

**MINUTES FOR BOARD OF ALDERMEN WORK SESSION**  
**October 22, 2024**  
**5:00 PM**

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

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

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

The Mayor then opened with the Pledge of Allegiance to the Flag.

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Milton made a motion to approve the agenda with additions, seconded by Alderman Cloninger and carried unanimously.

**New Business:**

***Item 3A - Fire Department Tower Ladder Truck Replacement***

Fire Chief, Earl Withers would like to discuss with The Board on replacing of the Tower Ladder Truck for the Fire Department. At the strategic planning session in January, the Board approved starting the process to order a new ladder truck, anticipating a 3-4 year delivery time. The main challenge is the anticipated price increases of at least 3% twice a year. To mitigate this, signing a contract with a manufacturer would lock in current prices, delaying payment until delivery or even a year after, pushing costs to 4-5 years from now. The goal is to review and sign a contract by early 2025 to save on potential price increases.

Fire Chief Earl Withers presented to the Board a summary explaining the NFPA (National Fire Protection Association) standard of replacing a ladder truck once they reach 30 years of service and the process of initiating a contract of agreement to purchase a ladder truck.

Alderman Cloninger made a motion to add a Board action item to the Work Session to approve the signing of the contract to purchase the ladder truck, seconded by Alderman Milton and carried unanimously.

***Item 3B - 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 can discuss adding/removing certain items. Listed also, are the guidelines with the steps a citizen or nominating official should take in requesting a resolution of some sort. Town staff is also working on an online form to be filled

out, but we'd like to see how this discussion proceeds first, before creating the form. (Exhibit 3B 1-3)

Alderman Milton spoke on adding a Recognition and Proclamation Policy. Over the past year himself and Mayor Beaty have received a numerous amount of resolution request that adding a policy would help control the process of receiving Board of Aldermen Recognition. The Board discussed additions and changes to the drafted policy and directed staff to make the necessary changes to bring back in November.

***Item 3C - Summey Creek Annexation Petition (Addition)***

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, requesting the Residential R-5 Zoning District. 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 8th, 2024. Attached is the annexation petition, parcel information, and the Certificate of Sufficiency for review. (Exhibit 3C 1-5)

Town Manager, Jonathan Newton presented to inform the Board this item will be brought back in November to set a public hearing.

***Item 3D - Summey Creek Rezoning Request (Addition)***

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, 309511 from R-12/R-1 zoning to R-5. This application was submitted, along with an 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 3D 1-6)

Town Manager, Jonathan Newton presented, will bring rezoning request back in November meeting to set a public hearing.

***Item 3D – Municipality Sports Rate Fee (Addition)***

The City of Lowell reached out to Alex Wallace, Town of Dallas Parks and Recreation Director inquiring if they could join our Dallas basketball teams if they did not have enough sign up for basketball in Lowell. Alex discussed with the Board establishing a Recreation Municipality Rate Fee for basketball. Staff and the Board discussed a reasonable fee and decided to set that fee at \$450.

## **Managers' Report**

Town Manager, Jonathan Newton introduced Finance Director, Kristin Boone to the Board. Newton informed the Board that the Dallas Seniors Club invited Board members to dinner. Gave reminder of the upcoming softball game on Saturday October 26<sup>th</sup>. Gave the personnel policy to the Board for them to review, will bring back in November.

Alderman Cearley made a motion to adjourn, seconded by Alderman Cloninger and carried unanimously (5:46).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

# Recognition & Proclamation Policy

Proclamations and letters 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.

## Section 2: Definitions:

- A. Mayor 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.

## 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:

- vi. Matters that would require taking sides on a political issue.
- vii. Matters involving issues of personal conviction.

# Recognition & Proclamation Policy

- 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: Read the Guidelines for Proclamations and Letters of Recognition online at [www.dallasnc.net](http://www.dallasnc.net). This contains important information about the purpose and format of the documents.

Step Two: Fill out the Proclamation/Letter of Recognition form online.

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

Step Three: 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

### 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.

Once your form is submitted:

- The draft will be reviewed to ensure that it meets the recommended criteria. All proclamations and letters are subject to editing.
- If approved, the requester will receive one signed original and one copy of the proclamation or letter.

Step Four: The proclamation or letter will be formatted and then signed by the Mayor. It will be mailed to the address requested. Please submit the draft at least three weeks prior to the date by which you would like your proclamation or letter to arrive.

# Recognition & Proclamation Policy

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 309511 outlined

Area in yellow is proposed annexation area of parcel 309511

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

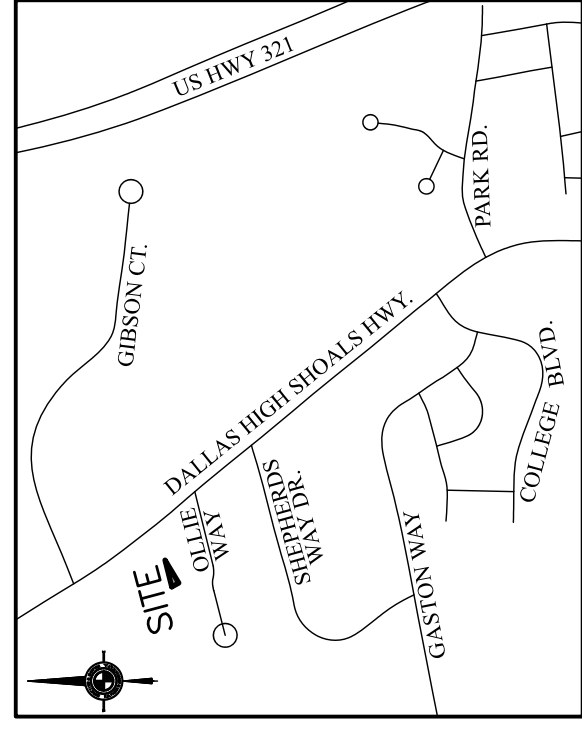
TOWN OF DALLAS  
D.B. 2529, PG. 105  
PIN: 170058  
(IN TOWN OF DALLAS)

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

1/2"EP N72°05'01"E 178.16' (TIE)  
1"EP S23°16'58"E 130.75' (TIE)  
1/2"NR N74°56'59"E 247.23' TOTAL (TIE)  
215.35'  
1/2"NR N74°56'59"E 136.90'  
1/2"NR N57°10'45"E 136.41'  
1/2"NR N24°35'07"W 42.22'  
1/2"EP S24°35'07"E 234.42' (TIE)

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:**

1. ALL CORNERS MONUMENTED AS SHOWN.
2. 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.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. TOWN LIMIT LINE IS APPROXIMATE, BASED ON GASTON COUNTY NC GIS.
5. 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.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL INTO THE TOWN OF DALLAS AS SHOWN HEREON.
8. 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

## DALLAS-HIGH SHOALS HIGHWAY NC HIGHWAY #155

60' PUBLIC RIGHT-OF-WAY  
M.B. 74, PG. 58  
(NO RIGHT-OF-WAY TAKING DEED FOUND OR PROVIDED)

NOT IN TOWN LIMITS  
TOWN OF DALLAS  
(CURRENTLY IN TOWN LIMITS)

## OLLIE WAY

50' PERPETUAL PRIVATE RIGHT-OF-WAY  
FOR INGRESS & EGRESS  
D.B. 2529, PG. 105

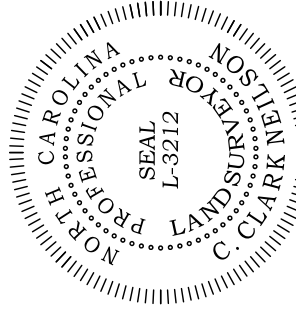
**GPS CERTIFICATION:**

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:

- (1) CLASS OF SURVEY: 4(1)-10 (00)
- (2) POSITIONAL ACCURACY: HORIZONTAL N=0.0035', E=0.00265', VERTICAL=0.0003' (USA SERVICE (NAD83))
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION (USA SERVICE (NAD83))
- (4) DATES OF SURVEY: MARCH 16, 2021
- (5) DATUM/EPOCH: NAD 83 (2011), MVD, 88 LOCALIZATION=60, ZONE: NC 3200
- (6) PUBLISHED/EXCESS CONTROL USE: NGS MONUMENT "GAS 5"
- (7) GEOID MODEL: GEOID16CONUS
- (8) COMBINED GRID FACTORS: 0.99984337
- (9) 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
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- RW - RIGHT-OF-WAY
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- EXISTING TOWN LIMIT LINE
- PROPOSED ANNEXATION AREA

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

# 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:

<b>R-12/R-1</b>	
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

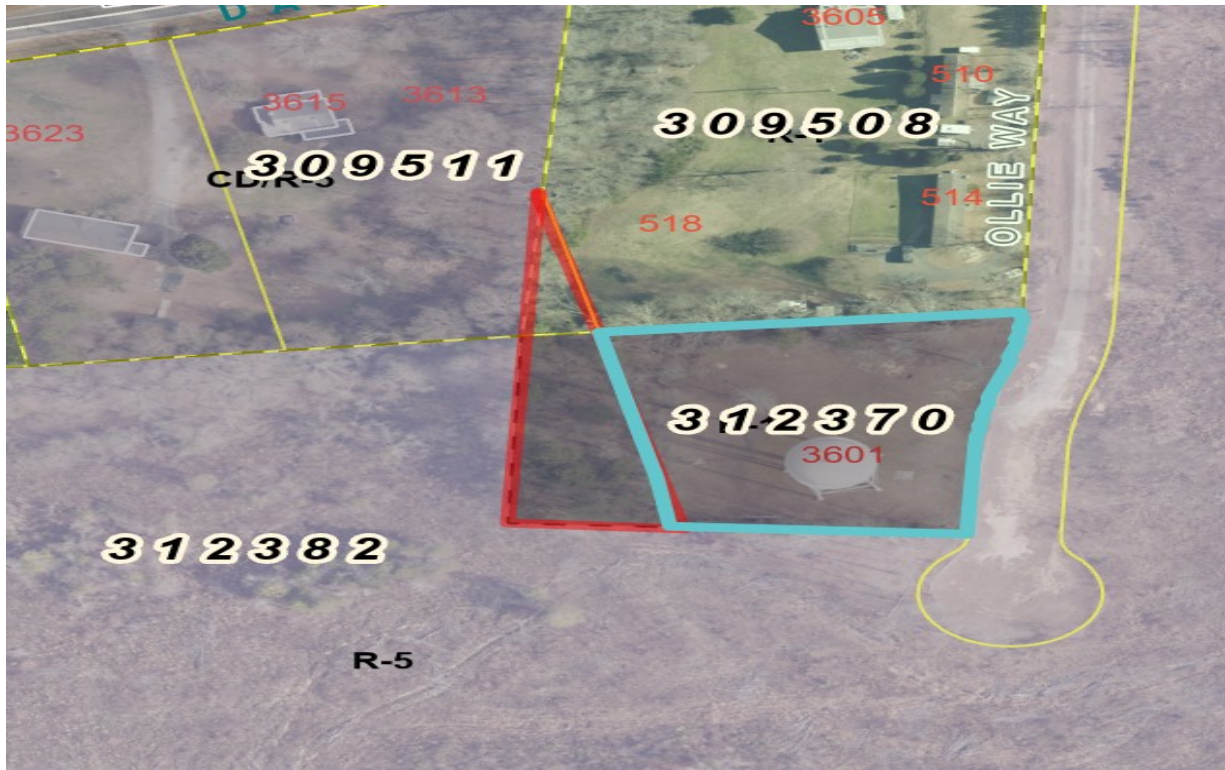
### Requested Zoning District:

<b>R-5</b>	
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.

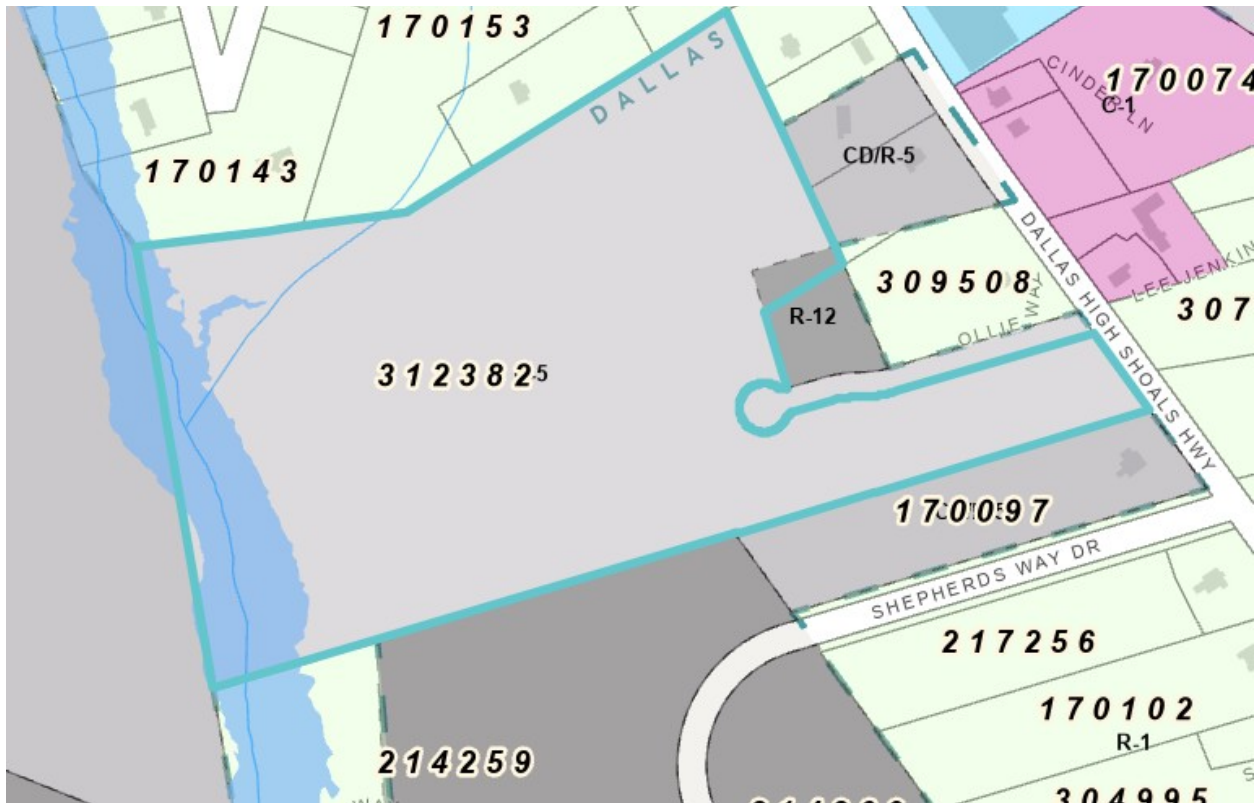
### Area Zoning Map



**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.

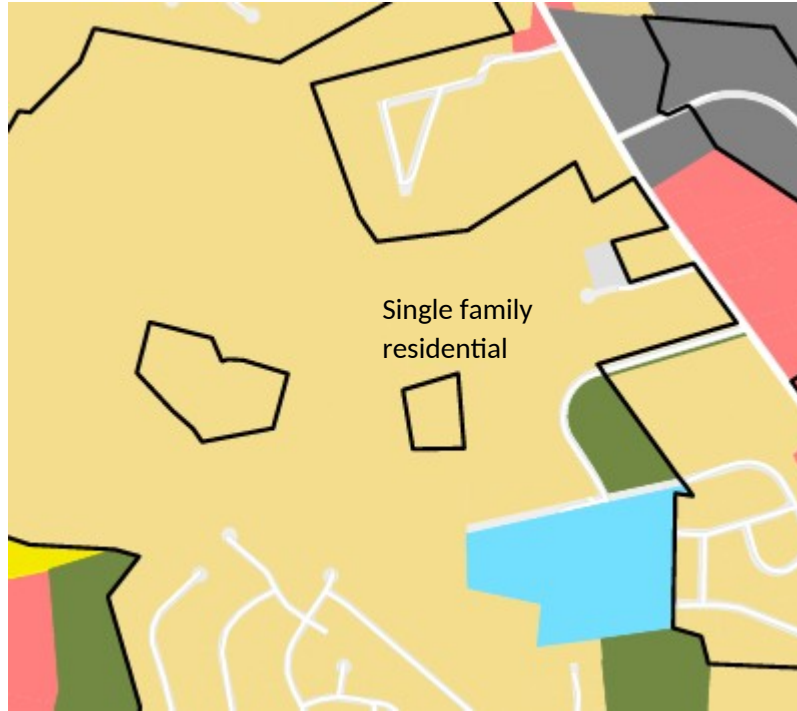
Floodplain Coverage



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.

### Future Land Use Map 1



**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.

**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**