R-6), which allows a 25% reduction of the minimum lot size. The current R-6 minimum is 6,000 square feet, 60 ft. lot width, 25 ft. front and rear depth, and 6 ft. side depth. Per requirement, a virtual public involvement meeting was held on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning with 3 amendments to the listed conditions and the staff provided a Consistency Statement during the September 17<sup>th</sup> meeting. At the November 10<sup>th</sup> Board of Aldermen meeting, a public hearing was set for December 8<sup>th</sup> for the potential approval of the request and, after further discussion tonight, that hearing will proceed as planned. Please see Exhibit 3A for a list of conditions placed on the project by the Town's Staff, along with additional project information.

Item 3B was concerning the proposed projects on Dallas High Shoals Highway. At present, there are several proposed projects under discussion off of Dallas High Shoals Highway. Rezoning and annexation petitions have been submitted and are being reviewed by Staff. Wilson Family Rentals, LLC is seeking annexation of Parcel ID #169183 for the development of a 96-unit multi-family apartment complex and a public hearing for this request has been set for December 8<sup>th</sup>. Additionally, two other property owners are seeking rezoning from R-10 to R-5 and another two property owners are seeking annexation (3 contiguous and 1 Non-Contiguous) for a potential single-family residential development. This development could bring approximately 700 new

homes. Please see Exhibit 3B for maps and information sheet providing an overview of the projects.

Item 3C was concerning the Summer 2021 Concert Schedule. Planning has begun for the Town's Concert and Cruise-In events. Please see the schedule listed below, which was based on the Town's past event schedule.

- Saturday, May 8<sup>th</sup>: Concert/Cruise-In with GTown/Image (7-10 pm)
- Saturday, June 12<sup>th</sup>: Concert/Cruise-In (7-10 pm)
- Saturday, July 4<sup>th</sup>: Concert/Fireworks (6-10 pm)
- Saturday, August 14<sup>th</sup>: Concert/Cruise-In with Coming Up Brass (7-10 pm)
- Saturday, September 11<sup>th</sup>: Concert/Cruise-In (7-10 pm) possibly with Chairmen of the Board

So far, bands have been booked for two of the dates and Staff are working on filling the other three dates. The Board of Aldermen does not have an issue with an event held on September 11<sup>th</sup> and hopes the event will also serve as a memorial.

Item 3D was concerning the Primary Fire District and has been removed from the agenda for discussion at a later date.

Item 3E was concerning the status of future Board Meetings. This discussion was to determine if any modifications need to be made to the way Board Meetings are currently being conducted, based on current virus conditions. In accordance with current gathering limitations, the Board agreed that public attendance will be confined to remote access until further notice.

Item 3F was concerning the Christmas Parade. At the November 10<sup>th</sup> Board Meeting, the Board voted to proceed with plans to continue to hold the Christmas Parade on December 13<sup>th</sup> at 3pm. Alderman Withers and Fire Chief Withers further discussed this event in light of the continually rising numbers of Covid-19 cases. With this new information, Alderman Withers requested this item be added to the agenda and, after further discussion, it has been determined that the Christmas Parade will be cancelled.

Ms. Stroupe informed the Board that surveyors would be present in town in the coming weeks and that notices to the citizens would be sent out on December 1<sup>st</sup>. She also distributed results from the Comprehensive Land Use Survey (Please see Exhibit Misc. A) This raw data will be developed into a Comprehensive Land Use Map and more information will follow. She then turned the floor over to Fire Chief Withers, who informed the Board that a recent reinspection has seen the Town of Dallas Fire Department move from a Class IV department to a Class III, making it in the top 12% in the State. A press release will follow at a later date.

Alderman Cearley motioned to adjourn, seconded by Alderman Withers, and carried unanimously. (6:20 pm)

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Rick Coleman  
Mayor

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Shannon Whittle  
Town Clerk/HR Director

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Wilson Family Rentals Annexation Request

AGENDA ITEM NO. 6A

MEETING DATE: 12/8/2020

This item was brought before the Board of Aldermen at the July 14<sup>th</sup> meeting, but was tabled until the September 8<sup>th</sup> meeting. At the September Meeting, the Board asked to discuss the request further at the September 22<sup>nd</sup> Work Session.

Wilson Family Rentals, LLC, owner of PID #169183 (no address assigned), is petitioning for annexation into the Town of Dallas. The requested zoning is R-8 "Multi Family Residential" for the development of a 96-unit apartment community. This parcel is considered non-contiguous.

Pursuant to the motion passed by the Board of Alderman on November 12, 2019, and G.S. §160A-58.2, a sufficiency investigation was performed and the petition was deemed sufficient. The 2003 Future Land Use Plan highlights this specific parcel for new residential development.

The Planning Board unanimously approved a motion to recommend the property be annexed in as R-8 during their October 2019 meeting.

At the October 20<sup>th</sup> Board of Aldermen meeting, a public hearing was set for December 8<sup>th</sup> to get public input and to make a determination to approve or decline the annexation request.

If the annexation is approved, the Board of Aldermen can also assign zoning, which is recommended to be R-8.

MANAGER'S RECOMMENDATION: At this time, annexation of this property does not bring a benefit to the Town. At a later date, as development extends up that corridor annexation may be more appropriate.

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 land Planned Property Use: Multi Family  
Requested Zoning: Multi Family

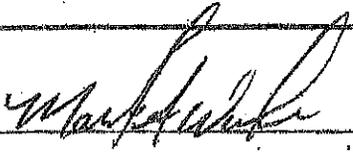
To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as None assign, DALLAS, NC 28034, further identified as parcel ID # 169183, be annexed to the Town of Dallas.

Name of petitioner/property owner: WF Rentals LLC  
Mailing Address of property owner: PO Box 1422  
Email Address: wilsonfamilybuilders@gmail.com Phone Number: 704-747-5081

**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: 10/23/19

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

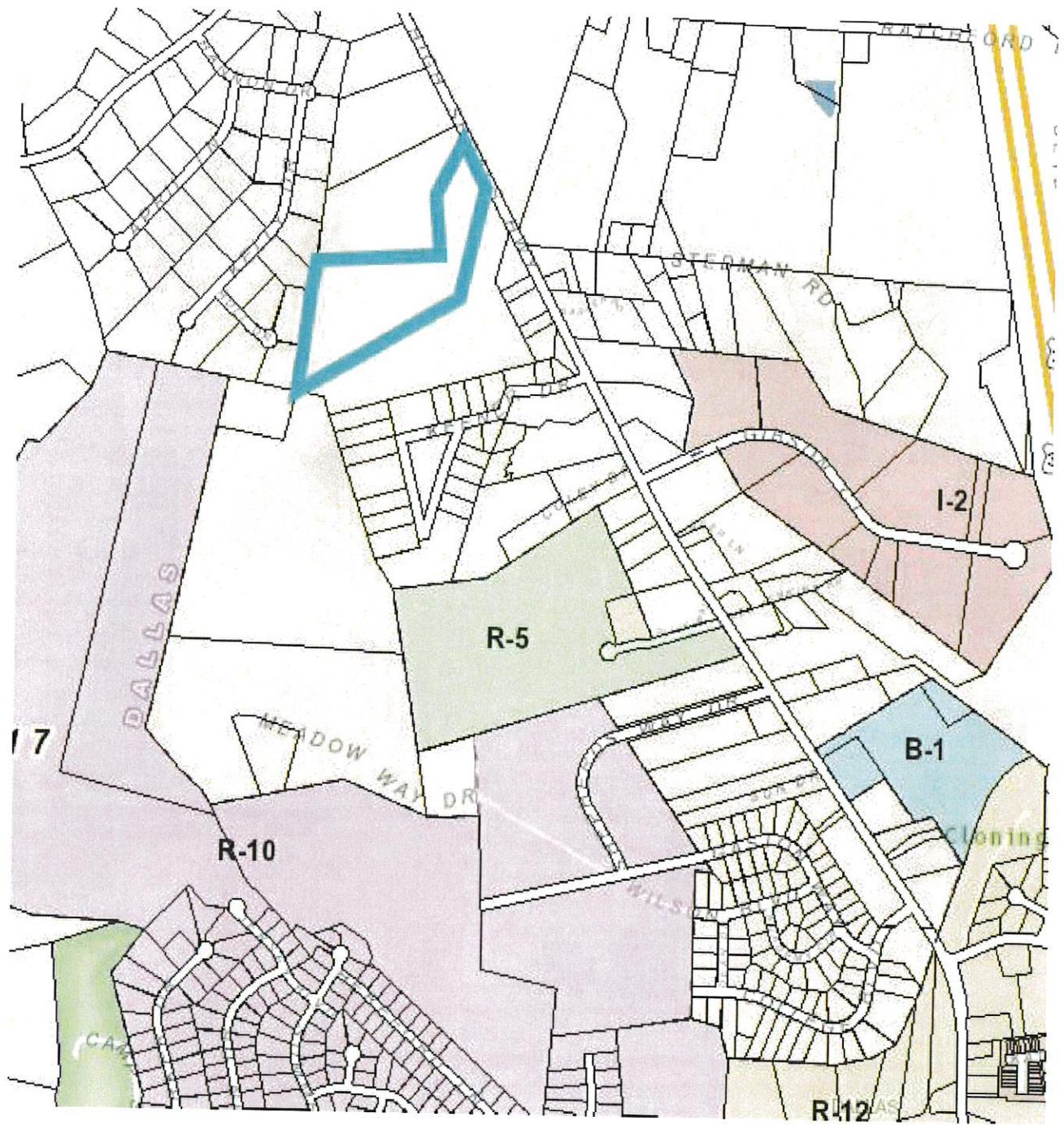


EXHIBIT "A"

BEGINNING at a point in the paved portion of old U.S. Highway No. 321, said point being located at 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 in Deed Book 434 at Page 560 and runs thence South 28 degrees 17 minutes 28 seconds East 291.13 feet to a railroad spike located in the paved portion of old U.S. Highway No. 321; thence with a new line, South 13 degrees 01 minutes 33 seconds West 666.72 feet to an iron pin set; thence with another new line, South 60 degrees 37 minutes 23 seconds West 1,101.88 feet to an iron pin set; thence with the easterly boundary line of Lots Nos. 26, 13, 10, and 9 in Block "A" of Thornbird Meadows as shown on Map No. 2 thereof recorded in the above-mentioned registry in Plat Book 40 at Page 41, North 07 degrees 47 minutes 15 seconds East 727.38 feet to an existing iron pin located in the easterly boundary line of Lot No. 9 in Block "A" of said Thornbird Acres; thence with the southerly boundary line of the property of James E. Lindsay, Jr. and wife, Wadeliza C. Lindsay, as described in deed recorded in the above-mentioned registry in Deed Book 1022 at Page 443, North 86 degrees 00 minutes 22 seconds East 736.42 feet to an existing iron pin at a stone; thence with Lindsay's easterly boundary line, North 05 degrees 33 minutes 02 seconds West 338.02 feet to an existing iron pin; thence continuing with Lindsay's easterly boundary line, North 27 degrees 26 minutes 00 seconds East 371 feet to the point of beginning and containing 13.1183 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. 1. A copy of said plat may be found of record in Book 1831 at Page 534, Gaston County Registry.

This conveyance is made subject to the rights-of-way of old U.S. Highway No. 321 and an overheard telephone line as shown on the abovementioned plat.

BEING the identical property conveyed to Bobby H. Rhyne and wife, Frances S. Rhyne by that Deed dated January 20, 1987 and duly recorded in Book 1831 at Page 534 of the Gaston County Registry.

CERTIFICATE OF SUFFICIENCY

for Wilson Family Rentals, LLC satellite annexation, PID#169183, Dallas, NC

Pursuant to the motion passed by the Board of Aldermen on November 12, 2019, and GS 160A-58.2, I have investigated the petition for noncontiguous ("satellite") annexation from Wilson Family Rentals LLC, and I have determined that the petition is sufficient and technically meets the requirements of GS 160A-58.1.

In accordance GS160A-58.2, upon my certification, the Board of Aldermen shall fix a date for public on the question of the requested annexation.

  
\_\_\_\_\_  
Da'Sha Leach, Town Clerk

5/04/2020  
Date



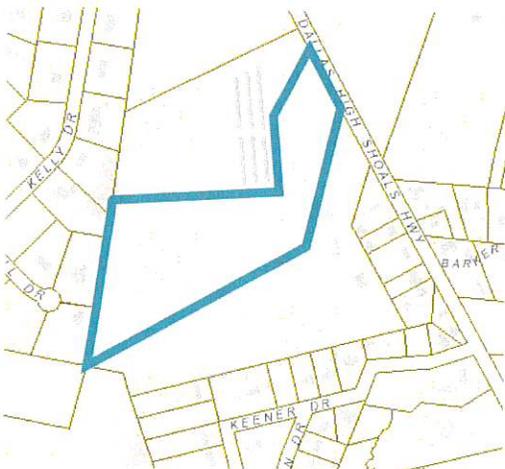
**AN ORDINANCE FOR A SATELLITE (NON-CONTIGUOUS) ANNEXATION INTO THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 12/8/20)**

**Whereas**, the Board of Alderman has been petitioned under G.S. 160A-58.1, to annex the area described below, and,

**Whereas**, the Town of Dallas Board of Aldermen, in consideration of voluntary satellite annexation petition by applicant/property owner Wilson Family Rentals LLC, no address assigned, further identified as Gaston County Parcel number 169183, finds that the petition meets the standards set forth in the NC General Statutes for non-contiguous (“satellite”) annexation, as the petition meets the following requirements:

1. The nearest point on the proposed satellite corporate limits must not be more than three miles from the primary corporate limits of the annexing city (the nearest point on the proposed satellite corporate limits is approximately 500 linear feet from the primary corporate limits of the Town of Dallas = .09 miles), and
2. No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except as provided for in statute (per an annexation agreement). The closest point of the High Shoals corporate limits to the proposed annexation is approximately 17,307 linear feet (=3.25 miles). In addition, no portion of the proposed annexation lies within an area made ineligible for annexation by the Town of Dallas pursuant to any annexation agreement with another municipality. While the Town of Dallas has an enation agreement with the City of Gastonia, the proposed annexation is on the Dallas side of the Annexation Agreement line, set forth in that agreement (“sphere of influence line”), and
3. The area is so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits (This property IS so situated that Dallas will be able to provide the same services that it provides within its primary corporate limits. Trash pick-up will be private (dumpster).

**Now, therefore be it ordained**, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the petitioner, Wilson Family Rentals LLC, approval of the above-referenced voluntary satellite annexation effective December 8, 2020.



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

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

Adopted, this 8<sup>th</sup> day of December, 2020.

ATTEST:

\_\_\_\_\_  
Rick Coleman, Mayor

\_\_\_\_\_  
Shannon Whittle, Town Clerk

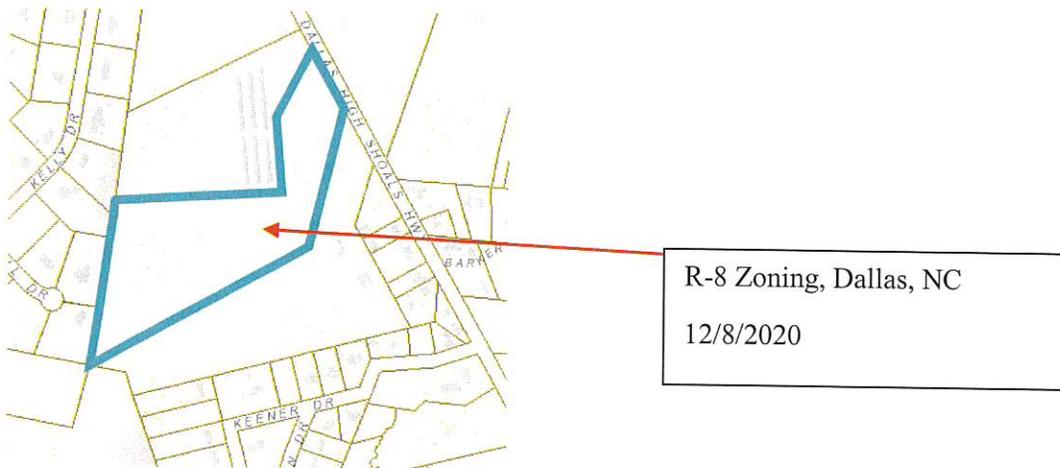
**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING PETITION IN THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 12/8/20)**

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

**Whereas**, the Town of Dallas Board of Aldermen approved annexation of property owned by Wilson Family Rentals LLC off of Dallas High Shoals Highway, further identified as Gaston County parcel number 169183, totaling approximately 12.82 acres into Town limits, and

**Whereas**, the petitioner requested zoning allowing multi-family development and the Planning Board recommended zoning of R-8, Multi-Family Residential be applied to the property, and

**Whereas**, the zoning is consistent with the 2003 Future Land Use Plan’s designation as new residential development and the request is deemed reasonable and, in the public’s, best interest in order to maximize the site for future multi-family development,



**Now therefore be it ordained**, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the petitioner, Wilson Family Rentals LLC, approval of the above referenced zoning classification effective December 8, 2020.

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

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

Adopted, this 8<sup>th</sup> day of December, 2020.

ATTEST:

\_\_\_\_\_  
Rick Coleman, Mayor

\_\_\_\_\_  
Shannon Whittle, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: TrueHomes Conditional Zoning – CZ R-6, Cluster Development Overlay

AGENDA ITEM NO. 6B

MEETING DATE: 12/8/2020

### BACKGROUND INFORMATION:

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

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

A virtual public involvement meeting was held, per requirement, on May 28, 2020. The Planning Board recommended approval of the Conditional Zoning with 3 amendments to the listed conditions and the staff provided Consistency Statement during the September 17<sup>th</sup> meeting.

At the November 10<sup>th</sup> Board of Aldermen meeting, a public hearing was set for December 8<sup>th</sup> for potential approval of the request.

An additional discussion on this project and the proposed zoning was held at the November 24<sup>th</sup> Work Session.

A listing of conditions placed on the project by Town Staff is attached, along with additional project information.

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MANAGER RECOMMENDATION: Approve CZ R-6, Cluster Development Overlay zoning to the TrueHomes development, including all of the staff recommended conditions.

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BOARD ACTION TAKEN:

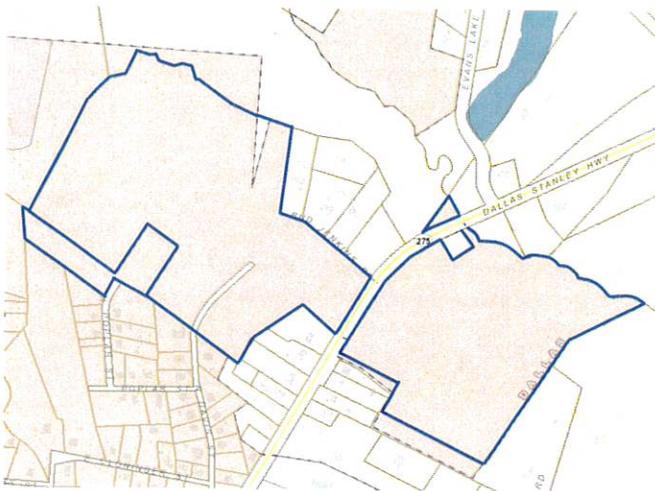
**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING PETITION IN THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 12/8/20)**

**Whereas**, this amendment is in accordance with Application within Municipalities, pursuant to article 16 of chapter 160A, and

**Whereas**, the Town of Dallas Board of Aldermen, in consideration of conditional rezoning, by petitioner TrueHomes on behalf of property owner Tammbar, LLC, for property located East and West of Dallas Stanley Highway, further identified as Gaston County Parcel numbers 131854, 216368, and 301158, finds that the petition meets the standards set forth for Conditional Zoning, R-6, Cluster Development Overlay, and

**Whereas**, the conditional rezoning of Parcel numbers 131854, 216368, and 301158, is consistent with the 2003 Future Land Use Plan’s designation as new residential development, and

**Whereas**, the rezoning request is deemed reasonable and, in the public’s, best interest in order to maximize the site for future single-family development, while being clustered so as to preserve open space and protect the overall character and appearance of the Town;



**Now, be it ordained** by the Board of Aldermen of the Town of Dallas, North Carolina, grants the petitioner, approval of the above-referenced zoning change in accordance with exhibit A attached herein, effective December 8, 2020.

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

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

Adopted, this 8<sup>th</sup> day of December, 2020.

ATTEST:

\_\_\_\_\_  
Rick Coleman, Mayor

\_\_\_\_\_  
Shannon Whittle, Town Clerk

## Exhibit A

### Streets and Traffic:

1. Developer agrees to complete the Town's Traffic Impact Analysis (TIA) requirements as part of Construction Drawing approval. The findings shall be presented to the Planning Board and Board of Alderman for information purposes if community layout will remain significantly the same. Anything other than "minor" changes as defined by ordinance will require Planning Board recommendation and Board of Alderman approval. Upon completion of the TIA, Developer, through Transportation Mitigation Agreement, agrees to all recommended improvements, unless NCDOT funding is committed to improvement within five (5) years or NCDOT is against improvement.
2. Street A and Street B to be developed to the Town's collector road requirements, until the intersection with Street C. The remaining portion of Street B and Street C shall be developed to the Town's local residential road requirements.
3. Street A shall be designed to include a temporary paved offset cul-de-sac and dedicated as right-of-way.
4. Street frontage along Dallas Stanley Highway shall be designed to meet the Town standards, including but not limited to the addition of sidewalk and street trees. Pending NCDOT objection to sidewalk along Dallas Stanley Highway, the Developer agrees to payment in Lieu of sidewalk at cost.
5. Developer to secure driveway permits for Streets A and B from NCDOT, and discuss what, if any, pedestrian crossing improvements may be needed to ensure residents on either side of the development have access to the community amenities as no separate amenity lot is being provided. Recommendations from NCDOT must be included on construction plans.

### Easements:

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

### Open Space:

8. Developer agrees to install a 20' x16' pergola and tot lot as open space improvements toward the 20% improved open space requirement of cluster development overlay development.
9. Upon construction drawing approval, developer agrees to payment-in-lieu of trail construction per the formula provided in 153.072 (H)2. (Payment=\$63,236.75)
10. All open space, both improved and not improved, shall be maintained by the HOA, including but not limited to lighting, landscaping, signage, built features, easements, etc. No open spaces in the community shall be allowed to be subdivided or sold without written approval by the Town of Dallas.

Community Design Standards:

11. Setbacks and minimum lot sizes shall be consistent with the minimum requirements in the R-6 zone- 25' front and rear setbacks and 6' minimum side setbacks, and 6000 SF minimum lot size, except for one lot shown at 5,983.32 SF.
12. Lot widths may be reduced by up to 25% as part of cluster overlay development in order to promote a smaller overall development footprint and preserve additional open space. Lots must be 45' wide minimum- 47' wide or more is preferred.
13. Developer to provide at least 2 off-street parking spaces in addition to garage space on each residential lot.
14. Single family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades similar to the elevations provided at the time of conditional approval. (voluntary- agreed to by developer)
15. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.

Other:

16. Annexation(s) shall be finalized prior to approval of construction documents.
17. Conditional approval of this development shall be good for 12 months from the date of approval.

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: FY2022 Budget Calendar

AGENDA ITEM NO. 8A

MEETING DATE: 12/8/2020

Each year the Town establishes a calendar for the preparation of the upcoming fiscal year's budget. Attached is a proposed calendar for the FY2021-22 budget process, including a Strategic Planning Meeting on Monday, February 15, 2021. The Planning Meeting would be held in the Community Room at the Fire Department beginning with lunch at 11:30 am and then the meeting beginning at 12:00 pm. This meeting typically lasts 4 hours.

Two Budget Worksessions are scheduled: 1) Tuesday, March 23, 2021 and 2) Tuesday, May 25, 2021. These worksessions will be held in the Fire Department Community Room at 5:00 pm, with dinner available at 4:30 pm.

---

MANAGER'S RECOMMENDATION: Approve the FY2022 Budget Calendar as presented.

---

BOARD ACTION TAKEN:

## Town of Dallas FY 2022 Budget Calendar

Date	Description
January 15, 2021	Budget Forms to Department Heads
February 5, 2021	Department Heads forward Proposed Budget Requests to Town Manager and Finance Officer
February 15, 2021	Strategic Planning Meeting to Discuss Goals
February 22 - February 26, 2021	Department Meetings on Proposed Budget Requests
March 18, 2021	Draft Budget Submitted to Board
March 23, 2021	Budget Worksession
April 19 - April 23, 2021	Department Meetings on Proposed Budget Requests (if necessary)
May 14, 2021	Draft Budget Submitted to Board
May 25, 2021	Budget Worksession
June 8, 2021	Adoption of Budget Ordinance
June 30, 2021	End of FY21

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: FY2021 Board of Aldermen Meeting Calendars

AGENDA ITEM NO. 8B

MEETING DATE: 12/8/2020

Attached is the Board of Aldermen regular monthly meeting schedule, as well as the monthly work session schedule, for calendar year 2021. Upon approval, these schedules will be filed as required by G.S. § 143-318.12.

MANAGER'S RECOMMENDATION: Approve the 2021 Meeting Schedules as presented.

BOARD ACTION TAKEN:

## Town of Dallas Board of Aldermen 2021 Meeting Schedule

Tuesday, January 12, 2021	6:00 pm	Community Room
Tuesday, February 9, 2021	6:00 pm	Community Room
Tuesday, March 9, 2021	6:00 pm	Community Room
Tuesday, April 13, 2021	6:00 pm	Community Room
Tuesday, May 11, 2021	6:00 pm	Community Room
Tuesday, June 8, 2021	6:00 pm	Community Room
Tuesday, July 13, 2021	6:00 pm	Community Room
Tuesday, August 10, 2021	6:00 pm	Community Room
Tuesday, September 14, 2021	6:00 pm	Community Room
Tuesday, October 12, 2021	6:00 pm	Community Room
Tuesday, November 9, 2021	6:00 pm	Community Room
Tuesday, December 14, 2021	6:00 pm	Community Room

Board meetings are held in the Community Room located at the Dallas Fire Station.

## Town of Dallas Board of Aldermen 2021 Work Session Schedule

Tuesday, January 26, 2021	5:00 pm	Community Room
Monday, February 15, 2021 (Strategic Planning)	11:30 am	Community Room
Tuesday, February, 23, 2021	5:00 pm	Community Room
Tuesday, March 23, 2021 (Budget)	5:00 pm	Community Room
Tuesday, April 27, 2021	5:00 pm	Community Room
Tuesday, May 25, 2021 (Budget)	5:00 pm	Community Room
Tuesday, June 22, 2021	5:00 pm	Community Room
Tuesday, July 27, 2021	5:00 pm	Community Room
Tuesday, August 24, 2021	5:00 pm	Community Room
Tuesday, September 28, 2021	5:00 pm	Community Room
Tuesday, October 26, 2021	5:00 pm	Community Room
Tuesday, November 23, 2021	5:00 pm	Community Room
Tuesday, December 21, 2020	<b>No Work Session Scheduled</b>	

Board work sessions are held in the Community Room located at the Dallas Fire Station.

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Annexation Request, Tammbar, LLC

AGENDA ITEM NO. 8C

MEETING DATE: 12/8/2020

As part of the Conditional Zoning off of Dallas Stanley Highway, the petitioner, TrueHomes, has submitted an annexation request on behalf of the owner, for two pieces of property previously not annexed. These two parcels will be part of the larger TrueHomes development project at that location.

The pieces of property are located on Gaston County Parcel #216368 & 3011585 and are respectively 0.17 acres and 0.16 acres.

The Planning Board recommended the zoning of Conditional Zoning R-6, Cluster Development Overlay, during its November 19, 2020 meeting.

To move forward with the request, the Board of Aldermen must direct staff to investigate the sufficiency of the request.

MANAGER'S RECOMMENDATION: Direct Staff to investigate the sufficiency of the annexation application.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

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

Contiguous

Non-Contiguous

DATE: October 15, 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 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, be annexed to the Town of Dallas.

Name of petitioner/property owner: Tammbar, LLC

Mailing Address of property owner: c/o Maria Knotts, 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. \$100 Fee

Applicant Signature: \_\_\_\_\_

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

11-6-20

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

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

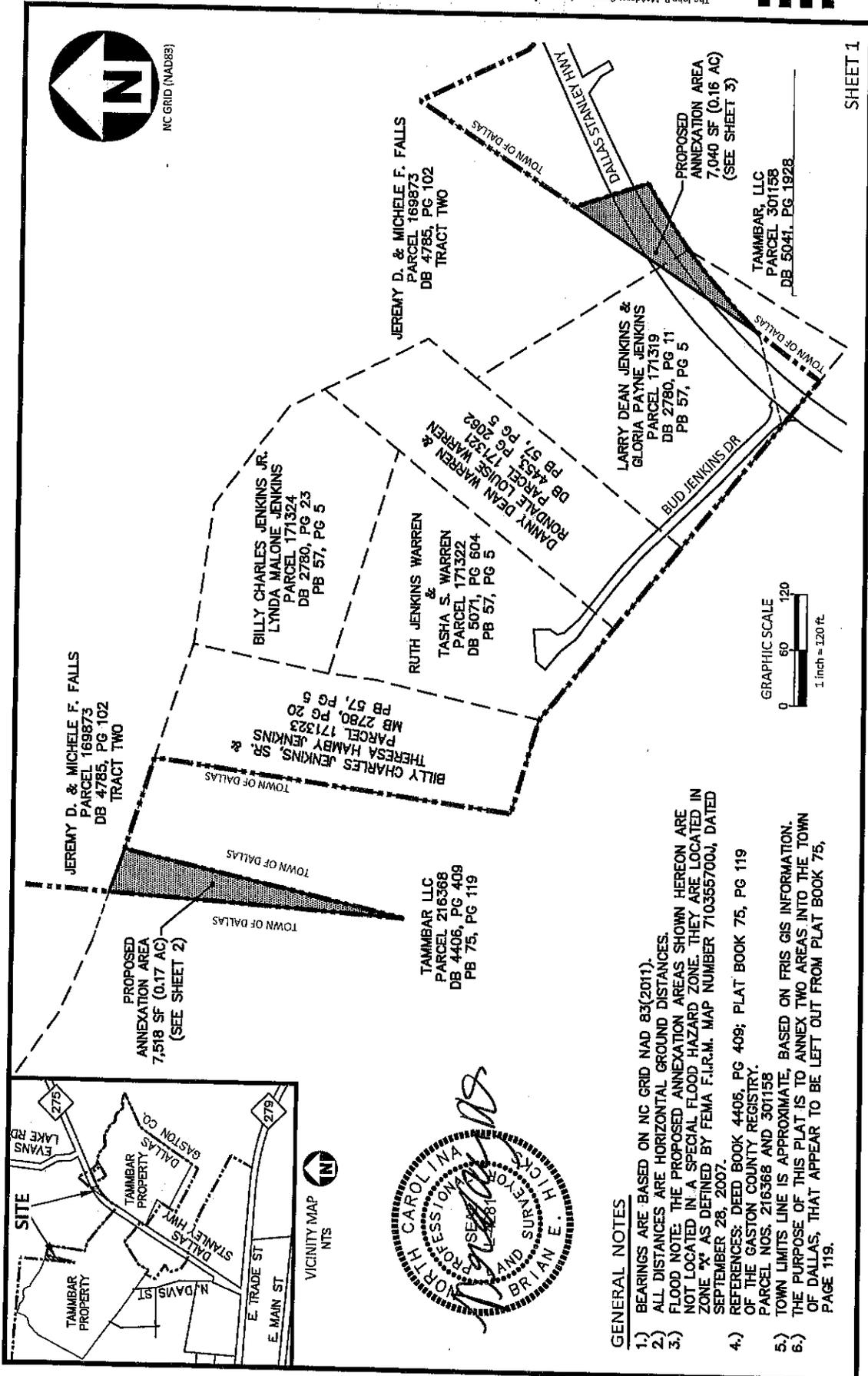
11-19-2020



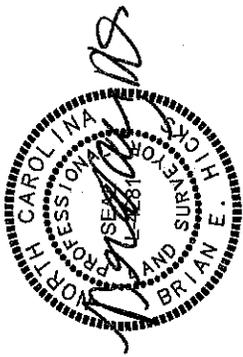
The John R. McAdams Company, Inc.  
 2430 Tordoff Way  
 Suite 110  
 Charlotte, NC 28277  
 phone 704.527.0800  
 fax 919.361.2289  
 license number: C-0293  
 www.mcadamsco.com

**N. DAVIS STREET ANNEXATION EXHIBIT**  
 TOWN OF DALLAS  
 DALLAS TWP., GASTON CO., NORTH CAROLINA

**PLAN INFORMATION**  
 PROJECT NO. TRU-19050  
 FILENAME TRU19050-Q1  
 CHECKED BY BEH  
 DRAWN BY JC  
 SCALE 1"=120'  
 DATE 10.30.2020



SHEET 1



**GENERAL NOTES**

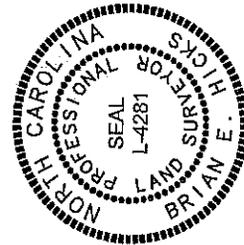
- 1.) BEARINGS ARE BASED ON NC GRID NAD 83(2011).
- 2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3.) FLOOD NOTE: THE PROPOSED ANNEXATION AREAS SHOWN HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE 'X' AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 7103657000, DATED SEPTEMBER 28, 2007.
- 4.) REFERENCES: DEED BOOK 4406, PG 409; PLAT BOOK 75, PG 119 OF THE GASTON COUNTY REGISTRY; PARCEL NOS. 216368 AND 301158
- 5.) TOWN LIMITS LINE IS APPROXIMATE, BASED ON FRIS GIS INFORMATION.
- 6.) THE PURPOSE OF THIS PLAT IS TO ANNEX TWO AREAS INTO THE TOWN OF DALLAS, THAT APPEAR TO BE LEFT OUT FROM PLAT BOOK 75, PAGE 119.

I, BRIAN E. HICKS, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 8-14-20
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NCGS GAST
- (7) GEOD MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.999844371
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

I, BRIAN E. HICKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF OCTOBER, A.D.: 2020.

*Brian E. Hicks*  
 BRIAN E. HICKS, PLS L-4281



**LEGEND**

- EXIST. IRON PIPE OR REBAR
- ▲ CALCULATED POINT
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- ▨ PROPOSED ANNEXATION AREA

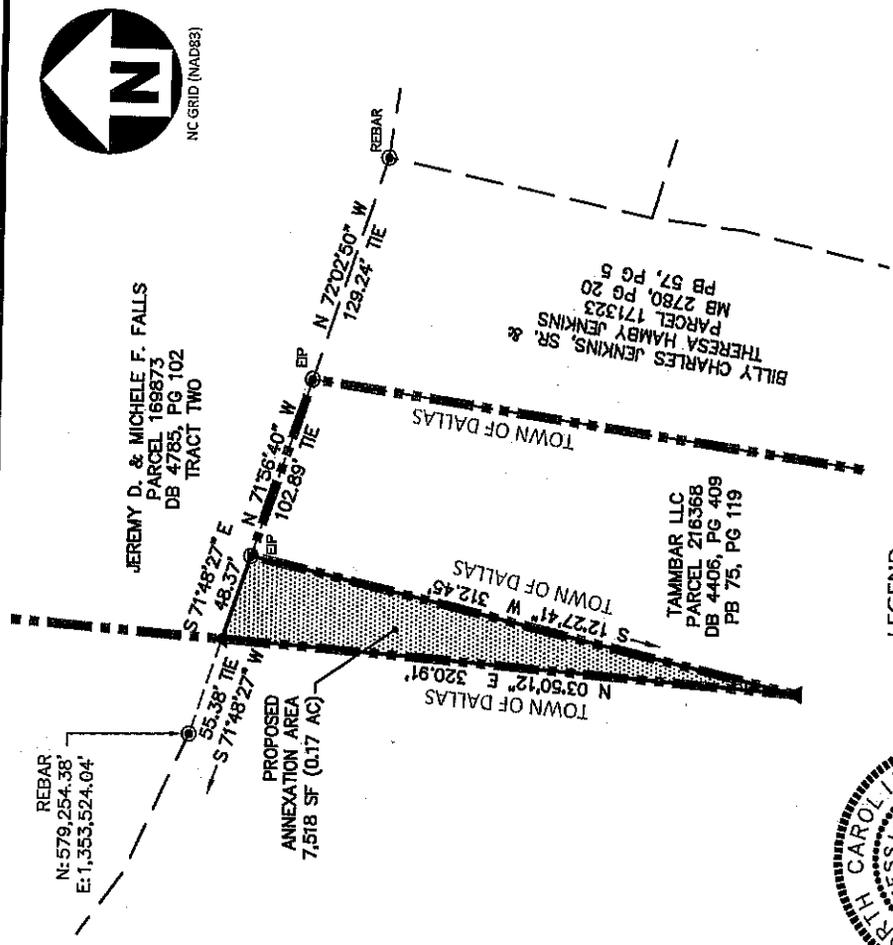


SHEET 2

**PLAN INFORMATION**  
 PROJECT NO. TRU-19050  
 FILENAME TRU19050-01  
 CHECKED BY BEH  
 DRAWN BY JC  
 SCALE 1"=80'  
 DATE 10.30.2020

**N. DAVIS STREET**  
 ANNEXATION EXHIBIT  
 TOWN OF DALLAS  
 DALLAS TWP/SP, GASTON CO., NORTH CAROLINA

The John R. McAdams Company, Inc.  
 3430 Tompdon Way  
 Suite 110  
 Charlotte, NC 28277  
 Phone 704.527.0800  
 Fax 919.361.2269  
 License number: C-0293  
 www.mcadams.com



**GENERAL NOTES**

- 1.) BEARINGS ARE BASED ON NC GRID NAD 83(2011).
- 2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3.) FLOOD NOTES: THE PROPOSED ANNEXATION AREAS SHOWN HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 710355700J, DATED SEPTEMBER 28, 2007.
- 4.) REFERENCES: DEED BOOK 4406, PG 408; PLAT BOOK 75, PG 119 OF THE GASTON COUNTY REGISTRY.
- 5.) PARCEL NOS. 216388 AND 301158
- 6.) TOWN LIMITS LINE IS APPROXIMATE, BASED ON FRIS GIS INFORMATION. THE PURPOSE OF THIS PLAT IS TO ANNEX TWO AREAS INTO THE TOWN OF DALLAS, THAT APPEAR TO BE LEFT OUT FROM PLAT BOOK 75, PAGE 119.

**LEGEND**

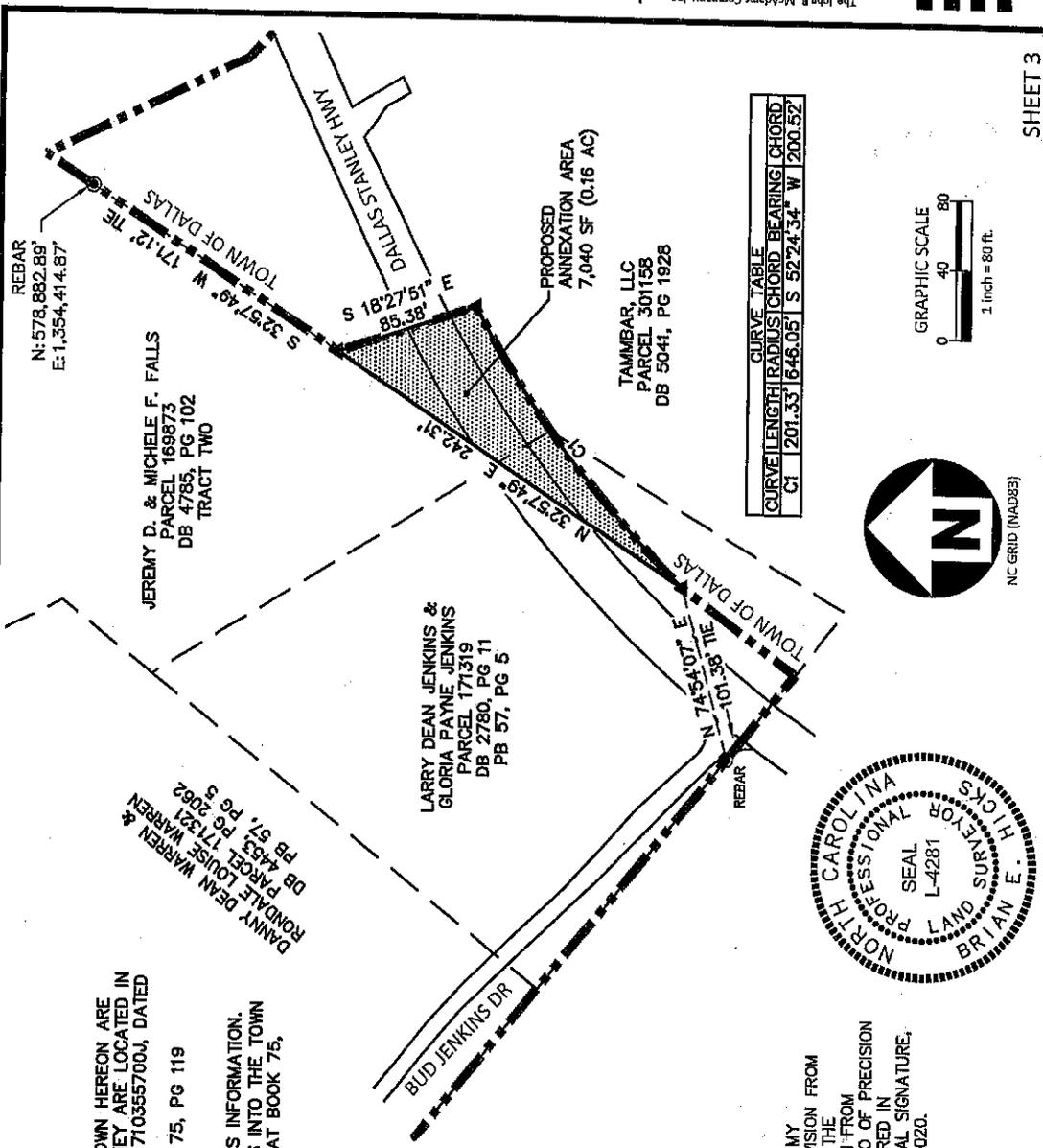
- ⊙ EXIST. IRON PIPE OR REBAR
- ▲ CALCULATED POINT
- SURVEYED PROPERTY LINE
- - - PROPERTY LINE NOT SURVEYED
- ▨ PROPOSED ANNEXATION AREA

I, BRIAN E. HICKS, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 8-14-20
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NCGS GAST
- (7) GEOID MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.999844371
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

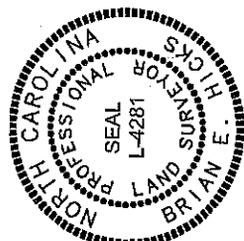
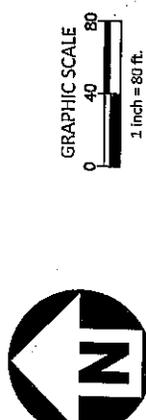
I, BRIAN E. HICKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF OCTOBER, A.D. 2020.

*Brian E. Hicks*  
 BRIAN E. HICKS, PLS L-4281



**CURVE TABLE**

CURVE LENGTH	RADIUS	CHORD	BEARING	CHORD
CT	201.33	1646.05	S 52°24'34"	W 200.52



**PLAN INFORMATION**  
 PROJECT NO. TRU19050-Q1  
 FILENAME TRU19050-Q1  
 CHECKED BY BEH  
 DRAWN BY JC  
 SCALE 1"=80'  
 DATE 10.30.2020

**N. DAVIS STREET ANNEXATION EXHIBIT**  
 TOWN OF DALLAS  
 DALLAS TWP, GASTON CO., NORTH CAROLINA

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 Fax 919.961.2259  
 License Number: C-0293  
 www.mcadamsco.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 Tammar LLC (DB 5041, PG 1928) and Jeremy D. & Michele F. Falls (DB 4785, PG 102), said point being located South  $32^{\circ}57'49''$  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  $18^{\circ}27'51''$  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  $52^{\circ}24'34''$  West, 200.52 feet to a point; THENCE North  $32^{\circ}57'49''$  East 242.31 feet to the POINT OF BEGINNING, containing 7,040 Square Feet, or 0.162 Acres, more or less.

**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  
Curtis Wilson, Planning Board Chairman Date