

Town of Dallas
Agenda
November 12th, 2024
6:00 PM
BOARD OF ALDERMEN
Hayley Beaty, Mayor

Alan Cloninger

Frank Milton

Sam Martin, Mayor Pro-Tem

Jerry Cearley

E. Hoyle Withers

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MINUTES FOR BOARD OF ALDERMEN MEETING

October 8th, 2024

6:30 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; Marcus Fleming, Police Captain; Lanny Smith, Electric Director; Tom Hunn, Town Attorney; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Lindsey Tysinger, Town Clerk; Earl Withers III, Fire Chief; Brittany Beam, Planner; Sonny Gibson, Electric Supervisor; 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. Followed by a Moment of Silence led by Alderman Withers for the passing of John Beaty Sr, and the victims of Hurricane Helene.

Approval of Agenda:

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

Approval of Minutes:

Alderman Martin motioned to approve the minutes from the September 10th Regular Meeting Minutes, and the September 24th Work Session, seconded by Alderman Cearley and carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

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

W.C. Friday Middle School Athletes will be recognized next month.

Mike Fields of 1333 Philadelphia Church Road, gave condolences to Mayor Beaty's family. Prayed over the Town and for those affected by Hurricane Helene and the upcoming storms. Thanked Police Chief, Robbie Walls, Fire Chief, Earl Withers III, and employees for taking supplies to Western North Carolina. Thanked Town Staff for supporting Dallas Christian Ministries.

Curtis Wilson of 438 S. Gaston St., gave condolences to Mayor Beaty's Family, reminisced of the times with the Beaty family. Prayed over the Town, and for those who have been affected and will be affected by the upcoming storms.

Consent Agenda:

Item 5A Budget Amendment – Cloud Permit

To amend the FY2025 budget for the purchase and implementation of Cloud Permit software for the Development Services. Year one the total cost will be \$7,500, which includes implementation. This will be a three-year contract agreement, whereas the prices for the next three years will be: FY26- \$6,000, FY27- \$6,240, FY28- \$6,490. Attached you will find a budget amendment to appropriate funds for this software. (Exhibit 5A-1)

Town Manager, Jonathan Newton, presented item to the Board. Development Service Director, Anthony Smith gave a summary of the Cloud Permit software.

Alderman Martin made a motion to approve the Cloud Permit Budget Amendment, seconded by Alderman Cearley and carried unanimously.

Public Hearings:

No Public Hearings.

Old Business:

No Old Business.

New Business:

Item 8A Electric Territory Agreement- City of Gastonia

The City of Gastonia and Dallas has been in the works for several months on an Electrical Territory exchange for Parcels on Dallas Bessemer Hwy and Robinson Clemmer. Both entities have agreed that Dallas will provide electric services to Gaston County Parcel ID #'s:171132,171133,171134,203611,203613,203614 and City of Gastonia will provide electric service to Gaston County Parcel ID #'s: 203278 and 212415. Attached you will find the agreement and both exhibits showing the areas. (Exhibit 8A 1-7)

Town Manager, Jonathan Newton, presented item to the Board. The City of Gastonia approved contract at their previous meeting.

Alderman Cloninger made a motion to approve the Agreement, seconded by Alderman Martin and carried unanimously.

Item 8B LSLR Project Resolution

The Town is currently involved in a Lead and Copper Service Inventory grant, but the grant funding will only get us the initial steps completed. Having a second grant to apply for, will help us further investigate the water services and gather more information with a hopeful plan of action. This is an additional Lead and Copper Service Inventory grant to perform additional verification related to the LSLR which would primarily be to continue with the visual verification of water services and then updating the inventory based upon the data collected. Attached, is the LSLR project ordinance that would authorize the Town to proceed with an application for the Lead Service Line Replacement Grant. (Exhibit 8B 1-2)

Alderman Martin made a motion to approve the Resolution, seconded by Alderman Cearley and carried unanimously.

Item 8C 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, 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. 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 160A-31. This is the first step in the process and does not obligate the Town to annex the property at this point. (Exhibit 8C 1-5)

Alderman Cloninger made a motion to direct staff to investigate the sufficiency of the annexation petition, seconded by Alderman Cearley and carried unanimously.

Item 8D Power Bills Discussion (Deletion)

Item 8E Notice of Board Meeting Time Change

At the September 24th Work Session, the start times of the Board Meetings were a topic of discussion. Our current meeting times are 6:30pm for the Board of Aldermen Regular Session and Work Session. The new proposed times would be as follows: Regular Sessions 6:00pm, Work Sessions 5:00pm. Attached is the Board of Aldermen Meeting Schedules reflecting the new time. (Exhibit 8E 1-2)

Alderman Cloninger made a motion to approve the time change, seconded by Alderman Martin and carried unanimously.

Manager's Report:

Town Manager, Jonathan Newtown, expressed his gratitude for Staff and their hard work. Thankful for Police Chief, Robbie Walls and Fire Chief, Earl Withers III for volunteering in Western North Carolina.

The meeting was adjourned with no motion. Alderman Martin made a motion to go back into meeting, seconded by Alderman Milton and carried unanimously.

Alderman Cearley made a motion to adjourn, seconded by Alderman Milton and carried unanimously (7:11).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

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 26th. 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).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Proclamation Recognizing Jasmine Celeste Malaker Day of Caring

AGENDA ITEM NO. 5A

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

Stacey Malaker Thomas has asked for a proclamation recognizing December 5, 2024 as Jasmine Celeste Malaker Day of Caring on what would have been Jasmine's 36th birthday. Ms. Thomas conducted the last Day of Caring on December 5, 2023. Ms. Thomas plans to present the Dallas Rescue Squad with a monetary donation for their great work in taking care of her daughter, as well as a donation to the Dallas Christian Ministry. She also says she plans to conduct roadway cleanup on the adopt a highway roadway and Jagers Park. Her goal is to give back to the community and honor her daughter's legacy of giving.

Attached is a proclamation recognizing December 5th as Jasmine Celeste Malaker Day of Caring.

MANAGER RECOMMENDATION: Approve the proclamation, as presented.

BOARD ACTION TAKEN:



Proclamation Recognizing Jasmine Celeste Malaker Day of Caring 2024

WHEREAS, on December 5, 2024, Jasmine Celeste Malaker would have celebrated her 36th birthday; and

WHEREAS, Jasmine battled a very rare bone disease since the age of 12, but lost her life to the disease on January 17, 2017; and

WHEREAS, Jasmine was an honor student all of her years in school and each school she attended presents a Jasmine Celeste Malaker award annually to a student with high academic achievement; and

WHEREAS, throughout her illness, Jasmine remained positive, faithful, and caring; and

WHEREAS, in her memory the Malaker family and friends, along with friends from Highland School of Technology; plan to provide service to the Dallas community by picking up trash along her adopt a highway roadway and Jagers Park, making a donation to the Dallas Rescue Squad, and donating food to the Dallas Christian Ministry.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS, that the Town of Dallas recognizes the efforts of the Malaker family and others to provide a Day of Caring in the Dallas community in honor of Jasmine Celeste Malaker.

Adopted this the 12th day of November, 2024 at Dallas, North Carolina.

Attested By:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

(SEAL)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Uncollectable Accounts in the Amount of \$28,387.07 to be Submitted to NC Debt Set Off

AGENDA ITEM NO. 5B

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.)

MANAGER RECOMMENDATION: Authorize uncollectable accounts totaling \$28,387.07 be submitted to the NC Debt Setoff Program.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment- Sale of 208 N. Holland St.

AGENDA ITEM NO. 5C

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

To Accept and Appropriate Funds from the Sale of Town Property 208 N. Holland Street.

MANAGER RECOMMENDATION: Approve the budget amendment appropriating funds for the sale of 208 N. Holland St.

BOARD ACTION TAKEN:

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, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment- Ferrara Extruded Pumper Truck

AGENDA ITEM NO. 5D

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the budget amendment appropriating funds for \$861,272, for a new Pumper Truck

BOARD ACTION TAKEN:

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

Approval Signature

(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – FFA Aerial New Fire Apparatus

AGENDA ITEM NO. 5E

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

At the October 22nd, 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.

MANAGER RECOMMENDATION: Approve the budget amendment appropriating funds for a \$2,015,327 Fire Apparatus, as presented.

BOARD ACTION TAKEN:

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

Approval Signature

(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Recognition and Proclamation Policy

AGENDA ITEM NO. 7A

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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 22nd work session.

MANAGER RECOMMENDATION: - To approve the new resolution/proclamation policy.

BOARD ACTION TAKEN:

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 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 100th 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

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 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

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Creek Annexation Petition

AGENDA ITEM NO. 8A

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Set a Public Hearing for 12/10/24 for the voluntary contiguous Annexation of the .0654-acre portion of parcel #309511, per NCGS §160A-31(c).

BOARD ACTION TAKEN:

CERTIFICATE OF SUFFICIENCY

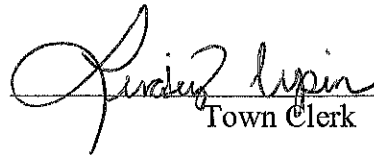
To the Board of Aldermen of the Town of Dallas, North Carolina:

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	STARNEB 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

1/2^{NR} 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 247.23' TOTAL (TIE)
215.35'
1/2^{NR} N74°56'59"E 247.23' TOTAL (TIE)
215.35'

1/2^{NR} N24°35'07"W 42.22'
N74°56'59"E 136.90'
N57°10'45"E 136.41'
1/2^{NR} N74°56'59"E 136.90'

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

**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)

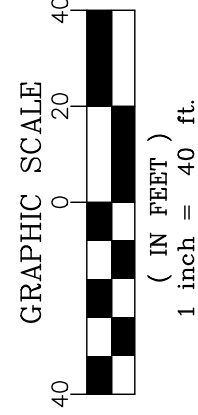
OLLIE WAY

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

LEGEND:

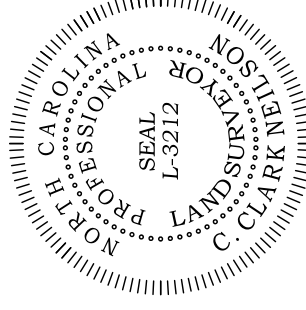
- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- PROPERTY LINE (NOT SURVEYED)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

ANNEXATION EFFECTIVE DATE

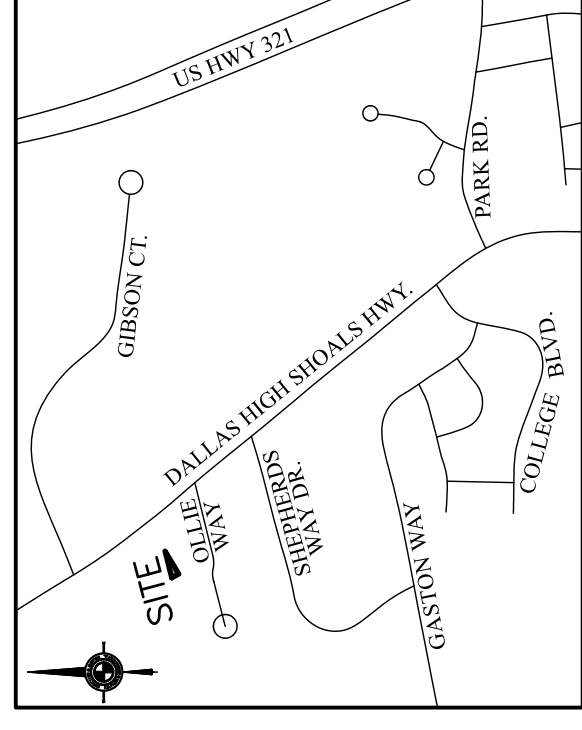


GPS CERTIFICATION:

- 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'
 - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION (USER SERVICE (NCR/S))
 - (4) DATES OF SURVEY: MARCH 16, 2021
 - (5) DATUM/EPOCH: NAD 83(2011), MVD, 88 LOCALIZATION=60, ZONE: NC 3200
 - (6) PUBLISHED/FIXED 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



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, NCPES 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

**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 20th, 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 30th 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

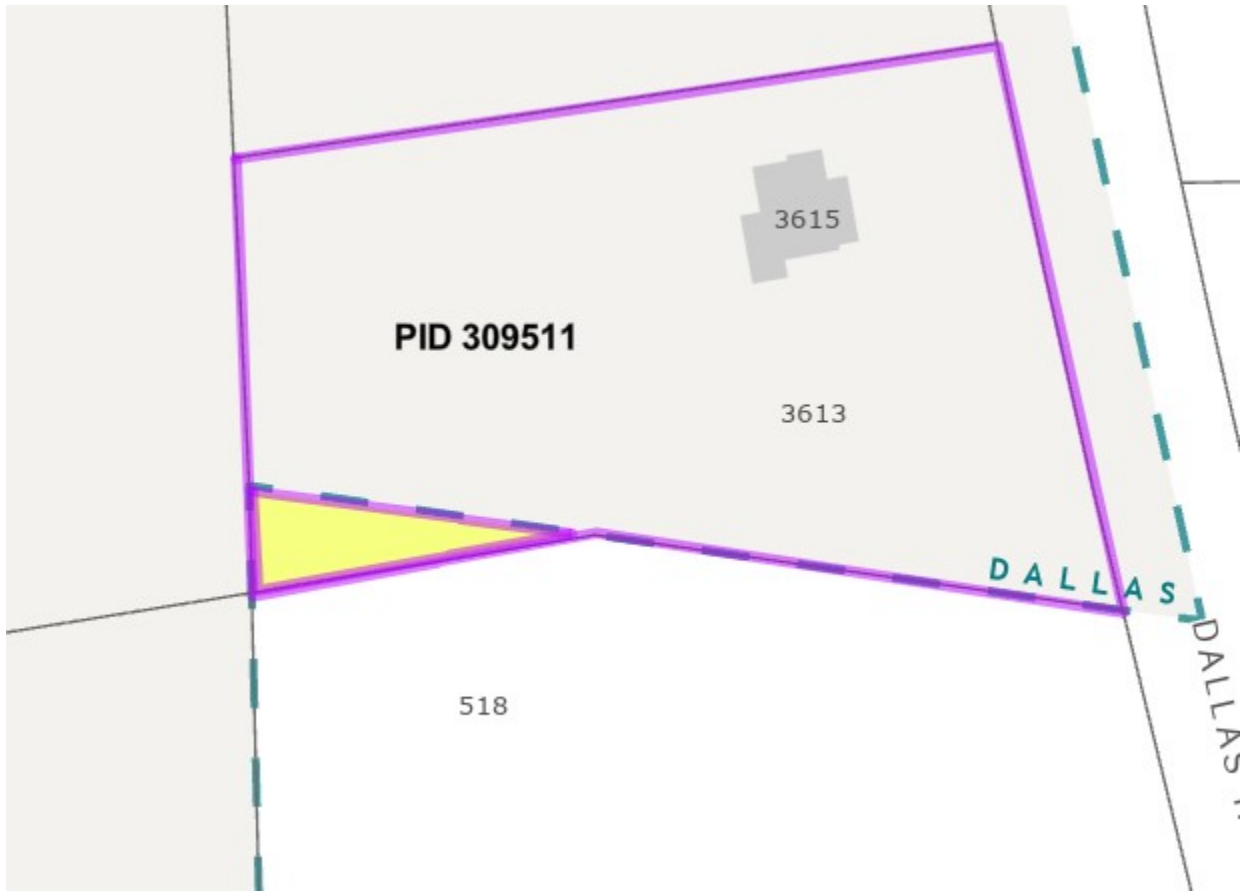
Food Lion, McDonalds and the new upfitting for the Starbucks location within the next year. Lastly, Smith informed the Planning Board of Gaston College potentially placing dorms in the future.

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.

Brittany Beam, Town Planner

Curtis Wilson, Chairman



Parcel 309511 outlined

Area in yellow is proposed annexation area of parcel 309511

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Creek Rezoning Request

AGENDA ITEM NO. 8B

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Set a public hearing for 12/10/24 to rezone the portion of parcels 312382 & 309511, per NCGS §160A-31(c).

BOARD ACTION TAKEN:

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. 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

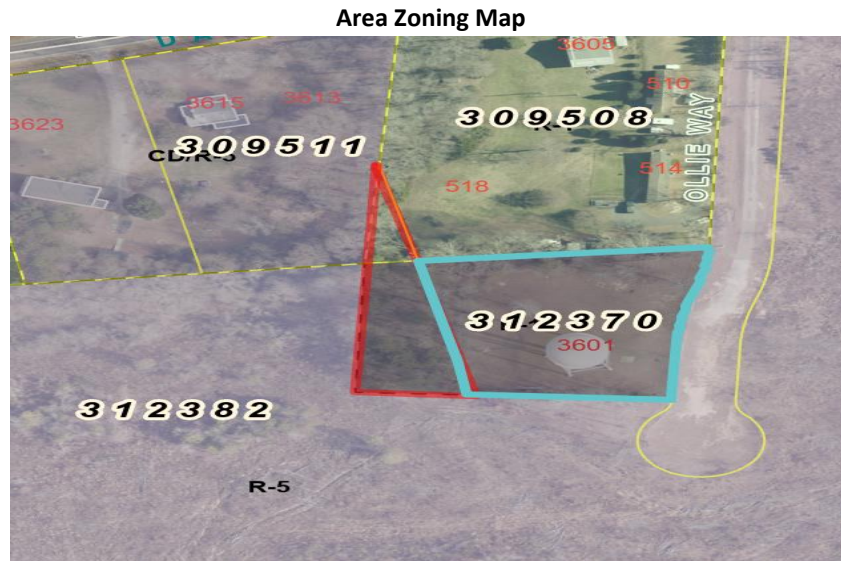
Current Zoning District:

Requested Zoning District:

R-12/R-1		R-5	
Front/Rear Setbacks	40/25 feet	Front/Rear Setbacks	25 feet
Side Setbacks	12/6 feet	Side Setbacks	6 feet
Minimum Lot Area	12,000/6,000	Minimum Lot Area	5,000 1 st unit/2,500
sq feet		additional unit	
Minimum Lot Width	90/60 feet	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.

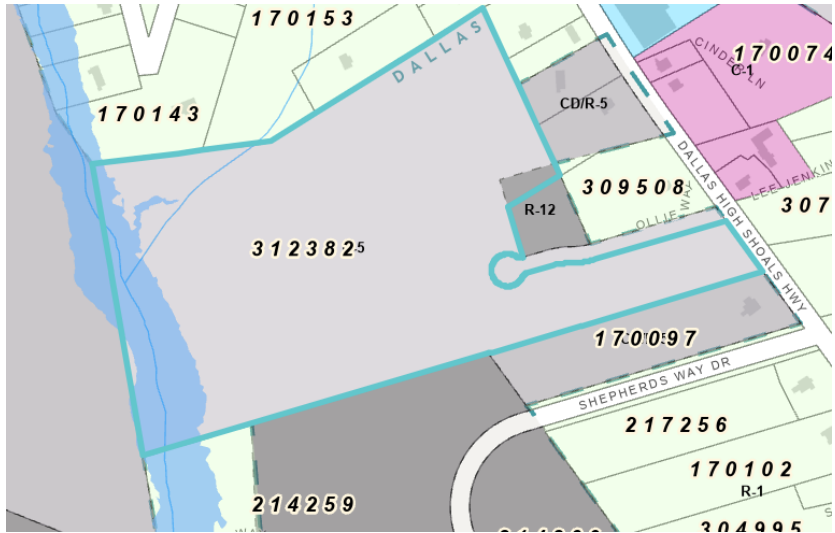
General Location: The subject properties are located in the northwest part of the Town. One parcel is partially within Gaston County and the other parcel is located solely in Gaston County. The primary access point for parcel 312382 is off Ollie Way, and parcel 309511 has road frontage along Dallas High 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.



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.

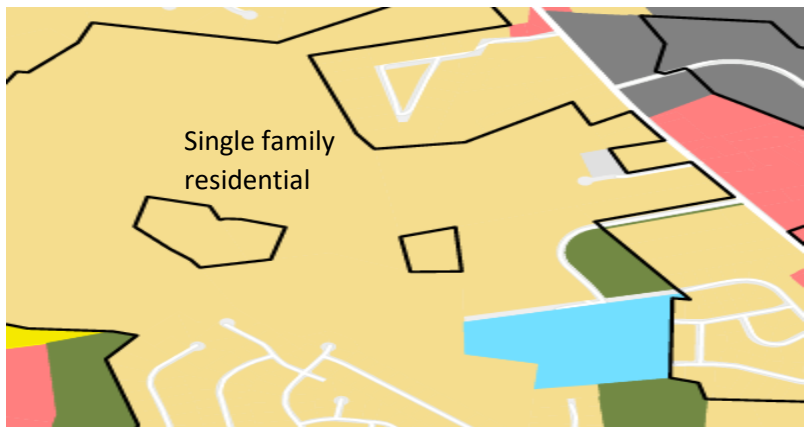
Regarding parcel 312382, its 30.09 acres of the total .27 acres are within the Town Limits. This area is currently zoned R-5 and a portion is zoned R-12, and located on the eastern portion of the property. The parcel's area subject to Town of Dallas UDO has Residential R-5 zoning on the western portion, 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

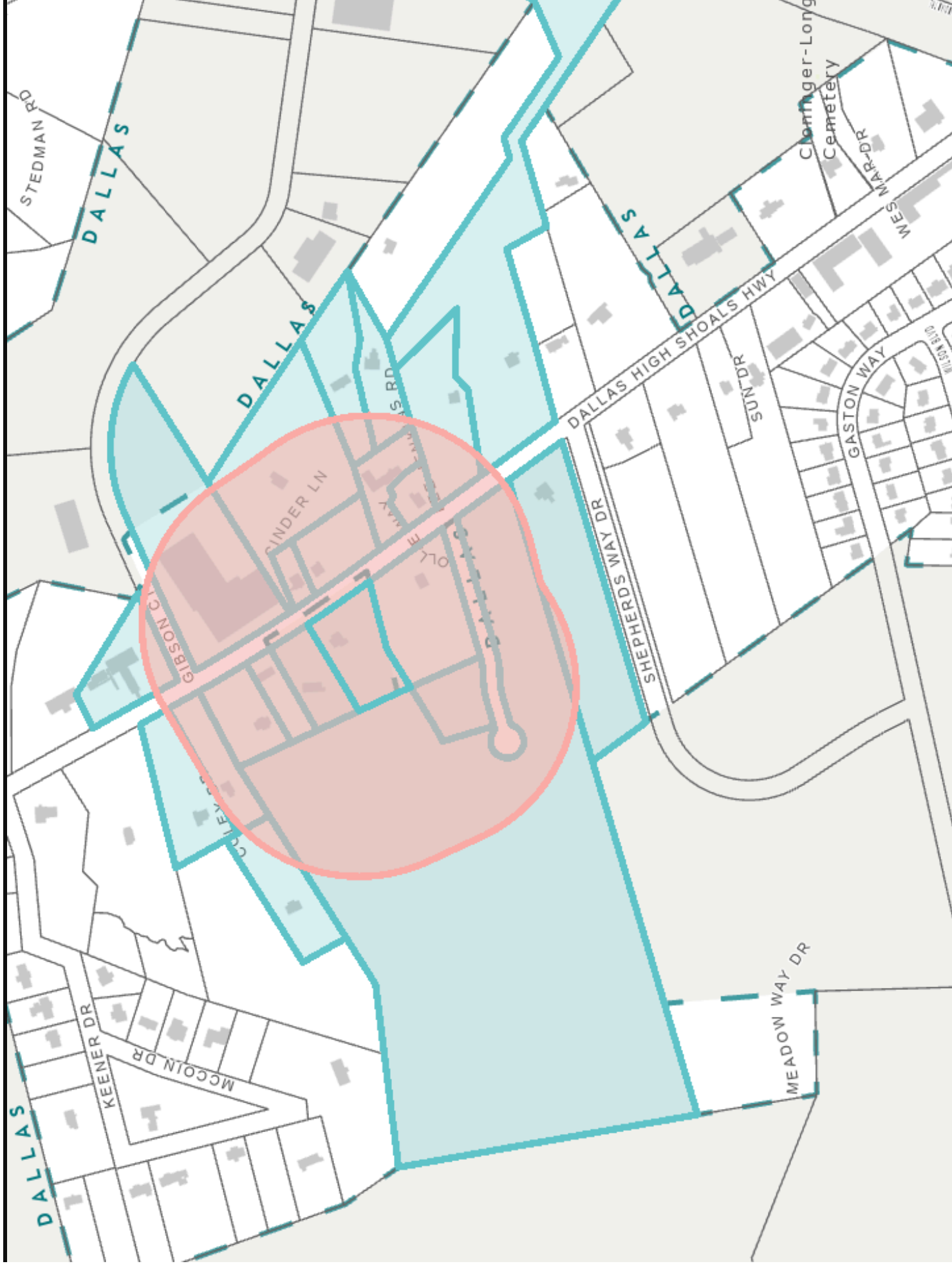


Although parcel 312382 has significant floodplain coverage along the west boundaries, there is some Special Flood Hazard Area coverage within the Town's jurisdiction.

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		Deed		Deed	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		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		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		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		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		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		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		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		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		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		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		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		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		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		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		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		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		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	16.82	RESIDENTIAL		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		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		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	0.86	INDUSTRIAL		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		COMMERCIAL	\$198,600

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Appointment of Deputy Finance Officer

AGENDA ITEM NO. 8C

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.

MANAGER'S RECOMMENDATION: Approve the resolution as proposed.

BOARD ACTION TAKEN:

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 12th day of November, 2024.

Hayley Beaty, Mayor

ATTEST:

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Appointment of Finance Officer

AGENDA ITEM NO. 8D

MEETING DATE: 11/12/2024

BACKGROUND INFORMATION:

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.

MANAGER'S RECOMMENDATION: Approve the resolution as proposed.

BOARD ACTION TAKEN:

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 12th day of November, 2024.

Hayley Beaty, Mayor

ATTEST:

Lindsey Tysinger, Town Clerk

Jonathan Newton, Town Manager

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Municipal Sport Team Rate

AGENDA ITEM NO. 8E

MEETING DATE:11/12/24

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve Fee Schedule with the added Municipality Sport Team Rate Fee.

BOARD ACTION TAKEN:

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.