

Town of Dallas Board of Aldermen Work Session
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Tuesday, July 22nd, 2025 5:00 PM

Hayley Beaty, Mayor
Frank Milton
Hoyle Withers

Sam Martin, Mayor Pro-Tem
Jerry Cearley
Alan Cloninger



-
- 1. Invocation and Pledge of Allegiance to the Flag** *(Please stand for Invocation and remain standing for Pledge of Allegiance)*
 - 2. Motion to Approve Agenda with Additions or Deletions**
 - 3. New Business**
 - A. Town Cemetery/Ordinance 2
 - B. 90.01 – Chickens Added to Ordinance 5
 - C. TAP Properties Rezoning Z-2025-02 8
 - D. Brick Campaign 18
 - E. No Parking Signs 21
 - F. Appeal Process 24
 - G. Ingles 4-Way Intersection 25
 - H. Swimming Pool Safety Regulations 92.06 29
 - I. Parks and Recreation Master Plan 31
 - 4. Mayor's Report**
 - 5. Aldermen's Report**
 - 6. Manager's Report**
 - 7. Adjourn**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Cemetery Discussion

AGENDA ITEM NO. 3A

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

At the May work session as well as the July board meeting, discussion was brought forth in regards to the following cemetery ordinance:

§95.05 (E) No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot.

At the conclusion of the work session, the Board of Aldermen directed Town staff and Town attorney to look into this ordinance for recommendations on the future use of.

The issue that we the Cemetery Superintendent is running into is the fencing that has been put up around some grave sites. The fencing, per our current ordinance, isn't allowed, as well as it's difficult for our contracted lawn care vendor to mow the lawns due to the fence blocking the access.

Discussion is needed to move forward with amending this current ordinance.

MANAGER RECOMMENDATION: Discussion on our current cemetery ordinances.

BOARD ACTION TAKEN:

CHAPTER 95: TOWN CEMETERY

Section

- 95.01 Cemetery Superintendent
- 95.02 Lots
- 95.03 Cemetery use
- 95.04 Trees, shrubbery, plantings, landscaping and maintenance
- 95.05 Monuments, markers and memorial ornamentation
- 95.06 Structures
- 95.07 Conduct
- 95.08 General regulations

§ 95.01 CEMETERY SUPERINTENDENT.

(A) The Town Manager shall appoint a town employee to serve as Cemetery Superintendent. The Cemetery Superintendent shall be charged with and perform all those duties specifically prescribed herein as well as such other duties as may be assigned to him or her by the Town Manager.

(B) The Town Manager, through the Superintendent, shall have charge of the town cemetery with authority to enforce all ordinances, policies and regulations relating to the cemetery, and shall be responsible to identify, verify or confirm lot locations and/or ownership boundaries.

(C) The Superintendent shall further be responsible to supervise the digging of all graves; the carrying out of all interments, disinterments or placing of cremains; and the installation of all monuments and markers.

(Ord. passed 2-12-2013)

§ 95.02 LOTS.

(A) To the extent that the town shall own undeveloped cemetery lots and make same available for sale to the general public for use as grave-sites, such lots shall, in keeping with then-current fee schedules, be sold and transferred to purchasers on a first-come, first-served basis, with preference given to town residents or family members of town residents or former residents; and a deed shall be provided the purchaser and recorded by the Superintendent within the office of the County Register of Deeds.

(B) It shall be a violation of this chapter for any person to sell or transfer any lot in the town cemetery without first obtaining the consent and approval from the town, which shall be evidenced by action of the Board of Aldermen and recorded with the County Register of Deeds. A copy of the new deed shall be provided to the Superintendent and maintained in the town's permanent cemetery records.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.03 CEMETERY USE.

(A) The town cemetery shall be used exclusively for the interment of human remains within identified lots designated for same. No interments or disinterments shall occur without authorization of the Superintendent.

(B) All graves shall be dug under the supervision of the Superintendent and to a minimum depth of 58 inches.

(C) All burials shall occur in accordance with the state statutes governing the minimum requirements for the interment of human remains, including cremains. In addition, all casket burials shall be within a grave liner or burial vault. All cremains interments shall be contained within a waterproof, tightly-sealed container designed for such purpose and disposition.

(D) Each individual burial lot shall contain not more than one casket/vault interment of human remains, or more than four properly-contained cremains interments of related human remains. Cremains shall not be allowed to be interred with or above existing casket burials, nor shall they share an individual burial lot with casket interments.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.04 TREES, SHRUBBERY, PLANTINGS, LANDSCAPING AND MAINTENANCE.

(A) No person shall plant or set any tree, shrub, flower, grass or plant of any kind in the cemetery except with the express approval of the Superintendent.

(B) The trimming, cutting, pruning or removal of any tree, shrub or planting within the cemetery is expressly prohibited except as conducted by town personnel and/or authorized by the Superintendent or his or her designee.

(C) All grading, landscaping and general maintenance, including raking, mowing and trimming shall be performed

exclusively by town personnel or contractors to the town, under the supervision of the Superintendent or his or her designee.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.05 MONUMENTS, MARKERS AND MEMORIAL ORNAMENTATION.

(A) Above-ground, vertical-face-etched headstones shall be referred to as “monuments”. Flush-to-ground, horizontal-top-face-etched headstones shall be referred to as “markers”. Monuments are only allowed on “family plots”, which shall comprise or more contiguous, family-related and owned individual lots. Then, only one central monument is allowed on the family plot.

(B) Monuments shall be a minimum 24 inches in height, not including the base; 24 inches in width; and six inches thick. Monuments shall not exceed 24 square feet in face area, nor exceed a width greater than 72 inches.

(C) Markers are allowed on any individual lot but are to be laid flush with the ground and shall not exceed two feet in length and one foot in width. If part of a family plot, markers shall be placed at the end of the lot farthest from the central monument.

(D) All monuments and markers shall be constructed of first-quality granite or marble only.

(E) No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot.

(F) Memorial ornamentation displayed or left at grave sites shall be limited to synthetic flowers/plants and small flags, and same shall be removed and/or replaced upon visible wear or degradation.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.06 STRUCTURES.

No mausoleum, tomb, building, columbarium or other structure of any type shall be erected within the cemetery unless or except if owned and controlled by the town.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.07 CONDUCT.

(A) No person shall exhibit or engage in willfully boisterous, unruly or disorderly behavior within the cemetery such as to disturb or disrupt the quiet reflection of others.

(B) No person shall willfully and without authority defile, deface, desecrate or place any mark upon or otherwise injure, any monument or marker contained within the cemetery.

(C) No person shall deposit any trash, rubbish, garbage or waste product in the cemetery except in receptacles designated for such. All materials carried or brought into the cemetery and not otherwise used in the erection of monuments or markers, or in the authorized interment of human remains, shall be promptly removed by the owner(s) of the lot(s) upon which such material(s) is/are located.

(D) Vehicles shall be driven only upon the roadways within the cemetery, and at a rate of speed not to exceed 15 miles per hour. No vehicles shall enter the cemetery except for the purpose of attending funerals, preparing grave sites, visiting and/or maintaining grave sites, or other lawful purpose and mission.

(Ord. passed 2-12-2013) Penalty, see § 10.99

§ 95.08 GENERAL REGULATIONS.

All lots within the town cemetery shall be subject to, and regulated and controlled by, the provisions of this chapter and/or by order of the Superintendent as same shall be authorized hereby.

(Ord. passed 2-12-2013)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: 90.01 – Chicken Ordinance Text Amendment

AGENDA ITEM NO. 3B

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

At the July 8th, Public Hearing the text amendment was continued to the August 12th Meeting, in the meantime the Board recommended having more discussion at the July 22nd Work Session pertaining to the proposed text amendment.

At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment, that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff made revisions to the amendment, presenting two options for discussion at the June 10th Meeting. Staff was directed to go with the second option ‘Lots less than half acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl’, and to set a public hearing for July 8th, 2025.

This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

§ 90.01 CERTAIN ANIMALS PROHIBITED.

(A) It shall be unlawful for any person to keep any livestock, animals, or poultry within town limits other than house pets **unless otherwise approved by permit**. No permit shall be issued, and no person shall keep cows, swine, pigs, sheep, goats, ducks, geese, turkeys, or other domestic fowl (excluding domesticated chickens).

(B) The provisions of this section shall not apply to those that were keeping livestock, animals, or poultry within the corporate limits of the town prior to November 12, 1996.

(C) Equine shall be permitted within the town limits under the following conditions.

(1) The property upon which the equine will be maintained must be greater than two acres.

(2) No area to be used for storage, care or exercise/grazing of the equine may lie within 100 feet of the nearest dwelling of another property owner. Adjacent property developed after placement of an equine shall be exempt from this clause.

(3) No property owner can exceed a ratio of two equine per two acres of land.

(4) Equine must be provided with an enclosure to protect the equine from the elements.

(5) All areas for use by the equine shall be securely fenced to maintain control of the equine.

(6) The areas of use by the equine shall be in the rear yard only as defined by the zoning regulations (Chapter 153).

(7) The equine shall not cause obnoxious odors on other properties.

(D) CHICKENS ALLOWED.

(1) A permit, to be issued by the Planning and Zoning Department of the town, must be obtained by the owner to keep any chickens within town limits and demonstrates that the chickens will be kept in a manner that satisfies each of the following conditions.

(2) No permit shall be issued, and no person shall keep cows, swine, pigs, sheep, goats, ducks, geese, turkeys, or other domestic fowl (excluding domesticated chickens).

(3) The Planning and Zoning Department shall issue a permit only when, in his or her sound judgment, the keeping of such an animal in a yard or building under the circumstances set forth in the application for the permit will not injuriously affect the public health.

(4) When chickens are kept within town limits, the building, structure, corral, pen, or enclosure in which they are kept shall always be maintained in a clean and sanitary condition. Excrement should be removed regularly from the living space of a penned animal adequate to the sanitation of quarters and the health of the animal and the general public.

(5) This section shall not apply to, and no permit shall be required for, any agricultural operation within G.S. § 106-700, Nuisance Liability of Agricultural Operation.

(E) CHICKEN KEEPING REQUIREMENTS.

(1) Keeping of domesticated chickens.

(a) Roosters are prohibited.

(b) For lots less than half acre allowed no more than 10 fowl. For lots more than half acre allowed no more than 20 fowl.

(c) No chickens shall be allowed in multi-family complexes, or any multi-family zoning districts.

(d) There shall be no on-site slaughter of chickens.

(e) A permit must be obtained and renewed on an annual basis through the Planning and Zoning Department.

(2) COOP, RUN, AND TRACTOR REQUIREMENTS.

(a) A predator proof coop or chicken tractor, no less than 18 inches in height, are required for the keeping of domesticated chickens and must be provided with adequate shelter to protect them from the elements.

(b) Chicken keeping area must be located in the rear yard of the property.

(c) Chicken keeping area must be at least 15 feet from any rear and side property lines.

(d) Number and type of fowl must be appropriate for the size and furnishings of the coop/run/tractor.

(1) Minimum of 4 square feet of floor area per chicken. The maximum area for all coop and run structures is 300 square feet.

(e) Coops, runs, and chicken tractors must be kept in a clean and sanitary condition with all droppings and organic waste material removed and disposed of in a proper manner.

(1) The coop or other secure enclosure must be well ventilated and well drained so there is no accumulation of odor or moisture.

(f) All chickens must be kept in a coop or chicken tractor during non-daylight hours. During daylight hours, chickens may be located in a coop, run, chicken tractor, or securely fenced area.

(Prior Code, § K-III-1) (Ord. passed 11-12-1996; Ord. passed 12-10-1996; Ord. passed 12-9-2003) Penalty, see § 10.99

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: TAP Properties Rezoning Z-2025-02

AGENDA ITEM NO. 3C

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

Dave Hoyle submitted a conventional rezoning petition to rezone parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 from Residenital R-12 to Residenital R-5.

At the meeting held on May 15th, the Planning Board voted to send a recommendation to the Board of Aldermen to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning.

All supporting documentation for the application is attached, including minutes from the Planning Board meeting, staff report, LOi, list adjacent property owner(s) with notice, and consistency statements.

MANAGER RECOMMENDATION: Advise Staff to set Public Hearing for the August 12th Meeting.

BOARD ACTION TAKEN:

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address <u>See attached</u>	
Tax Parcel Number <u>See attached</u>	Lot Size _____
Current Zoning <u>R12</u>	Requested Zoning <u>R5</u>
	Conventional <input checked="" type="checkbox"/> Conditional _____
Property Owner(s) <u>TAP Properties</u>	
Owners Address <u>P.O. Box 708, Dallas, NC 28034</u>	
Phone Number <u>704-913-1747</u> (attach separate sheet if necessary)	Email Address <u>davidwhoylej@gmail.com</u>
If different than owner:	
Applicant Name <u>Dave Hoyle</u>	
Applicant Address <u>P.O. Box 708, Dallas, NC 28034</u>	
Phone Number <u>704-913-1747</u> (attach separate sheet if necessary)	Email Address <u>Davidwhoylejr@gmail.com</u>
Signature of Applicant <u>[Signature]</u>	
Signature of Owner <u>[Signature]</u>	
Staff Only:	
Date of completed application _____	Received by <u>[Signature]</u>
Planning Board Meeting Date <u>5-15-25</u>	
Public Hearing Meeting Date _____	

**Minutes
Town of Dallas
Planning Board
Meeting of May 15th, 2025**

The meeting was called to order by Chairman Wilson at 7:33pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; Glenn Bratton – Co-Chairman; Reid Simms; John O’Daly and William Hairston.

Also Present: Brittany Beam – Town Planner; David Hoyle Jr agent for TAP Properties.

Announcements: Town Planner informed the Planning Board and members present that Tuesday night at the Board of Aldermen Meeting a motion was made to move William Hairston into the vacant seat leaving open the two alternates. Ms. Beam encouraged the members if they knew anyone that was interested in being an alternate to please ask them to apply.

A motion was made by Bratton to approve the agenda with no additions or deletions, seconded by Simms and passed unanimously.

A motion was made by Bratton to approve the January 16th minutes with corrections, and the April 17th minutes, seconded by Simms and passed unanimously.

New Business: *Tap Properties Rezoning Z-2025-02*

A motion was made to go into Public Hearing by Bratton, seconded by O’Daly and carried unanimously.

Chairman Wilson asked the Town Planner to read Staff Report first. Bratton asked for a general idea from the applicant. Mr. Hoyle informed the Board of the lots being undeveloped for the past 80 plus years. When the lots were first established, there was no zoning. Over the course of many years, the lots were zoned R-12. Majority of the lots have front and rear setbacks that are not buildable with the dimensions required in this zone. R-5 would make the most sense with the low acreage and setback requirements. A contract has been made between owner and contractor and the lots need to be buildable to move forward. In the contract, there are stipulations put in place that only single-family homes will be built. If we would have went a different route, a Variance would have had to be applied for, for every lot. Some lots will be subdivided to create more lots as we have lost a lot of footage already with the sewer line on Walnut Street.

Elizabeth Baker of 403 North Street asked about the certainty of no duplexes or apartments being built.

Barbara Lanford of 401 North Street spoke on being the first home on North Street 72 years ago. Informed the Board and members present that she is 90 years old now. She remembered with the road was first paved and how it has been a pleasure to live in Dallas all these years. She stated there has never been many troubles, little increase in traffic when the Park Road homes were built. All in all, the Town of Dallas has been wonderful, and all the employees have been helpful every time she has needed anything. When Patrick worked out front he was wonderful and always so helpful.

Charles Jones of 608 Lewis Street asked questions about the difference in R-12 and R-5.

Rhonda Jackson of 401 North Street came to listen to the meeting and was thankful the goal here was single-family homes only.

Mr. Hoyle said he would always look out for the Town's best interest. His mother lives in this general area as well. It took TAP Properties and him a long time to find an appropriate builder for this project.

O'Daly questioned Mr. Hoyle about the unused land.

Mr. Hoyle answered that anything unused would be offered for purchase to adjacent property owners and/or a park being constructed.

A motion was made by Bratton to go out of Public Hearing, seconded by Simms and passed unanimously.

A motion was made by Hairston to send the recommendation to the Board of Alderman for approval, seconded by Bratton, the motion passed with a 4 to 5 vote as Chairman Wilson voted against.

Staff Report:

In addition to the staff report from the TAP Properties application, the Town Planner informed the Board that a Planning Director has been hired. His start date is June 2nd.

A motion was made to adjourn by O'Daly, seconded by Simms, and passed unanimously. (8:10pm)

Staff Report

Zoning Map Amendment Petition: Z-2025-02

Applicant: TAP Properties

Authorized Agent: David Hoyle Jr.

Properties: 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, 132238, 132239, 132242, 132243, 132244, 131690, 131685, 131686, 131687, 131688, 131683, 131628, 131696, 131691

Owner: TAP Properties

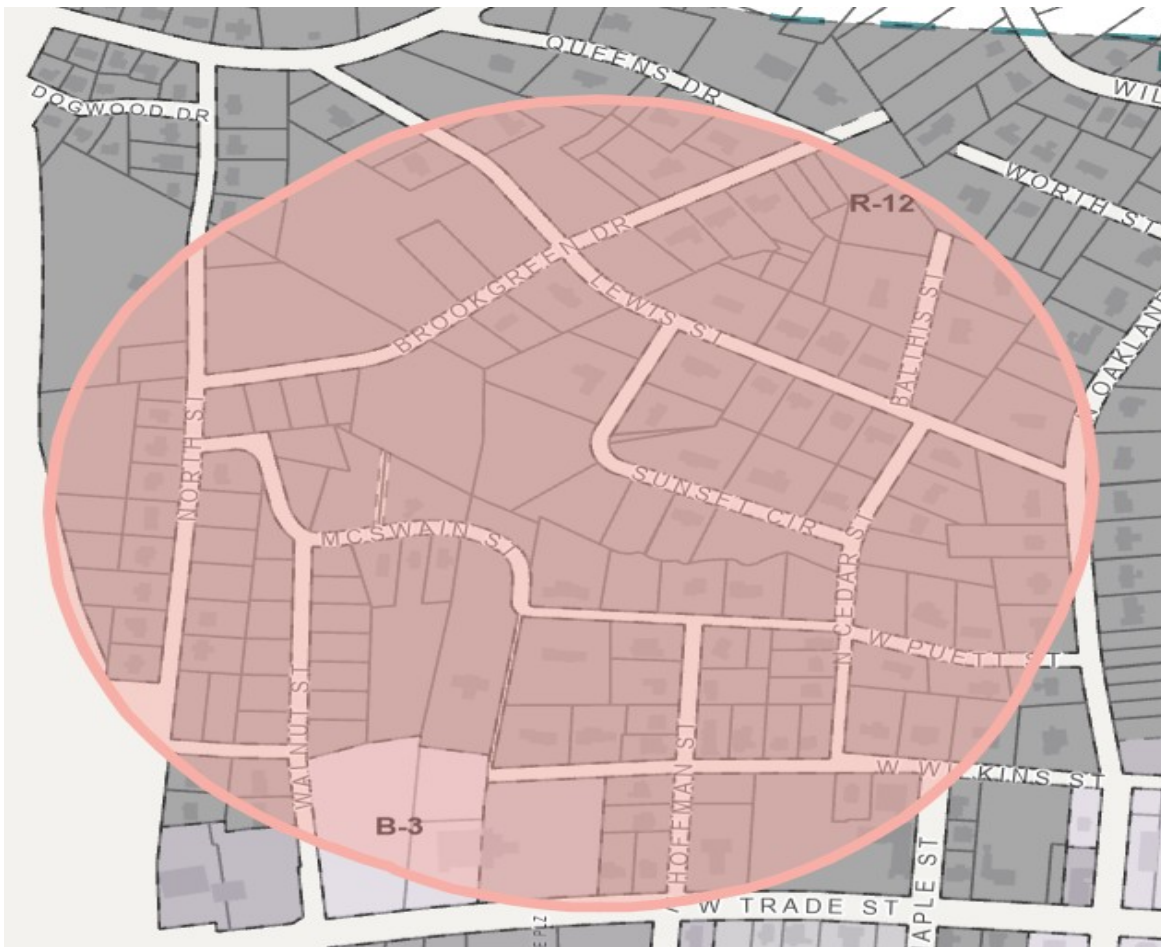
Current Zoning District: R-12

Requested Zoning District: R-5

Proposed Zoning Map Amendment: David Hoyle Jr, applicant for TAP Properties, has submitted a conventional rezoning request to rezone the above parcels from R-12 to R-5 to make the lots buildable.

General Location: The subject properties are located on the west side of the Town on Walnut Street, W Wilkins Street, North Street, Brookgreen Drive, Sunset Circle, and McSwain Street.

Area Zoning Map



Staff Analysis: The 27 parcels that are currently zoned R-12 do not all meet the requirements that are needed to build on. R-12 district requires 12,000 minimum lot square footage and 90 feet of frontage. Although there are houses built on other R-12 lots surrounding, these lots owned by TAP Properties have never been developed with the lot standards that are required. Reason for rezoning to R-5, this zoning will allow for all the lots to be developed with 5,000 square foot minimum lots, and 50 feet minimum of frontage.

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, these parcels are expected to be Urban Neighborhood and Single-Family Residential areas.



Staff Recommendation: Given the surrounding use of residences around these lots currently, the proposed rezoning to R-5, and being consistent with the future land use plan does appear to be a positive move forward. Staff does recommend approving the request based on the dimensions of the lots, and potential growth that this zoning will allow for families to come to Dallas.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **FOR** ZONING MAP AMENDMENT

The proposed rezoning of parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 to R-5 from R-12 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Urban Neighborhood and Single-Family Residential areas. There are no surrounding areas zoned as R-5, however, this will give the owners dimensional lots that are buildable, and this is a reasonable request and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **AGAINST** ZONING MAP AMENDMENT

The proposed rezoning of parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 to R-5 from R-12 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Urban Neighborhood and Single-Family Residential areas. There are no surrounding areas zoned as R-5, however, this will give the owners dimensional lots that are buildable, and this is a reasonable request and is not in the Town's best interest.

Statement Adopted: _____

Curtis Wilson, Chairman

Date

Brittany,

The purpose of the re-zoning request is to make the lots buildable. The vast majority of these lots have been in existence for over 40 plus years. At some point in the not so near past the city placed a blanket zoning on this area which made most of these lots non-buildable and worthless. The R5 request would give us the front and rear setbacks that would open up these lots for construction.

Thanks for your help in this matter. Please feel free to reach out to me if you have any questions or concerns.

Dave Hoyle

Jennifer Grant
1624 S New Hope Rd
Gastonia, NC 28054

Sergio & Maria Koppany
4844 Quail Canyon Drive
Charlotte, NC 28226

Frances Wilkinson Life Estate
322 Todd Drive
Bessemer City, NC 28016

Peter & Diane Blanchette
310 North St
Dallas, NC 28034

Hunter & Cheryl McMillan
P.O Box 557
Dallas, NC 28034

James & Sheila Welcome
P.O Box 655
Dallas, NC 28034

Barbara Lanford
401 North St
Dallas, NC 28034

Larry & Elizabeth Baker
403 North St
Dallas, NC 28034

James & Tammy Martin
405 North St
Dallas, NC 28034

Shirley Withers
501 North St
Dallas, NC 28034

Matthew Burrell
406 North St
Dallas, NC 28034

Scott & Anne Martin
3328 Dallas High Shoals Hwy
Dallas, NC 28034

ABC Asset Management LLC
9634 Logan Ct
Charlotte, NC 28210

Darinda Tanner
608 North St
Dallas, NC 28034

Robin & Sharon Brendle
610 North St
Dallas, NC 28034

Georgios Kakavitsas
611 North St
Dallas, NC 28034

Charles & Lana Jones
607 W Lewis St
Dallas, NC 28034

Mary Parker Heirs
606 W Lewis St
Dallas, NC 28034

Daniel & Melissa Haas
510 Brookgreen Dr
Dallas, NC 28034

Edward & Ruth Lawless
505 W Lewis St
Dallas, NC 28034

Conward Cloninger
611 McSwain Rd
Dallas, NC 28034

James Morgan Jr
609 McSwain Rd
Dallas, NC 28034

Dorothy Edwards Heirs
C/O James P Edwards
204 Fisher Rd
Cherryville, NC 28021

Alan Cloninger
P.O Box 406
Dallas, NC 28034

Gerard & Anna Pasour
508 McSwain Rd
Dallas, NC 28034

David & Ruth Cloninger
407 Sunset Cir
Dallas, NC 28034

Ronald & Theresa Ewing
408 Sunset Cir
Dallas, NC 28034

Bridget Allen
500 Sunset Cir
Dallas, NC 28034

Joshwa Holland
503 Sunset Dr
Dallas, NC 28034

Elizabeth Starnes-Jarrell
406 Sunset Cir
Dallas, NC 28034

John & Marjorie Finger
207 Walnut St
Dallas, NC 28034

James Grigg
208 North St
Dallas, NC 28034



Town of Dallas

210 N. Holland street, Dallas, NC 28034 704-922-3176

May 1st, 2025

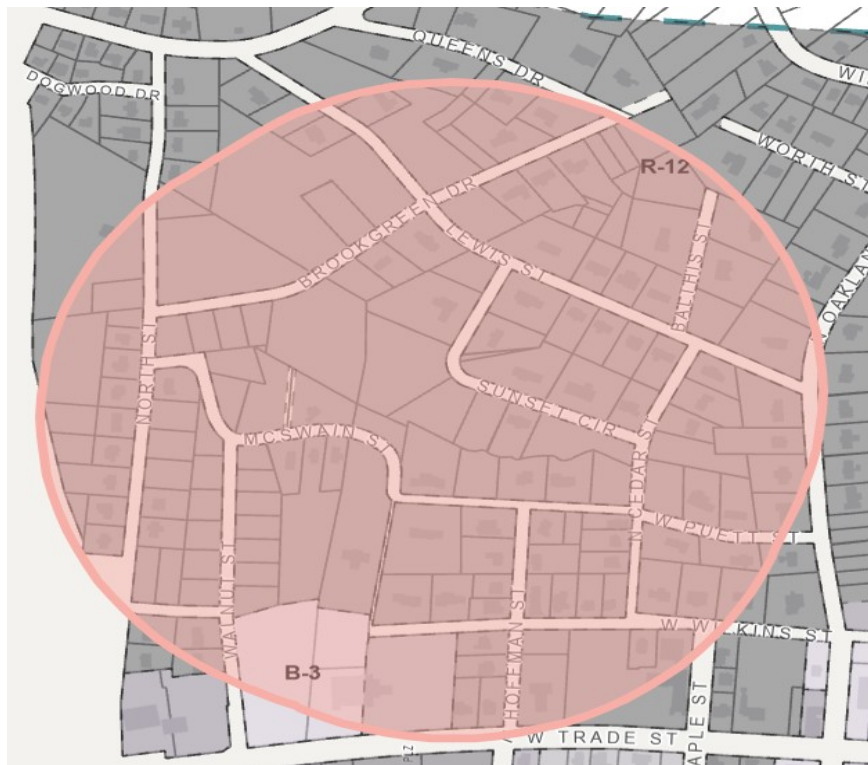
Rezoning Application Z-2025-02

To Whom It May Concern,

You are receiving this letter from the Town of Dallas since you are an adjacent property owner to either of the following parcels: (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 Dave Hoyle Jr applicant to the owner TAP Properties, have submitted a conventional rezoning request to rezone the above parcels from Residential R-12 to Residential R-5.

On May 15th, 2025 there will be a discussion held with the Planning Board at 209 W Main Street, Dallas, NC 28034 at 6:30 pm. All interested persons are invited and encouraged to attend. For those persons requiring special assistance, please contact Town Hall at (704) 922-3176, at least 48 hours prior to the commencement of the meeting.

For questions for further information, please contact Brittany Beam at (704) 922-3176 ext 264 or email bbeam@dallasnc.net.



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Brick Paver's Campaign

AGENDA ITEM NO. 3D

MEETING DATE: 7/22/2025

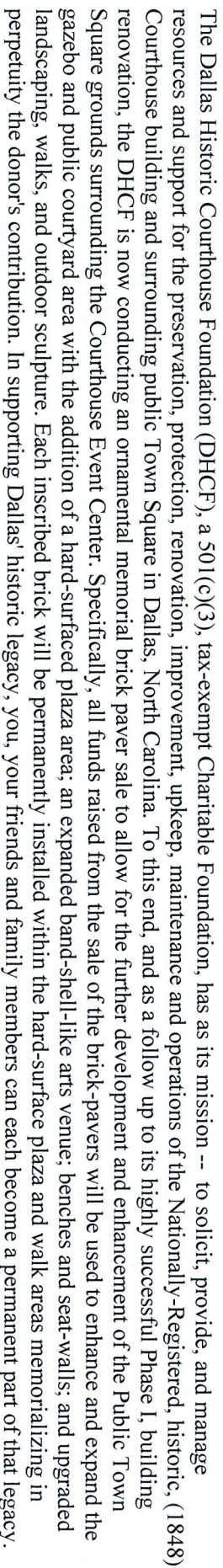
BACKGROUND INFORMATION:

A few years ago, the Town offered a campaign for the purchase of brick pavers to be purchased and installed in and around the gazebo on the Courthouse Grounds. Recently, we have had interest in doing this campaign again. The town clerk and manager has reached out to the company that the Town used previously, and we would be able to use them again at a reasonable cost. Also, there is interest in doing a campaign for brick pavers to be purchased in honor of veterans and to be placed around the Veteran's monuments on the courthouse grounds.

If we are able to proceed, we would open the campaign through the end of September or early October (depending on the turnaround time for engraving and install).

MANAGER RECOMMENDATION: Discussion on opening a brick paver campaign.

BOARD ACTION TAKEN:



Brick Information

Name: _____
Address: _____
City, State: _____ Zip code: _____
Email Address: _____
Phone Number: (____) _____
Donation Amount: \$ _____

4" x 8" engraved brick \$50.00

[illegible]

8" x 8" engraved brick \$100.00

[illegible]

Please Make Checks Payable To:
Dallas Historical Courthouse Foundation

Mail To:

210 North Holland Street
Dallas, NC 28034



To order online please visit: www.polarengraving.com/DallasHistoricCourthouseFoundation

IN HONOR OF JO THE ROCK OF RON BESS A LOVING AND CARING DAUGHTER, ALWAYS BY HER HERO'S SIDE NO ONE FIGHTS ALONE	RAY & KIM RHYNE DELSINGER NORTH GASTON HS & 79	IN MEMORY OF BILL & JOANNI HOLLER LOVE MIKE/DEE STEEL	The Palenick Family Honoring Tradition And Preservation www.palenickfamily.com	IN HONOR OF NORTH GASTON HIGH CLASS OF 1974 BY MAYOR RICK COLEMAN	RED & MARY WHEE WHEELER 1946-2015	IN MEMORY OF FRANK JAGGERS BY WIFE IDA JAGGERS	IN HONOR OF A.E. MURPHY FRIDAY BY SON AND DAUGHTER	IN HONOR OF KATHLEEN T. STROUPE BY THE ALSTROUPE
W TEAM RON IN LOVING MEMORY OF RONNIE E. BESS 12/30/1954-1/25/2015 NO ONE FIGHTS ALONE	IN MEMORY OF ANN E. FOX	THE BILL & TERRY TRUHFAN FAMILY ASHLEY, ALLIE & WILL	JESSE HOLLAND FATHER OF JESSE H. 1777 - 1814	THE LAMBERTS STEVE & A SCOTT CHARON SAWYER	IN MEMORY OF BILLY & LOUIE FARRIS AND IN HONOR OF GETTY DUNCAN BY TIM FARRIS	IN MEMORY OF ONE M. HARRIS "FRANK"	IN HONOR OF JOE RHYNE FRIDAY IN MEMORY OF MARY FAYE FRIDAY BY DAUGHTER & SON DAVE & MARY JO	
IN GOD'S LOVING CARE DANNY R. BESS 09/01/1952-3/17/2013 RONNIE E. BESS 12/30/1954-1/25/2015 LOVE PAYS MIKE/DONNA	IN LOVING MEMORY OF HENRY LONG YOUR KIDS AND WIFE LOVE ALWAYS	IN LOVING MEMORY OF STEVE AND MARTHA RAY TRUHFAN	ROBERT HOLLAND SON OF JESSE HOLLAND 1811 - 1870	DEAN & GLENNA MCCLURE - JONES AND CHILDREN MARC, LISA, MATTHEW	MARTIN E. ALLBRO PRESBRY	IN HONOR OF TED G. HARRIS	IN HONOR OF MARY JO FRIDAY BY DAUGHTER	
THE FELTON FAMILY TIM, CHRISSEY, JAKE, AND WILL	HENRY WHITE BETTY DAVIS WHITE BILLY GENE WHITE	THE LOWERY FAMILY	WILLIAM HOLLAND GRANDSON OF JESSE 1851 - 1925	IN HONOR OF OUR GRANDCHILDREN HARMON & MELINDA ROSE	IN LOVING MEMORY OF ALICE K. LOCKEY AND IN LOVING MEMORY OF FORD L. LOCKEY	SEN & KELLY CARTER KATE CARTER 1992	IN HONOR OF CINDY FRIDAY BY MARY JO FRIDAY	
	IN MEMORY US MARINE FRED RICHARD EABLE HUSBAND DAD GRANDPA OUR GUARDIAN ANGEL FOREVER AND ALWAYS LOVE YOUR FAMILY	HAPPY 80TH BIRTHDAY CLYDE STROUPE JUNE 3, 1935	A.R. "BERT" HOLLAND GREAT GRANDSON OF JESSE, 1872 - 1936	IN MEMORY OF RE LINEBERGER BY FRANCES LINEBERGER	IN LOVING MEMORY OF LENA RHYNE EDISON AND IN LOVING MEMORY OF THOMAS WOODROW EDISON	IN LOVING MEMORY FRED & FRANKIE FULBRIGHT YOU ARE MY SUNSHINE LOVE YOU DONNA ELAINE	IN HONOR OF TODD DANA, JEFF, DANIEL ERIN, LINDY FRIDAY BY CINDY AND MARY JO FRIDAY	
WILL FELTON 2016	BELOVED MOTHER FRANCES SMITH BROWN GLORIA, RONNIE, LUTHER, ELIZABETH, AND JIMMY	IN MEMORY OF RONALD STROUPE	SAMUEL A.R. HOLLAND GG GRANDSON OF JESSE 1915 - 1982	CHARLES O LINEBERGER USAF USPS 4-23-39 - 4-30-77		IN LOVING MEMORY OF F. KELLY CLEMMER ALLIE P. CLEMMER		
JAKE FELTON 2016		DALLAS ELECTRIC & PLUMBING	GARY M. HOLLAND GGG GRANDSON OF JESSE, 1946	JAMES D. HOLLAND KATHY FRIDAY HOLLAND AND FAMILY CHRISTOPHER HOLLAND SUZANNE HOLLAND	RUSTI PAGANI TAYLOR PAGANI IZZIE	IN LOVING MEMORY OF DENTON H. VLASERVICH ISOLENE F. VLASERVICH		
JAMES T. ORMAND, SR. AND WIFE, MARTHA HOPE ORMAND	NOW, FOREVER, ALWAYS GLORIA BROWN FORTNER CINDY KIMBERLY RON MICHAEL	RICHARD E. DYER ETHAN TAYLOR DYER SYDNEY S. DYER	JEFFREY M. HOLLAND GGGG GRANDSON OF JESSE, 1967		DAVID & AMY PLUNKETT WILL PLUNKETT EMMA PLUNKETT	IN LOVING MEMORY OF DAVID RICHARD VLASERVICH		
"HARRY O." HARRY LATTIMORE ORMAND		DEBORAH SIMMS KRISTIN GRIFFIN TIMOTHY SCOTT SIMMS	TAYLOR ANN HOLLAND GGGGG GRANDDAUGHTER OF JESSE, 1999	CHRIS D. HOLLAND SOPHIE E. HOLLAND LUKE C. HOLLAND	LYNN & JEFF JIMISON SARAH JIMISON ALEX JIMISON	IN LOVING MEMORY OF LESLIE NICHOLE VLASERVICH		
CARL K. PETTY AND WIFE, FRANCES HOPE PETTY	IN LOVING MEMORY OF CHARLES L. WHITE 10/22/1893-6/19/1952 SUE RHYNE WHITE 1/28/1893-7/23/1968 FRANK/ PATTI SIMMONS	REID T. SIMMS	JOSHUA M. HOLLAND GGGGG GRANDSON OF JESSE, 2002	JOHNATHAN M. HARDIN SUZANNE H. HARDIN HOLLAND E. HARDIN	SHERMAN R FIELDS LOIS W FIELDS RUTH FLOWERS	IN HONOR OF NICHOLAS & ALICE C. VLASERVICH		
IN HONOR OF THE GRANDCHILDREN OF RANDY & DEBBIE CLARK MEGAN, GABBY, CHAZ, JACKSON COHEN & LINCOLN		DEANNA H. SIMMS	ZACHARY M. HOLLAND GGGGG GRANDSON OF JESSE, 2007	RAY & CHARLOTTE JENKINS WITH LOVE, YOUR GRANDCHILDREN	SHERMAN R FIELDS JR KEYVIN FIELDS MIKE FIELDS	IN HONOR OF TROY G. POWELL A. CHARLA V. POWELL		
	IN LOVING MEMORY OF HOPE WHITE ICARD RAISED ON BUCK ST. 11/22/1921-1/25/1986 LOVING MOTHER FRANK/ PATTI SIMMONS	IN MEMORY OF VILBERT G. SIMMS MARY B. SIMMS BILL MARTIN MARY MARTIN	BILLY WILBERT COOK "BILLY JACK" POLICE OFFICER 25YRS	CHARLOTTE JENKINS FOR YOUR DEDICATION AND LOVE TO PERSERVING DALLAS HISTORY, WITH LOVE, YOUR FAMILY	IN MEMORY OF HELEN FOX WHELESS	IN HONOR OF DANIEL G. POWELL N. STEPHEN POWELL		
THE DIGH FAMILY JOSH, EMILY COHEN AND LINCOLN		IN LOVING MEMORY OF CARL THOMPSON	GARY DANIEL STEWART 2/13/94 - 2/15/15 IN LOVING MEMORY OUR SON AND BROTHER "EVERY LITTLE THING IS GONNA BE ALRIGHT"	B. WHITNEY LEE LAUREE LEE DIXON ROBERTA G. HARGRAVE	ANN GLENN TONY JAMES KEN RICKY FRANKIE DEE-DEE FRANCES TIA LONDIE SEAN LEEYAH KIYAH DESIRE ARIA TRINITY BRANDON			

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: No Parking Signs & Ordinance Discussion

AGENDA ITEM NO. 3E

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

At the July Board meeting, the Board instructed the staff to gather information regarding the parking ordinance, including the current parking schedule and penalty fees to discuss adding streets, installing no parking signs, and updating the ordinance.

MANAGER RECOMMENDATION : Discussion on adding streets, installing no parking signs, and updating the ordinance.

BOARD ACTION TAKEN:

§ 72.03 PARKING PROHIBITED AT ALL TIMES IN DESIGNATED PLACES.

When signs are placed, erected or installed, giving notice thereof, or the curbing has been painted yellow in lieu of the signs, no person shall park a vehicle at any time upon any of the streets or portions of streets described in Chapter 76, Schedule I, attached to and made a part of this title.

(Prior Code, § H-IV-3) Penalty, see § 72.99

§ 72.99 PENALTY.

(A) *Generally.* Any person violating any of the restriction on stopping, standing or parking of motor vehicles imposed by ordinance of the town may, within 15 days of the time that a written notice for the violation was attached to his or her vehicle, pay to the official designated as a penalty for and in full satisfaction of the violation the sum of \$2. Upon failure to make the payment heretofore designated, a written notice shall be mailed to the person, and if payment not be made within 48 hours after the time of mailing of the notice, the person shall be subject to a fine not to exceed \$50. Each day past the 48 hour window payment to satisfy the penalty is not received shall be considered a separate and distinct offense subject to the above penalty.

(Prior Code, § H-IV-19)

(B) *Prima facie proof.* In any prosecution charging violation of any ordinance of the town governing the stopping, standing or parking of a motor vehicle, without a driver, proof that the particular vehicle was parked in violation of the ordinance, together with the proof that the defendant was at the time of the parking the registered owner of the vehicle, shall be prima facie proof of the fact that the registered owner of the vehicle was the person who parked or placed the vehicle at the point where, and for the time during which, the violation occurred.

(Prior Code, § H-IV-20)

(Ord. passed 7-11-1978; Am. Ord. passed 8-9- 2022)

SCHEDULE I: PARKING PROHIBITED.

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see §2.03):

<i>On Street</i>	<i>Side</i>	<i>From</i>	<i>To</i>	<i>Added/Amend</i>
<i>On Street</i>	<i>Side</i>	<i>From</i>	<i>To</i>	<i>Added/Amend</i>
Alexander	Both	S. Davis	Dead end	10-13-1998
W. Church	North	Approx. 105 feet from Holland	Approx. 195 feet from Holland	3-14-2000
N. College	Both	E. Trade	End of N. College	7-8-1997
N. Davis	Both	E. Main St.	E. Trade St.	11-13-2012
S. Davis	West	E. Alexander	E. Holly	-
S. Davis	Both	E. Main Street	E. Church	3-9-1999
E. Gibbs	Both	S. Willow	S. Legion	1-8-1974
N. Hoffman	East	W. Trade	South side of first driveway entrance	12-29-1989
N. Hoffman	West	W. Trade	W. Main	12-29-1989
N. Hoffman	Both	W. Trade	W. Wilkins (except during church)	10-8-1996
N. Hoffman	Both	W. Wilkins	McSwain	10-8-1996
E. Holly	Both	S. Davis	End of E. Holly	-
Johnson	Both	Hoyle	S. Rhyne	4-17-2001
Lee	Both	Pine	150 feet from Pine to Ridge	10-9-1990
W. Lee	Both	S. Pine	Ridge	1-8-1974

S. Maple	Both	W. Robinson	200 feet south of intersection	8-13-1991
E. Peachtree St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
S. Pine St.	Both	Lee St.	W. Border St.	11-10-2020
Poplar	North and east	N. Davis	End of Poplar	12-3-1974
S. Rhyne	East	Driveway at First Baptist	End of brick wall in front of church	-
S. Ridge	Both	W. Carpenter	W. Lee	1-8-1974
E. Robinson St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
W. Robinson	Both	S. Maple Street	Maple	11-9-1981
S. Spargo	West	E. Carpenter	Holly	9-9-1986
S. Spargo	Both	E. Robinson	Holly	12-12-1989
E. Trade	South	Southeast corner of Gaston-Trade	Entrance to tire service	1-13-1987
S. Willow	Both	E. Church	End of pavement on S. Willow	3-5-1975
W. Main	South	Pine	20 feet west of Pine	4-14-1998
E. Wilkins	Both	N. Gaston	Dead end	6-9-1998
S. Davis	Both	E. Church	E. Alexander	4-8-2008
E. Carpenter	Both	S. Spargo	S. Summey	4-8-2008
E. Jenkins	Both	S. Gaston	S. College	5-11-2010
S. Oakland	Both	W. Church	W. Robinson	12-13-2011
W. Robinson	Both	S. Ridge	S. Pine	12-11-2017
Park Rd.		Dallas High Shoal Highway	Town limits	8-10-2021
North St.	Both	W. Wilkins	Park Rd.	3-14-2023

(B) For above: parking permitted in marked spaces on east side of S. Oakland at Rescue Squad/Civic Building.

(Prior Code, § H-Sch-II)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Appeal process

AGENDA ITEM NO. 3F

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

At the July board meeting, town board asked to bring the appeal process to the July work session for discussion.

The appeal process, approved fee schedule amount of \$550, is to appeal the administrative support staffs decision of any given ordinance. There is an application to be filled out by the applicant and then the process will begin.

MANAGER RECOMMENDATION: Discussion on appeal process

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Ingles 4-Way Intersection

AGENDA ITEM NO. 3G

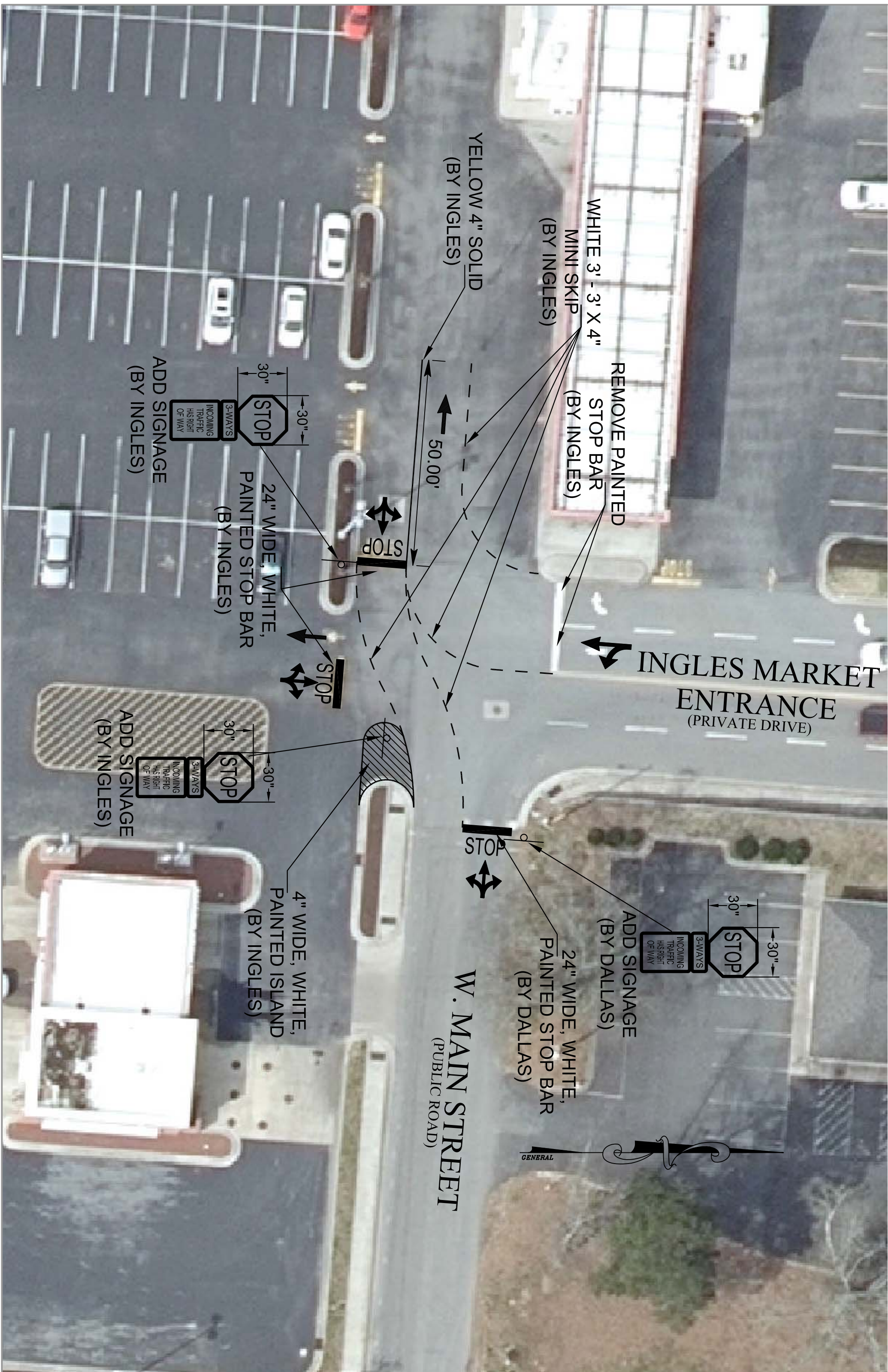
MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

A few meetings ago, the Town Board asked for information to be brought back before the board to look at the 4-way intersection at the Ingles car wash and gas station. The Town Engineer, Johnny Denton, has some ideas for this area to possibly deter some traffic congestion.

MANAGER RECOMMENDATION: Discussion on 4-way intersection

BOARD ACTION TAKEN:







TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Swimming Pool Safety Regulations 92.06

AGENDA ITEM NO. 3H

MEETING DATE:7/22/2025

BACKGROUND INFORMATION:

Staff has reviewed the current Swimming Pool Safety Regulations ordinance and found discrepancies. Attached is a revised version incorporating the changes recommended by staff for consideration as a proposed text amendment.

MANAGER RECOMMENDATION: Direct staff to move forward with the necessary steps to initiate the amendment process.

BOARD ACTION TAKEN:

§ 92.06 SWIMMING POOL SAFETY REGULATIONS.

- A. For the purpose of this section, the term **SWIMMING POOL** is hereby defined as any structure, basin, chamber or tank containing an artificial body of water having a depth at any point of more than two feet, and intended for swimming, diving or recreational bathing, including in-ground, above-ground or on-ground swimming pools, hot tubs and spas.
- B. All outdoor swimming pools located within the town shall be completely enclosed by a fence that adheres to the most current North Carolina Building Code, Appendix G, and conforms with the requirements of §153.016, Fences in Residential Districts.
1. All fence openings or points of entry into the pool area enclosure shall be equipped with gates.
 2. The fence and gates shall be at least four feet in height above the grade level and shall be constructed to meet the North Carolina Building Code and the county pool requirements.
- C. Operation and maintenance.
- [1.] ~~At the end of the swimming season,~~ The pool water, structure, or chamber shall be treated, altered, or maintained so as to prevent the development of unsanitary conditions.
- 1.[2.] Pools under construction or that are no longer being operated shall be maintained in a manner so as to prevent the development of unsanitary conditions, potential injury, or possible drowning.
- [3.] ~~Wastew~~Water from the swimming pool shall be discharged ~~into a sanitary sewer or~~ by an ~~alternative~~ method that will not create a public health hazard or public nuisance. Water discharged must be de-chlorinated according to §154.00 Illicit Discharges and Connections. (§154.03 Illicit Discharges Section A Subsection 17)
- D. All violations of this section shall subject the offending property owner and/or tenant where applicable to a civil penalty to be recovered by the city in a civil action in the nature of debt if the offender does not pay the penalty within 30 days after he has been cited for violation of the ordinance, and may be enforced by an appropriate equitable remedy including but not limited to injunctions and orders of abatement issued from a court of competent jurisdiction as outlined in § 92.99.
- E. Each day's continuing violation shall be a separate and distinct offense, and is subject to penalties as outlined in § 92.99.

(Ord. passed 3-12-2018; Am. Ord. passed 9-10-2019) Penalty, see § 10.99

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Parks and Recreation Master Plan

AGENDA ITEM NO. 3I

MEETING DATE: 7/22/2025

BACKGROUND INFORMATION:

RFP's were sent out in March 2025 for a Parks and Rec master plan, which was budgeted in the fiscal year 2024-2025 budget. Due to the timing of the bids, as well as going into a new budget year, staff decided to wait and award bid in June, beginning work in July 2025 for the new fiscal year, again a budgeted item.

At the June board meeting, it was mentioned to not award the contract just yet, but to have further discussion on the topic at the next work session.

MANAGER RECOMMENDATION: Discussion on the Parks and Rec Master Plan.

BOARD ACTION TAKEN:

MEMORANDUM

Date: June 10, 2025

Subject: Motion to award a contract to WithersRavenel for the Parks and Rec Master Plan. The RFP's were open at 3:00 PM on March 14th, 2025. Two bids were viewed with the following costs: \$131,273 and \$87,000. WithersRavenel was the lowest, responsible, responsive bidder at \$87,000. This contract will cover the work to establish a Parks and Rec Master Plan for the Town of Dallas.

Recommendations: We recommend that the Town Board award the contract to WithersRavenel for the Parks and Rec Master Plan.