

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**November 12<sup>th</sup>, 2024**

**6:00 PM**

The following elected officials were present: Mayor Beaty, Alderman Milton, Alderman Martin, Alderman Cearley, Alderman Cloninger and Alderman Withers.

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Marcus Fleming, Police Captain; Lanny Smith, Electric Director; Tom Hunn, Town Attorney; Zack Foreman, Assistant Public Works Director; Lindsey Tysinger, Town Clerk; Earl Withers III, Fire Chief; Kristin Boone, Finance Director; Anthony Smith, Development Services Director; and Alex Wallace, Parks and Recreation Director.

Mayor Beaty called the meeting to order at 6:30pm.

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

### **Approval of Agenda:**

Alderman Cloninger made a motion to approve the agenda with deletions, seconded by Alderman Cearley and carried unanimously.

### **Approval of Minutes:**

Alderman Cloninger motioned to approve the minutes from the October 8<sup>th</sup> Regular Meeting Minutes, and the October 22<sup>nd</sup> Work Session, seconded by Alderman Martin and carried unanimously.

### **Recognition of Citizens:**

The Mayor opened the floor for the Recognition of Citizens and Public Comment.

W.C. Friday Middle School Coaches recognized their student athletes of the Month.

Jeremiah Doster of 304 E Trade St., Owner of The Pickle Bar and Bistro located at 103 N. Holland. Doster addressed the Board about an idea that affects his business and possibly other businesses. Doster asked the Town to go back and look at the current noise ordinance. Doster found that at the July 10<sup>th</sup> 2012 Board Meeting, the previous owner asked the Board for an extension of the time and the Town agreed to move it to 12am cutoff on Friday's and Saturday's. Doster could not find it on the website where they went back to 11pm and currently the sound ordinance is 9pm on Monday through Thursday, 11pm Friday and Saturdays and 6pm on Sundays. Doster provided the Board with his noise complaints for the last 3 years from the Police Department. Doster told the Board you will see some are no action or all 10-4 meaning no violation found when police came out, there are a couple verbal warnings on there, and this past Saturday he was issued a written citation from the Police Department. Unfortunately, he could

not determine if it was because of the entertainment he had or the amount of customers out back making noise. Doster is required every year to buy an entertainment permit to allow him to have any entertainment at his establishment. This permit is not meant to give him some leeway over some of the restrictions that are in place. Doster asked what is the point of this general entertainment permit? Doster could not find a defined definition of what is considered general entertainment. Doster does not consider his business to be a nuisance to the Town, he thinks his business has contributed to the Town in many ways. Doster knows that this will not be discussed here, but a little bit down the road maybe we can get some answers then, just bringing this to the attention to get the conversation started. Up until about 4 months ago this hadn't been an issue for him or the business. Of the noise complaints other than no violations that were found, he has gone over 2 years with no noise complaints. He assumed the Town of Dallas, they were allowed to operate their business and that's just how they saw us doing it, we are not a honky-tonk, we are not tearing stuff up. Mayor Beaty announced the 3 minutes were up. Alderman Cloninger directed staff to review the noise ordinance, identify the issues, find the facts and to bring copies of the ordinance along with recommendations to the next Work Session.

Shaina Clemmer of 104 N. Oakland St., Clemmer stated she is following up after the gentlemen before her, her and her family are lifelong residents of Dallas, love the downtown atmosphere and the growth Dallas is experiencing. Clemmer stated her family has 2 small children and that this is where they call home, she is here to speak on a small section of their 5 plus month long battle. Clemmer 'Have you ever tried to put a baby to sleep with music so loud inside of your home that you know the exact song that is being played over 75 yards away or feel the bass thumping as you lay your head on your pillow. Unfortunately, this is the nightmare that we experience every night that the pickle bar and bistro is open. We see our homes property backs up to the pickle's property, they're on the same block. You might think well you moved here knowing that your residence is a block from the bar, yes, and we also know the regulations that are put in place by this county to keep peace and knowing cut off times, noise ordinance regulations, etc. The owner of the pickle bar and bistro is also very knowledgeable on this subject, so much so that he told my husband to not call the police and to call his place of business if the music gets to loud and his employees would turn it down, even after the noise ordinance times by the county which was pushed to 1-2am. My husband has also been dealing with beer bottles, beer cans, and trash being thrown over the fence from the pickle into our backyard, he's also had a conversation with the owner, and the owner said he would put a trash can out for his customers, unfortunately this has not been done or if it has there is still being trash, bottles, and cans thrown into our yard. As I mentioned before we have 2 young children that love to play and run around in the yard, and we shouldn't have to worry about picking up glass or stepping on something. We have spent countless hours calling to report noise ordinance from the pickle in hopes of being heard. We tried to be respectful, to call the place of business like we were asked and ultimately the employees laughed at us and since then we've called over a dozen times to the county communications to report these violations, for months the results were the same, no regulations, no accountability for the business music, loud screaming, partying

all hours of the night. Recently after a conversation with the Chief there have been 2 back-to-back tickets that were delivered or as we were told over this past weekend. This has given us some hope, we are not just one family but multiple, we've been told by Dallas police officers that other residents do call in for complaints, we have elderly neighbors that wanted to come and support us tonight but they are unable to physically come and do so, they have to wear hearing aids and they tell us they can hear the music so loud in their home with their hearing aids in.' Mayor announced the 3 minutes were up.

Mike Fields of 1333 Philadelphia Church Road, Congratulated and thanked the Town on the Halloween event and the Veterans Day Parade Event. Thanks to the employees for the great job that they do. Would like to bring up an item that we discussed in the past, the emergency/disaster response plan. Not sure if it has been completed or not but would like to see the electronic message board connected to the generator at the Courthouse to be used as a communication tool during emergencies. Would like to see more citizens sign up for Nixle.

Curtis Wilson of 438 S. Gaston St., asked for Gods Grace over our Town. Prayed to watch over police, fire, rescue, and every department in Town.

Dr. Duncan, of Carr Elementary School, presented the Students of the Month.

**Consent Agenda:**

***Item 5A - Proclamation Recognizing Jasmine Celeste Walker Day of Caring (Removed)***

***Item 5B - Uncollectable Accounts in the Amount of \$28,387.07 to be Submitted to NC Debt Set Off***

For authorization, are uncollectable accounts from the months of July-September 2024. 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 is considered by State statute to be confidential information, and therefore is not public record.)

***Item 5C - Budget Amendment- Sale of 208 N. Holland St.***

To Accept and Appropriate Funds from the Sale of Town Property 208 N. Holland Street. (Exhibit 5C-1)

***Item 5D - Budget Amendment- Ferrara Extruded Pumper Truck***

At the April 2023 meeting, the board approved a resolution to join Sourcewell, a co-op procurement entity that local governments can use to purchase needed items. They hold hundreds of competitively solicited cooperative contracts ready for local governments to use in compliance with NCGS §160A-461. As part of that resolution, the Town also went into contract with C&C

Fire Apparatus for a new pumper truck. Attached you will find a budget amendment for the cost of the pumper truck that will arrive in May, 2025. Like the FFA Aerial apparatus, we will be financing this truck but will not spend the funds for this right now, however; we have to appropriate the funding for this item. This amendment will not appropriate fund balance, only proceeds from financing. (Exhibit 5D-1)

***Item 5E - Budget Amendment – FFA Aerial New Fire Apparatus***

At the October 22<sup>nd</sup>, 2024 Board Meeting, Chief Earl Withers presented a request from the Fire Department for the purchase of a new Fire Apparatus. At the strategic planning session in January 2024, the Board approved starting the process to order a new ladder truck, anticipating a 3-4 year delivery time. To mitigate this, signing of a contract to lock in the price would be beneficial as to not having an increase for this apparatus. Before signing the contract, the Town has to make sure the funds are available to sign said contract and to issue an Purchase Order, although, payment will not be made until 3-4 years from now as a lease. Attached is a budget amendment appropriating funds for the Fire Apparatus, as this was not previously budgeted. The Town will be financing this piece of equipment, therefore, this budget amendment is considered a “wash” as we are not appropriating fund balance at this time to pay for the truck. This is just a book keeping item that needs done in order to proceed with the signing of the contract. (Exhibit 5E-1)

Alderman Withers made a motion to approve the Consent Agenda, seconded by Alderman Martin and carried unanimously.

**Public Hearings:**

No Public Hearings.

**Old Business:**

***Item 7A - Recognition and Proclamation Policy***

Due to increasing requests for Resolution of Recognition for outstanding service, contributions, dedication, etc. the Town would like to propose a new policy and guidelines. Attached, you will find a recognition and proclamation policy in which we added changes/recommendations from the October 22<sup>nd</sup> work session. (Exhibit 7A 1-4)

Alderman Cloninger made a motion to approve the policy, seconded by Alderman Cearley and carried unanimously.

## **New Business:**

### ***Item 8A - Sammey Creek Annexation Petition***

Nolan Groce of Urban Design Partners, on behalf of Sammey Creek Dallas LLC, property owner, submitted a voluntary annexation petition on 7/1/2024. The petition is for voluntary contiguous annexation of a 0.0654 acre portion of Gaston County Parcel #309511 into the Town of Dallas in order to develop the entire property for single family residential. This application was submitted, along with rezoning petition Z-2024-02, They are requesting to rezone a portion of the parcels 312382 and 309511 from R-12/R-1 zoning to R-5. This entire 1.36-acre parcel is highlighted for new residential development in the 2030 Future Land Use Plan. Staff was directed to investigate the sufficiency of the petition to determine if it meets the standards of 160A-31 at the Board of Aldermen Regular Meeting on October 8, 2024. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation and conventional rezoning of the property, per NCGS §160A-31(c). A public hearing for the rezoning would be held after the property has been annexed. Supporting documentation, including the Certificate of Sufficiency, is attached. (Exhibit 8A 1-8)

Alderman Cloninger made a motion to approve set a Public Hearing for December 10<sup>th</sup> Board Meeting, seconded by Alderman Cearley and carried unanimously.

### ***Item 8B - Sammey Creek Rezoning Request***

Nolan Groce of Urban Design Partners, on behalf of Sammey Creek Dallas LLC, property owner, submitted a conventional rezoning request on 7/1/2024. They are requesting to rezone a portion of parcels 312382 and 309511 from R-12/R-1 zoning to R-5. This application was submitted, along with a annexation petition. The annexation request is for a voluntary contiguous annexation of a 0.0654 acre portion of Gaston County Parcel #309511 into the Town of Dallas in order to develop the entire property for single family residential. All supporting documentation for the application is attached, including minutes from the Planning Board meeting with the consistency and reasonableness statements. (Exhibit 8B 1-7)

Alderman Cloninger made a motion to table the rezoning to the December agenda to set a public hearing in January, seconded by Alderman Martin and carried unanimously.

### ***Item 8C - Appointment of Deputy Finance Officer***

This is a housekeeping item, so that moving forward we are in compliance with G.S. § 159 28(a). The attached resolution officially appoints a Deputy Finance Officer to serve as a back-up in the absence of the Finance Director. No changes to the current procedure are necessary, as we are currently utilizing the Town Manager as the Deputy Finance Officer. This action just makes that procedure official in the eyes of the State. (Exhibit 8C-1)

Alderman Martin made a motion to approve the appointment of Deputy Finance Officer, seconded by Alderman Cearley and carried unanimously.

***Item 8D - Appointment of Finance Officer***

This is a housekeeping item, so that moving forward we are in compliance with G.S. § 159 24. The attached resolution officially appoints a Finance Officer for the Town of Dallas and is hereby authorized, empowered, and commanded to serve as the Finance Officer mandated by Article 3 of Chapter 159 of the North Carolina General Statutes. No changes to the current procedure are necessary, as we are currently utilizing the Town Manager as the Deputy Finance Officer. This action just makes that procedure official in the eyes of the State. (Exhibit 8D-1)

Alderman Milton made a motion to approve the appointment of the Finance Officer, seconded by Alderman Cearley and carried unanimously.

***Item 8E - Municipal Sport Team Rate***

At the October work session, Alex Wallace, Park and Recreation Director, discussed with the Board establishing a Recreation Municipality Sport Rate Fee for basketball. Staff and the Board discussed a reasonable fee and decided to set that fee at \$450. Attached is the Fee Schedule with the added rate for approval. (Exhibit 8E-1)

Alderman Martin made a motion to approve the amended fee schedule, seconded by Alderman Milton and carried unanimously.

**Manager's Report:**

Mayor Hayley Beaty reminded staff of the Black Mountain trip to help the Red Truck Men on November 22<sup>nd</sup>. Mayor Beaty made the Board and Staff aware of Mayor of the Day at Carr School. Students will write about if I were a Mayor of the Day. 3<sup>rd</sup> graders will visit Town Hall, the Courthouse, the Museum and the Dallas Jail.

Town Manager, Jonathan Newton, made the Board aware that the audit is complete for FY24. Tonya with Martin Starnes & Associates will be presenting the Fiscal Year 2024 report at the Work Session in November.

Johnny Denton gave an update on the Aquatic Center, building plans are being reviewed by the county. Steel for the building has been ordered, about an 8-week time until they'll start going vertical with building and grading is continuing.

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:47).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

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

Date: November 6, 2024

Action: Economic Development Fund Amendment

Purpose: To Accept and Appropriate Funds from the Sale of 208 N. Holland Street

Number: ED-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
33	3460	0000	Proceeds from Sale	\$0	\$75,000	\$75,000
33	8500	7500	Cap. Outlay: Construction	\$0	\$75,000	\$75,000

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



**Town of Dallas**  
Budget Amendment

Date: November 12, 2024

Action: General Fund Amendment

Purpose: To appropriate funds for new Pump Truck

Number: FD-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3850	0000	Proceeds from Financing	\$280,000	\$1,141,272	\$861,272
10	5200	7400	C/O Equipment	\$75,000	\$936,272	\$861,272

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Approval Signature  
(Town Manager)

**Town of Dallas**  
Budget Amendment

Date: November 12, 2024

Action: General Fund Amendment

Purpose: To appropriate funds for New Fire Apparatus

Number: FD-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3850	0000	Proceeds from Financing	\$1,141,272	\$3,156,599	\$2,015,327
10	5200	7400	C/O Equipment	\$936,272	\$2,951,599	\$2,015,327

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Approval Signature  
(Town Manager)

# Recognition & Proclamation Policy

Proclamations and Resolutions of Recognition are ceremonial documents signed by the mayor and issued for public awareness, charitable events, arts and cultural celebrations and other special honors. The Town of Dallas reserves the right to accept, deny or revise requests for ceremonial documents as appropriate within the Town's sole discretion. Please use the "[Proclamation/Letter of Recognition Request](#)" form found online at [www.dallasnc.net](http://www.dallasnc.net) to submit your request.

## Section 1: Purpose:

To define parameters and qualifications on recipients of requesting a municipal resolution of recognition or proclamation for individuals who have demonstrated outstanding service, contributions and dedication to the community, similar to the Order of the Long Leaf Pine in the State of North Carolina.

## Section 2: Definitions:

- A. Resolution of Recognition: A recognition of a citizen or organization for outstanding achievement or service to the community.
- B. Proclamations: Document proclaiming a public or official announcement in honor of significant events, organizations and persons who have made a significant contribution to the community, issued by the Mayor

## Section 3: Guidelines:

Proclamations and Letters of Recognition must have a positive Town wide impact and must be requested by or on behalf of a Dallas resident or organization and may be issued for the following reasons:

- i. Recognition of action or service above and beyond the call of duty.
- ii. Recognition of extraordinary achievement
- iii. Supporting actions that improve the quality of life in the Town of Dallas
- iv. Raising public awareness of issues that directly affect the Town of Dallas
- v. Recognition of a Town of Dallas resident for one of the following:
  - a. Retirement—the person must have been employed with Dallas for 25 years or more
  - b. Birthday—Recognition of the 100<sup>th</sup> birthday of a Dallas citizen.

Proclamations and Letters of Recognition WILL NOT be issued for any of the following:

# Recognition & Proclamation Policy

- vi. Matters that would require taking sides on a political issue
- vii. Matters involving issues of personal conviction
- viii. Matters involving any particular religion
- ix. Commercial purposes, such as the opening of a new business, a new service, or a new product, whether directly or indirectly related.
- x. Any other matters that tend to stir up controversy or unrest.

## Section 4: Procedure:

### Step One: Determine Eligibility

- i. Ensure the nominee has made significant contributions to the community through service, volunteerism, or other forms of dedication
- ii. The nominee should have a history of exemplary service that positively impacts the town and its residents

### Step Two: Gather Supporting Documentation:

- i. Prepare a detailed biography of the nominee, highlighting their service, contributions and dedication
- ii. Collect letters of support from community members, organizations, or public officials attesting to the nominee's impact.
- iii. Include any awards, recognitions, or accolades the nominee has previously received.

### Step Three: Fill out the Proclamation/Letter of Recognition form online

- i. This can be found online at [www.dallasnc.net](http://www.dallasnc.net)

### Step Four: Draft a Resolution Proposal

- i. Draft a proposed resolution that outlines the reasons for recognizing the nominee. Include specific examples of their contributions and impact on the community.
- ii. Ensure the resolution is written formally and follows the town's standard format for official resolutions.

### Step Five: Submit Form:

Forms can be emailed into the Clerk at [ltysinger@dallasnc.net](mailto:ltysinger@dallasnc.net) or mailed into:

Town of Dallas  
Attn: Town Clerk  
210 N Holland Street  
Dallas, NC 28034

# Recognition & Proclamation Policy

## Wording:

If you need help with the exact wording, please refer to the sample proclamations and letters shown below. If you are asking on behalf of an annual event or national organization, you may be able to obtain a sample proclamation from past event organizers or the organizations staff.

## Step Six: Review and Consideration

- i. A Citizens Board, consisting of the Mayor, Two Board of Aldermen, Town Clerk and Town Manager will review nominations for all Resolutions of Recognition/ Proclamations and will evaluate the nomination based on the provided documentation.

## Step Seven: Decision and Approval

- i. If the nomination is approved, the municipal body will schedule the resolution for consideration at an upcoming Town Board meeting.
- ii. The nominator may be invited to present the nomination during the meeting, providing further context and support for the nominee.

## Step Eight: Official Resolution

- i. If the Town Board votes to approve the resolution/proclamation, an official document will be drafted, signed and sealed by the Mayor or appropriate municipal official.
- ii. The resolution will be presented to the nominee at a formal Board of Aldermen meeting, where their contributions will be publicly acknowledged and celebrated.

## Step Nine: Public Announcement

- i. The Town of Dallas will issue a public announcement to inform the community of the resolution and recognize the nominee's achievements.
- ii. The resolution may also be published on the Town's website to ensure widespread recognition

## Section Five: **\*\*Tips for a Successful Nomination\*\***

- i. Ensure the nomination package is complete, accurate and well-organized

# Recognition & Proclamation Policy

- ii. Provide compelling and specific examples of the nominee's contributions and impact on the community
- iii. Seek endorsements from respected community leaders and organizations to strengthen the nomination
- iv. Follow up with the Town of Dallas Clerk to confirm receipt of the nomination and inquire about the review process

By following these steps, individuals and organizations can effectively request a Proclamation/Resolution of Recognition for those who have demonstrated outstanding service, contributions and dedication to their community.

## **\*\*Addendum\*\***

- i. Resolution of Recognition for the Town of Dallas for outstanding service, contributions and dedication to the Town of Dallas;
  - Not limited to current residence but should have an impact or direct connection that is favorable to the Town.
- ii. Standards
  - a. No Self Nominations
  - b. Nominations by Family Members are highly discouraged
  - c. 60 Day review period
  - d. Consideration is on a case-by-case basis

**\*\*All awards are honorary, and no legal binding or authority is given or intended\*\***

For further information, please contact: Lindsey Tysinger at 704-922-3176 ext. 231

**CERTIFICATE OF SUFFICIENCY**


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

I, Lindsey Tysinger, 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 21 Day of October 2024.

SEAL



  
Town Clerk

Re: Sammey Creek Dallas, LLC Annexation- PID 309511

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

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

Contiguous

Non-Contiguous

DATE: \_\_\_\_\_

**FEE: \$550.00**

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

Planned Property Use: Single Family Residential

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

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

3615 Dallas High Shoals Highway, DALLAS, NC 28034, further identified as

parcel ID # 309511, be annexed to the Town of Dallas.

**Print owner name(s) and information:**

Name Sammey Creek Dallas, LLC Phone (408) 406-2006

Address 182 North Main St, Mooresville, NC 28115

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature:  Date: 6/19/2024

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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



Date: June 19, 2024

To: Mayor and Board of Aldermen  
Town of Dallas  
210 N Holland Street  
Dallas, NC 28034

C/O: Mr. Anthony Smith  
Development Services Director

Re: Annexation Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as reasoning of the annexation petition for parcel 309511. A portion of parcel 309508 was purchased and recombined with the existing parcel. The portion of acquired land is currently located outside of the Town of Dallas, in Gaston County. The existing parcel has previously been annexed into the Town of Dallas and subsequently zoned CD/R-5, for inclusion in the development project known as Summey Creek. For the entire Summey Creek subdivision to be developed within the Town of Dallas, the portion of property must be annexed and assigned an initial zoning.

Sincerely,



Raghunadha Kotha  
Sammy Creek Dallas, LLC  
(408) 406-2006

CC:  
Paul Pennell  
Urban Design Partners  
(704) 334-3303

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed		Deed		Acreage	Property Use	Taxable Value
				Book	Page	Book	Page			
312382	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	NO ASSIGNED ADDRESS,	5473	0452	4/18/2024		30.09	RESIDENTIAL	\$251,800
309511	SAMMEY CREEK DALLAS LLC	182 NORTH MAIN ST, MOORESVILLE, NC 28115	3615 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1914	1/20/2023		1.36	RESIDENTIAL	\$106,560
170073	ALLEN TERRY D ALLEN CATHY H	1540 S NEW HOPE RD , GASTONIA, NC 28054 5836	3614 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4601	1325	3/16/2012		0.98	COMMERCIAL	\$123,570
170070	LANE REBECCA DELLINGER	3618 DALLAS HIGH SHLS HWY , DALLAS, NC 28034 7721	3618 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	004E	0345	2/7/2004		0.3	COMMERCIAL	\$99,440
309508	STARNE ROBIN LEE	1110 BAXTER RD , CHERRYVILLE, NC 28021	3605 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970		2.19	RESIDENTIAL	\$130,290
170059	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3623 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1910	1/20/2023		0.92	RESIDENTIAL	\$133,990
312370	DALLAS TOWN OF	210 N HOLLAND ST , DALLAS, NC 28034 1625	3601 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970		0.87	EXEMPT	\$0
305050	BOLDING DAVID D BOLDING DANA S	4648 CROUSE RD , CROUSE, NC 28033 9767	3626 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4934	1611	9/18/2017	086	5.05	INDUSTRIAL	\$863,790
170074	PROPST ROBERT SHANNON PROPST JO ANN	P O BOX 1143 , DALLAS, NC 28034	115 CINDER LN, DALLAS, NC 28034	3485	0440	7/3/2002		3.82	COMMERCIAL	\$198,600

OWNER: SAMMEY CREEK DALLAS LLC  
182 NORTH MAIN STREET  
MOORESVILLE, NC 28115

# SAMMEY CREEK DALLAS LLC PROPERTY

**PROPOSED ANNEXATION**  
OWNER: SAMMEY CREEK DALLAS LLC  
3605 DALLAS-HIGH SHOALS HIGHWAY  
DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA  
DEED REFERENCE: 5388-1914  
TAX PARCEL #: 309511 (PORTION OF)

SAMMEY CREEK DALLAS LLC  
D.B. 5388, PG. 1868  
M.B. 93, PG. 101  
PIN: 170057

SAMMEY CREEK DALLAS LLC  
D.B. 5388, PG. 1910  
M.B. 99, PG. 6  
PIN: 309511 (PORTION OF)

SAMMEY CREEK DALLAS LLC  
D.B. 5388, PG. 1914  
PIN: 309511 (PORTION OF)

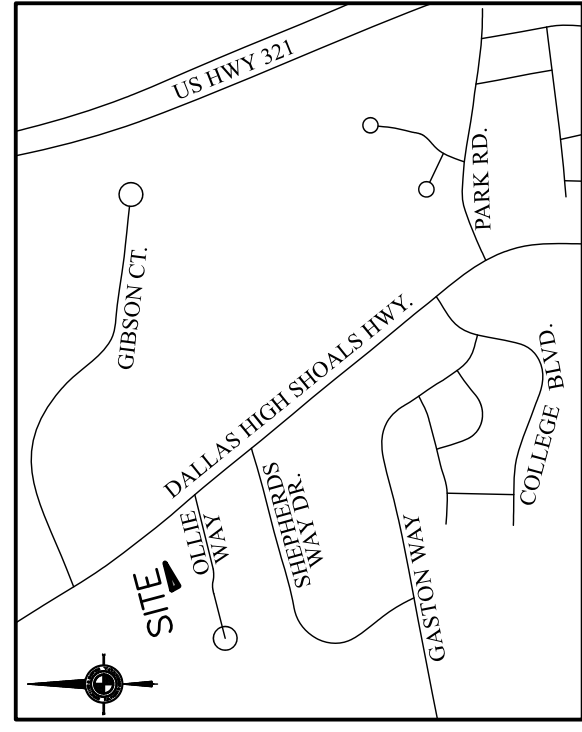
**PROPOSED ANNEXATION AREA**  
2,850 SQ. FT. OR 0.0654 ACRES

TOWN OF DALLAS  
D.B. 2529, PG. 105  
PIN: 170058  
(IN TOWN OF DALLAS)

ROBIN LEE STARNES  
D.B. 4236, PG. 471  
PIN: 309508

CATHY H. ALLEN and husband,  
TERRY D. ALLEN  
D.B. 4601, PG. 1325  
PIN: 170073

PAITRECE Q. LANIER  
D.B. 5351, PG. 1913  
PIN: 221289



**NOTES:**

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- TOWN LIMIT LINE IS APPROXIMATE, BASED ON GASTON COUNTY NC GIS.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL INTO THE TOWN OF DALLAS AS SHOWN HEREON.
- ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

**REVIEW OFFICER:**  
STATE OF NORTH CAROLINA  
COUNTY OF GASTON

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**ANNEXATION PLAT APPROVAL:**

I, HEREBY CERTIFY THE ANNEXATION PLAT SHOWN WAS APPROVED BY THE TOWN OF DALLAS BOARD OF ALDERMEN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS CERTIFICATION:**

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 ANNEXATION WITH MY FREE CONSENT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

STATE OF NORTH CAROLINA  
COUNTY OF GASTON  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 5388-1914); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF SEPTEMBER, 2023.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

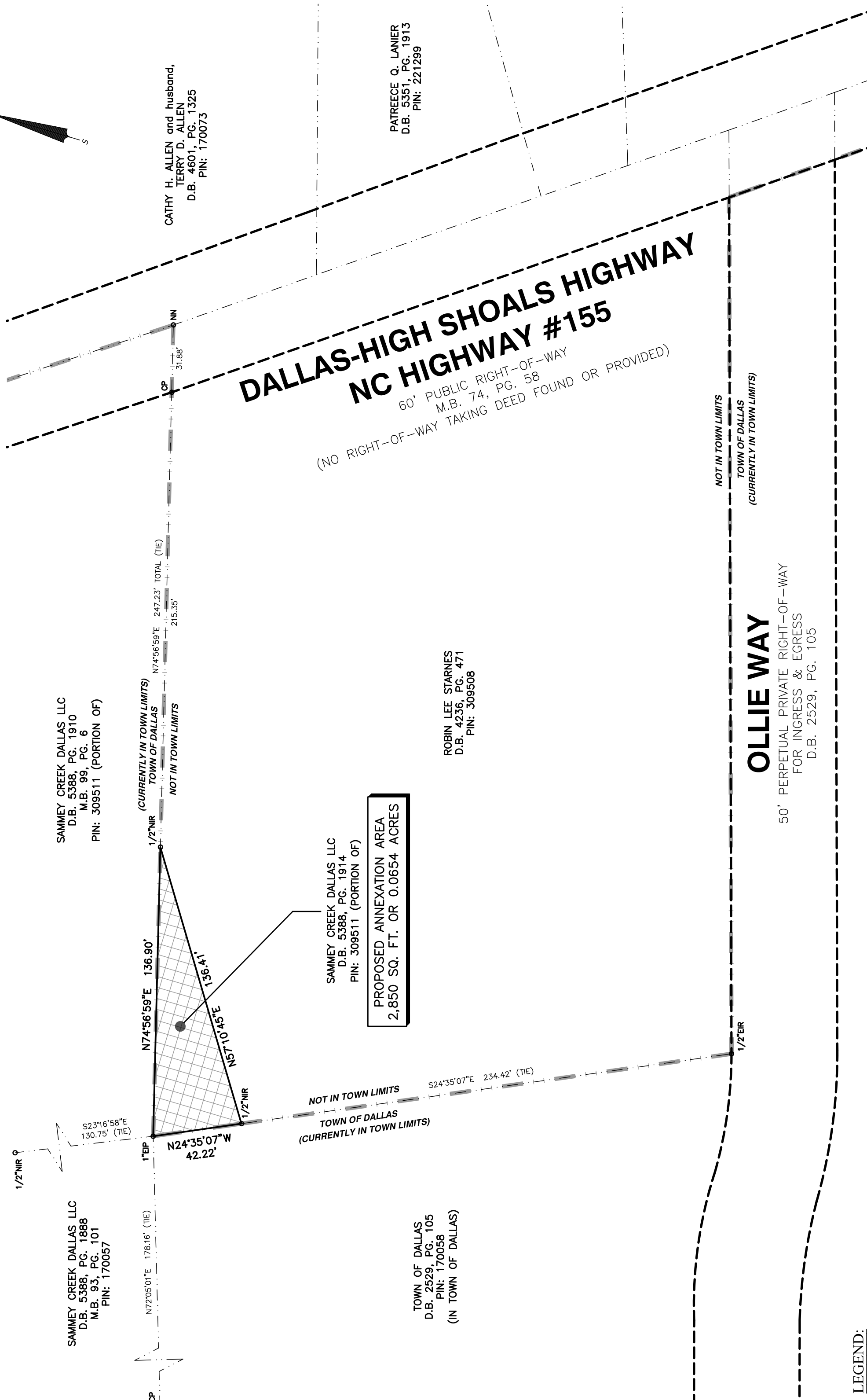
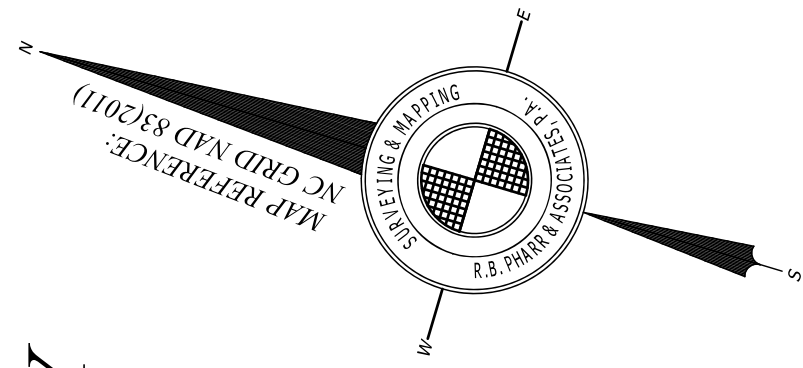
C. CLARK NELSON, NCPLS L-3212  
email: cnelson@rpharr.com \_\_\_\_\_ DATE \_\_\_\_\_

CREW: DRAWN: REVISED:  
RBP BUS

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
LICENSE NO: C-1471  
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1" = 40'  
DATE: SEPT. 29, 2023  
JOB NO. 95421

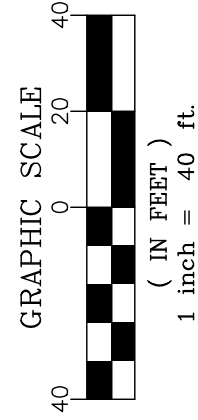
C:\CARLSON PROJECTS\954\95421\DWG\95421.DWG PLOTTED: 9/29/23



**GPS CERTIFICATION:**

I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: 4(1)-10(00)
- POSITIONAL ACCURACY: HORIZONTAL N=0.0035', E=0.00265', VERTICAL=0.0093' (USE SERVICE (NCURS))
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION
- DATES OF SURVEY: MARCH 16, 2021
- DATUM/EPOCH: NAD 83(2011), NAD 83 LOCALIZATION=60, ZONE: NC 3200
- PUBLISHED/FIXED CONTROL USE: NGS MONUMENT "GAS 5"
- GEOID MODEL: GEOID16CONUS
- COMBINED GRID FACTORS: 0.99984337
- UNITS: US SURVEY FEET



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007  
MAP NUMBER: 3710354800J; ZONE X

**LEGEND:**

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- NN - NEW NAIL
- PN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- EXISTING TOWN LIMIT LINE
- PROPOSED ANNEXATION AREA

ANNEXATION EFFECTIVE DATE \_\_\_\_\_

ANNEXATION EFFECTIVE DATE \_\_\_\_\_

**Minutes  
Town of Dallas  
Planning Board  
Meeting of September 19, 2024**

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

Chairman Wilson led the invocation and Pledge of Allegiance.

**Members Present:** Curtis Wilson – Chairman, Glenn Bratton – Co Chairman, Bradley Goins, William Hairston, Reid Simms, John O’Daly.

**Also Present:** Anthony Smith – Developmental Services Director, Brittany Beam – Town Planner, and Mrs. William Hairston.

**Approval of Agenda:** A motion was made to approve the agenda by O’Daly, seconded by Bratton, and the motion passed unanimously.

**Approval of Minutes:** A motion was made to approve the June 20<sup>th</sup>, 2024 minutes with no changes by Bratton, and seconded by O’Daly, and the motion passed unanimously.

**Old Business:** No old business to discuss.

**New Business: A. Annexation and Re-zoning for Parcels 312382 and 309511, Z-2024-02.**

Smith presented the Annexation and Re-Zoning to the Planning Board. Smith pointed out that a portion of 309508 was purchased and recombined with the existing parcel. The portion of acquired land is currently located outside the Town of Dallas, in Gaston County. The existing parcel had previously been annexed into the Town of Dallas and subsequently zoned CD/R-5, for inclusion in the development project known as Sammey Creek. Smith explained for the entire Sammey Creek subdivision to be developed within the Town of Dallas, the portion of property must be annexed and assigned an initial zoning, R-5. A motion was first made to approve the Annexation, by O’Daly, and seconded by Bratton, and the motion passed unanimously. A motion was made to approve the Re-Zoning by Bratton, and seconded by O’Daly, the motion passed unanimously.

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR ZONING MAP AMENDMENT

*The proposed rezoning of parcels 309511 and 312382 is consistent with the 2030 Comprehensive Land Use Plan. The properties are designated on the Future Lane Use Map as Single Family Residential. Current uses and future development trends promote more residential uses, and to allow expansion and development this request is reasonable and in the best interest of the public.*

**STAFF REPORT**

Chairman Wilson informed the Planning Board and attendees that the Aquatic Center has broken ground. Front Porch and Provisions will be opening soon for service, employees are training now. Sammy’s will be changing owners on September 30<sup>th</sup> with a new name, Dallas Tap House Tavern, also adding a new menu. Smith informed the Planning Board about the sand filter agreement through seven parcels across Robinson/Clemmer Road area. Smith informed the Planning Board of the interior/exterior remodel going on at Burger King, as well as the upcoming remodel and construction at

Food Lion, McDonalds and the new upfitting for the Starbucks location within the next year. Lastly, Smith informed the Planning Board of Gaston College potentially placing dorms in the future.

**Adjournment**

Having no further business, a motion to adjourn was made by Bratton, seconded by Sims, and the motion passed unanimously. The meeting adjourned at 6:55pm.

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**Brittany Beam, Town Planner**

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**Curtis Wilson, Chairman**



Parcel 309511 outlined

Area in yellow is proposed annexation area of parcel 309511

**Town of Dallas**  
Development Services Department  
210 N. Holland Street  
Dallas, NC 28034  
Phone (704) 922-3176, Fax (704) 922-4701

This application must be filed at least thirty (30) days prior to the next scheduled Planning Board Meeting. The application may be submitted in-person, via mail, or digitally to the Town of Dallas Development Services Department at 210 N. Holland Street, Dallas, NC 28034, [dallasplanning@dallasnc.net](mailto:dallasplanning@dallasnc.net). Application shall not be deemed complete until the necessary fee, as defined in the Town of Dallas Fee Schedule, and all required documents are received.

**Conventional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices

**Conditional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices.
- E. 3 copies of Concept Plan along with digital submittal (drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina).
  - a. Concept Plans shall not be accepted if they do not meet the requirements found in 153.072
- F. Traffic Impact Analysis, if required. Refer to Town of Dallas Street and Traffic Standards Policy
- G. Authorized agent verification letter, if applicant is different from the property owner

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 3615 Dallas High Shoal Hwy

Tax Parcel Number A portion of parcels 312382 Lot Size .27 & .06 acres  
and 309511

Current Zoning R-12, R-1

Requested Zoning R-5

Conventional X Conditional \_\_\_\_\_

Property Owner(s) Sammeey Creek Dallas LLC

Owners Address 1205 Autumn Ridge Drive 182 North Main Street  
Waxhaw, NC 28173 Mooreville, NC 28115

Phone Number (408) 406-2006 Email Address writetokotha@gmail.com  
(attach separate sheet if necessary)

**If different than owner:**

Applicant Name \_\_\_\_\_

Applicant Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
(attach separate sheet if necessary)

Signature of Applicant K. R. Reddy

Signature of Owner \_\_\_\_\_

**Staff Only:**

Date of completed application \_\_\_\_\_ Received by \_\_\_\_\_

Planning Board Meeting Date \_\_\_\_\_

Public Hearing Meeting Date \_\_\_\_\_



Date: June 19, 2024

To: Mayor and Board of Aldermen  
Town of Dallas  
210 N Holland Street  
Dallas, NC 28034

C/O: Mr. Anthony Smith  
Development Services Director

Re: Rezoning Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as reasoning of the zoning map amendment request for parcels 309511 and 312382. The Town recently sold a portion of parcel 312370 through the upset bid process for inclusion in the project known as Summey Creek. The zoning map amendment (rezoning) is necessary to uniformly zone the development site and provide the same zoning standards. A portion of parcel 309511 is currently located in Gaston County and, if annexed, requires Town of Dallas zoning to be applied. The remainder of the Summey Creek development is zoned R-5 and R-5 CD, so we request the Board of Aldermen approve the zoning map amendment request for these parcels to a conventional R-5 zoning district.

As part of the rezoning request, please allow Urban Design Partners to serve as the authorized agent on my behalf.

Sincerely,



Raghunadha Kotha  
Sammy Creek Dallas, LLC  
(408) 406-2006

CC:  
Paul Pennell  
Urban Design Partners  
(704) 334-3303

# Staff Report

## Zoning Map Amendment Petition: Z-2024-02

**Applicant:** Sammy Creek Dallas, LLC

**Authorized Agent:** Sammy Creek Dallas, LLC

**Property:** Parcels 309511 & 312382

**Owner:** Sammy Creek Dallas, LLC

**Current Zoning District:**

**Requested Zoning District:**

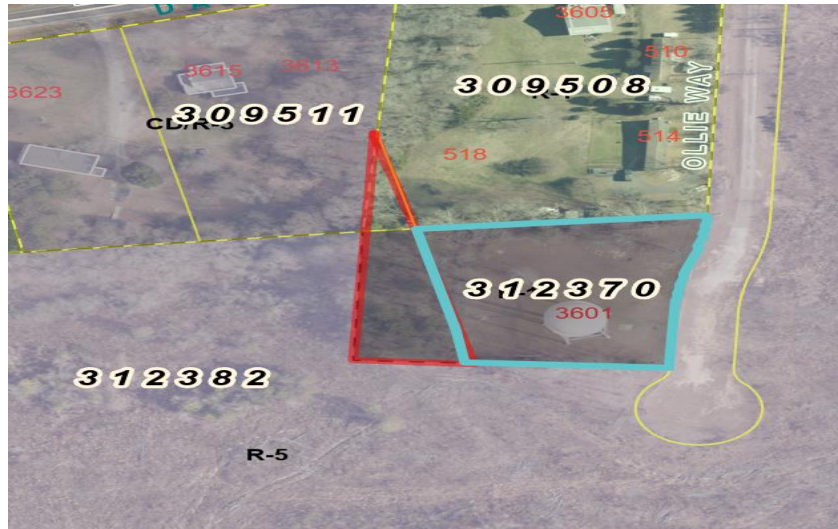
R-12/R-1	
Front/Rear Setbacks	40/25 feet
Side Setbacks	12/6 feet
Minimum Lot Area	12,000/6,000 sq feet
Minimum Lot Width	90/60 feet

R-5	
Front/Rear Setbacks	25 feet
Side Setbacks	6 feet
Minimum Lot Area	5,000 1 <sup>st</sup> unit/2,500 additional unit
Minimum Lot Width	50

**Proposed Zoning Map Amendment:** Sammy Creek Dallas, LLC has submitted a conventional rezoning request to rezone two properties from split R-12/R-1 zoning to Residential R-5.

**General Location:** The subject properties are located in the northwest part of the Town. One parcel is partially within Gaston County and the other parcel is located solely in Gaston County. The primary access point for parcel 312382 is off Ollie Way, and parcel 309511 has road frontage along Dallas High Shoals Highway. The site is bordered by R-5 and R-1 property to the north and west, residential R-5 to the west, and CD-R-5, to the north.

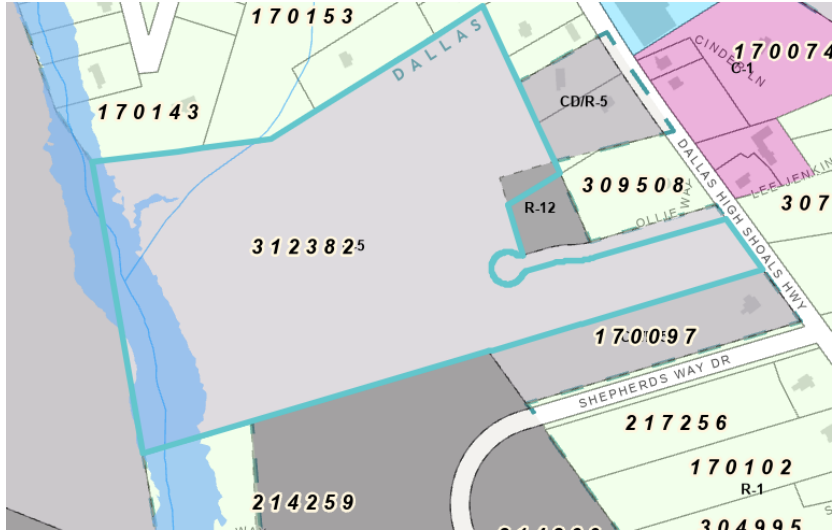
Area Zoning Map



**Staff Analysis:** The small of these properties are located outside of the Town Limits and regulated by the Gaston County UDO. The area of parcel 309511 inside the Town Limits of Dallas, a small portion is located within Gaston County's residential R-1 District. Of the parcel's 1.37 acres, approximately .05 of acres are within Gaston County's residential R-1 District. This area is split between the Town's Residential R-5 District and Gaston County Residential R-1. The request to change the R-1 zoning to R-5 would make the zoning district and allowable uses uniform throughout the entire property.

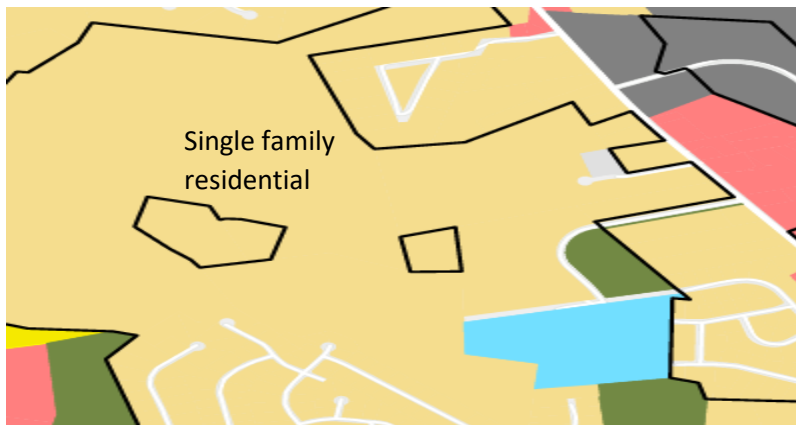
Regarding parcel 312382, its 30.09 acres of the total .27 acres are within the Town Limits. This area is currently zoned R-5 and a portion is zoned R-12, and located on the eastern portion of the property. The parcel's area subject to Town of Dallas UDO has Residential R-5 zoning on the western portion, and Residential R-12 on the southern portion. Although the area requested for rezoning is immediately adjacent to the to the west. This request if approved will expand the established Residential R-5 zoning I districts along Ollie Way.

**Floodplain Coverage**

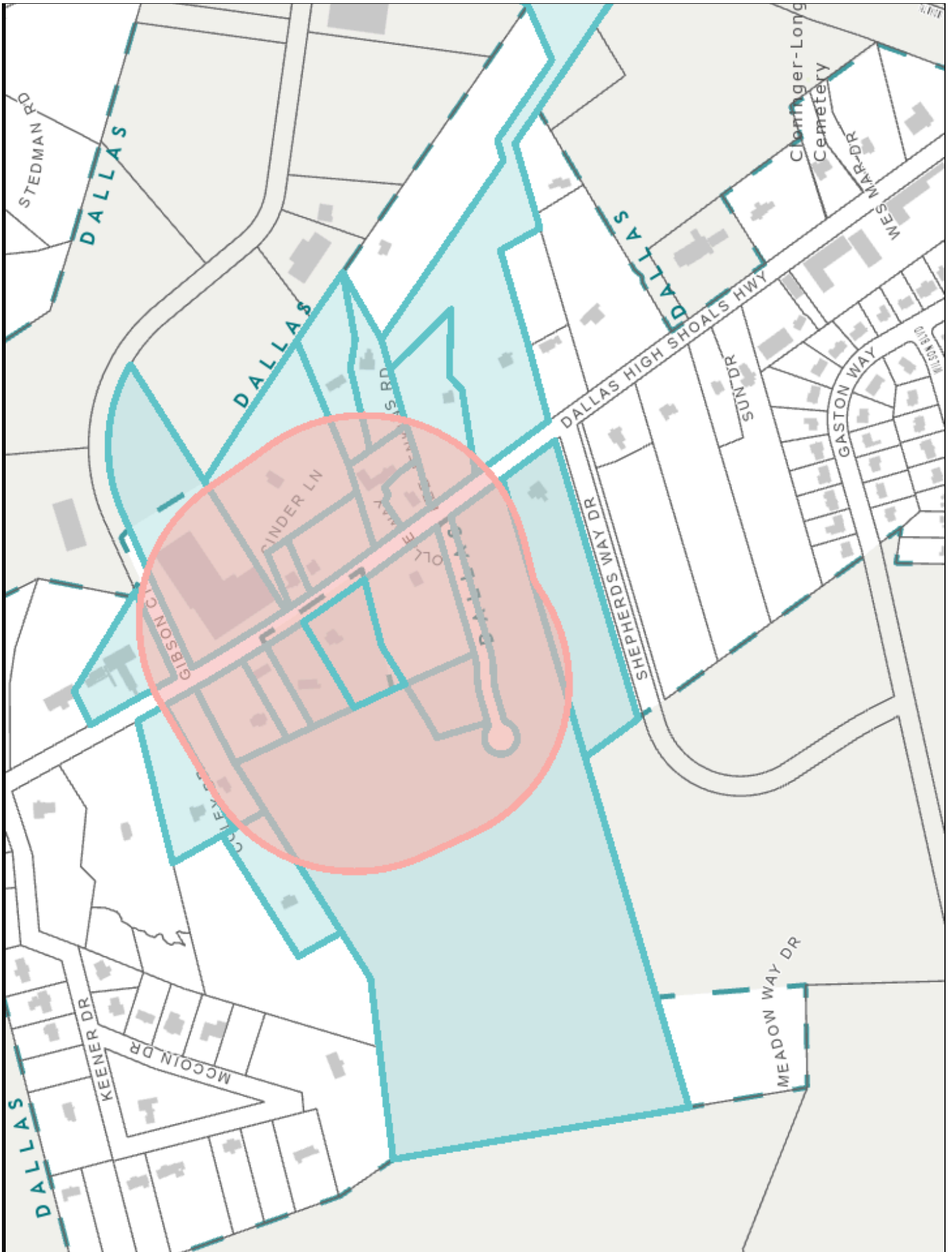


Although parcel 312382 has significant floodplain coverage along the west boundaries, there is some Special Flood Hazard Area coverage within the Town's jurisdiction.

**Comprehensive Land Use Plan:** The proposed rezoning is consistent with the Town's adopted 2030 Comprehensive Land Use Plan. According to the 2030 Future Land Use Map, Parcel 312382 is expected to become Single Family Residential, and Parcel 309511 is expected to become a part of Single Family Residential.



**Staff Recommendation:** Given the existing Residential uses in the area, including portions of the subject properties, the proposed rezoning to R-5 is best to move forward for the development of these properties. It is consistent with the 2030 Comprehensive Land Use Plan, staff recommends approving the request based on current uses and potential growth.



Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book		Deed Page		Deed Date	Deed Book	Deed Page	Deed	Property Use	Taxable Value
				Book	Page	Book	Page						
312382	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	NO ASSIGNED ADDRESS,	5473	0452	4/18/2024			30.09		RESIDENTIAL	\$251,800	
221300	TOE RIVER CAPITAL LLC	207 EAST THIRD AVENUE, GASTONIA, NC 28052	3600 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5273	2113	10/6/2021			0.39		COMMERCIAL	\$71,980	
170154	COLEY THOMAS W COLEY SANDRA L	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034 0000	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	1164	0246	7/9/1975			1.54		RESIDENTIAL	\$110,330	
307927	BROOKS JERRY M	2306 HILLSIDE DR, DALLAS, NC 28034	3564 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5356	0948	8/8/2022			1.91		RESIDENTIAL	\$92,010	
170079	FERGUSON TISHA	765 BUFFALO SHOALS ROAD, LINCOLNTON, NC 28092.8887	123 LEE JENKINS RD, DALLAS, NC 28034	5510	1436	10/9/2024			1		RESIDENTIAL	\$216,130	
170060	MILLS CARL VAN	3627 DALLAS HIGH SHLS HWY, DALLAS, NC 28034 7721	3627 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	095E	0221	3/1/1994			0.54		RESIDENTIAL	\$135,380	
309511	SAMMEY CREEK DALLAS LLC	182 NORTH MAIN ST, MOORESVILLE, NC 28115	3615 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1914	1/20/2023			1.36		RESIDENTIAL	\$106,560	
221299	LANIER PATREECE Q	3604 DALLAS HIGH SHOALS RD, DALLAS, NC 28034	3604 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5351	1913	7/18/2022			0.82		COMMERCIAL	\$212,850	
170073	ALLEN TERRY D ALLEN CATHY H	1540 S NEW HOPE RD, GASTONIA, NC 28054 5836	3614 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4601	1325	3/16/2012			0.98		COMMERCIAL	\$123,570	
170078	IVANOV KRASSIMIRE PETROV	P O BOX 1373, DALLAS, NC 28034	117 LEE JENKINS RD, DALLAS, NC 28034	4549	1328	1/27/2011			1.38		RESIDENTIAL	\$174,040	
170070	LANE REBECCA DELLINGER	3618 DALLAS HIGH SHLS HWY, DALLAS, NC 28034 7721	3618 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	004E	0345	2/7/2004			0.3		COMMERCIAL	\$99,440	
170155	COLEY GREGORY BRIAN	127 COLEY DR, DALLAS, NC 28034 8781	127 COLEY DR, DALLAS, NC 28034	4189	1585	1/10/2006			1.5		RESIDENTIAL	\$110,400	
170055	COLEY THOMAS WAYNE	3637 DALLAS HIGH SHLS HWY, DALLAS, NC 28034 7721	3637 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4540	2111	11/24/2010			1.01		RESIDENTIAL	\$109,040	
170097	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3565 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1904	1/20/2023			3.82		RESIDENTIAL	\$254,970	
309508	STARNES ROBIN LEE	1110 BAXTER RD, CHERRYVILLE, NC 28021	3605 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			2.19		RESIDENTIAL	\$130,290	
170056	VINEYARD DANIEL JAMES VINEYARD LAUREN	3629 DALLAS HIGH SHOALS HYW, DALLAS, NC 28034	3629 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5211	0599	3/23/2021			1.04		RESIDENTIAL	\$131,610	
170059	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3623 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1910	1/20/2023			0.92		RESIDENTIAL	\$133,990	
170090	BROOKS JERRY M BROOKS PAT E	PO BOX 980, DALLAS, NC 28034 0980	3560 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5040	1837	5/9/2019		005	092	16.82	RESIDENTIAL	\$434,160	
312370	DALLAS TOWN OF	210 N HOLLAND ST, DALLAS, NC 28034 1625	3601 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			0.87		EXEMPT	\$0	
169194	PLAINVIEW BAPTIST CHURCH INC	PO BOX 278, DALLAS, NC 28034 0278	3640 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	3684	0804	4/10/2003			1.37		EXEMPT	\$0	
305050	BOLDING DAVID D BOLDING DANA S	4648 CROUSE RD, CROUSE, NC 28033 9767	3626 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4934	1611	9/18/2017		086	078	5.05	INDUSTRIAL	\$863,790	
170074	PROPST ROBERT SHANNON PROPST JO ANN	P O BOX 1143, DALLAS, NC 28034	115 CINDER LN, DALLAS, NC 28034	3485	0440	7/3/2002			3.82		COMMERCIAL	\$198,600	

# Resolution By Town of Dallas Board of Aldermen

## Appointing Deputy Finance Officer

**WHEREAS**, Section 159-28(a) of the Local Government Budget and Fiscal Control Act authorizes the municipal governing body to appoint one or more deputy finance officers to sign the pre-audit requirement;

**THEREFORE BE IT RESOLVED**, by the Board of Aldermen of the Town of Dallas, North Carolina that Jonathan Newton, Town Manager, is named as the Deputy Finance Officer for the Town of Dallas and is hereby authorized, empowered, and commanded to serve as back-up in the absence of the Finance Director mandated by Article 3 of Chapter 159 of the North Carolina General Statutes.

This Resolution shall be effective upon adoption.

Approved this the 12<sup>th</sup> day of November, 2024.

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Hayley Beaty, Mayor

ATTEST:

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Lindsey Tysinger, Town Clerk

# Resolution By Town of Dallas Board of Aldermen

## Appointing Finance Officer

**WHEREAS**, Section §159-24 of the Local Government Budget and Fiscal Control Act authorizes each local government and public authority shall, at all times, have a finance officer appointed by the local government, public authority, or designated official to hold office at the pleasure of the appointing board or official.

**THEREFORE BE IT RESOLVED**, by the Board of Aldermen of the Town of Dallas, North Carolina that Kristin Boone, is named the Finance Officer for the Town of Dallas and is hereby authorized, empowered, and commanded to serve as the Finance Officer mandated by Article 3 of Chapter 159 of the North Carolina General Statutes.

This Resolution shall be effective upon adoption.

Approved this the 12<sup>th</sup> day of November, 2024.

---

Hayley Beaty, Mayor

ATTEST:

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Lindsey Tysinger, Town Clerk

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Jonathan Newton, Town Manager

## TOWN OF DALLAS - RECREATION FEES

### **INDIVIDUAL PARTICIPANT FEES**

	<u>In-Town Resident</u>	<u>Non-Resident</u>
Soccer	\$60.00	\$60.00
Basketball	\$60.00	\$60.00
Cheerleading	\$90.00	\$105.00
Baseball	\$70.00	\$80.00
Softball	\$70.00	\$80.00
Youth Girls Volleyball	\$40.00	\$40.00
Youth Co-ed Flag Football	\$40.00	\$40.00

### **GROUP FEES**

	<u>Team Fee</u>
Adult Co-ed Softball (Spring)	\$325.00
Adult Men's Slowpitch (Spring)	\$325.00
Adult Co-ed Volleyball (Winter)	\$225.00
Municipal Sports Team Rate	\$450.00

### **SEASONAL TEAM SPONSORSHIPS**

Soccer	\$500.00
Basketball	\$500.00
Baseball	\$500.00
Softball	\$500.00
Yearly (one team)	\$1,200.00

### **EVENT SPONSORSHIPS**

Gold	\$5,500.00
Silver	\$1,000.00

### **TOURNAMENT ADMISSION FEE**

\$5.00 (Ages 5 and over)

### **PRODUCTION FILMING FEES AT TOWN FACILITIES**

Dennis Franklin Gym	\$1,200 per day
Courthouse and Grounds	\$1,800 per day
Carr School & Jagers Park Ball Fields	\$1,400 per day per field
Cloninger & Jagers Parks (ballfields not included)	\$700 per day

\* Must provide a certificate of insurance naming Dallas as insured for \$1M minimum.

\*\* Carr Ballfields also require permission from Gaston County Schools.