

**Town of Dallas Board of Aldermen Special Meeting
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Wednesday, October 22nd, 2025 10:00 AM**

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**
 - 4. Public Hearing**
 - A. Continued - Primo Partners LLC Rezoning Z-2025-04
 - 5. Mayor & Aldermen Report**
 - 6. Manager Report**
 - 7. Adjourn**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Continued - Primo Partners LLC Rezoning Z-2025-04

AGENDA ITEM NO. 4A

MEETING DATE:10/22/25

BACKGROUND INFORMATION:

This item was motioned to be continued at the October 14th meeting. A Special Meeting was called for October 22nd to continue the public hearing for the rezoning.

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential).

Applications, staff report, planning board minutes, and other documents attached.

MANAGER RECOMMENDATION: Adopt the Zoning Map Amendment request to rezone the parcels #170887, 170884, 170281, 170285, 170282, 170284 and approve the Consistency Statement, as presented.

BOARD ACTION TAKEN:

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING
PETITION IN THE TOWN OF DALLAS (ADOPTD BY THE DALLAS BOARD OF
ALDERMEN (10/22/2025))**

Whereas, Primos Partners LLC submitted an application for a zoning map amendment to Rezone Parcels ID# 170887, 170884, 170281, 170285, 170285, 170282, 170284 to establish R-10 Single-Family Residential; and,

Whereas, the public hearing for this map amendment has been noticed in compliance with the North Carolina General Statutes; and,

Whereas, the Town of Dallas Planning Board has reviewed the Rezoning petition and voted unanimously to recommend approval of the petition, finding it was neither consistent nor inconsistent with the 2030 Land Use Plan; and,

Whereas, the Town of Dallas Board of Aldermen held the public hearing on October 22nd, 2025, and after the hearing, made the following finding:

The proposed rezoning of parcels 170887, 170884, 170281, 170285, 170285, 170282, 170284 is consistent with the 2030 Comprehensive Land Use Plan. These properties are designated on the Future Land Use Map as Multi-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.

Now Therefore be it Ordained by the Board of Aldermen of the Town of Dallas, North Carolina, that the petitioner, is granted approval of the above-referenced Rezoning request effective October 22nd, 2025 and that that the official zoning map of the Town be amended to reflect this adopted change of Parcels ID# 170887, 170884, 170281, 170285, 170285, 170282, 170284.

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

This Ordinance shall take effect and be in force from and after the date of adoption, October 22nd, 2025.

Attest:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

Town of Dallas Zoning Map Amendment (Rezoning) Application

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 No Assigned Address

Tax Parcel Number 170887, 170884, 170281, 170285, 170282 Lot Size 16.18 Acres

Current Zoning I2 & R1 - Gaston County

Requested Zoning R-10

Conventional ☒ Conditional ☐

Property Owner(s) Mary Charles & James Patrick Murphy

Owners Address 580 Elk View Rd., Elk Creek, Virginia, 24236

Phone Number 276-744-4385 (Pat)
276-233-6569 (Mary Charles)

Email Address Pat@thistlerock.com
Chuck24326@gmail.com

(attach separate sheet if necessary)

If different than owner:

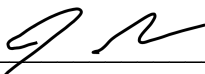
Applicant Name Primos Partners, LLC.

Applicant Address 1712 South Business Hwy 16, Stanley, NC 28164

Phone Number _____

Email Address _____

(attach separate sheet if necessary)

Signature of Applicant 

Signature of Owner  dotloop verified
06/12/25 2:08 PM EDT
CFPH-71WZ-0ECZ-SDDL  dotloop verified
06/12/25 1:57 PM EDT
QOKV-H4BM-X176-CXMJ

Sellers request copies of documents related to the rezoning process

Staff Only:

Date of completed application _____

Received by _____

Planning Board Meeting Date _____

Public Hearing Meeting Date _____

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address No Assigned Address

Tax Parcel Number 170284 Lot Size 8.5 Acres

Current Zoning I2 - Gaston County

Requested Zoning R-10

Conventional X Conditional

Property Owner(s) Ruby Featherston Wallace, Carey Wallace Bumgardner, & Clay Wallace

Owners Address 118 Meadowbrook Cir., Dallas, NC, 28034; 2555 Ranger Island Rd., Denver, NC 28037

Phone Number
(attach separate sheet if necessary)

Email Address careyb2012@gmail.com

If different than owner:

Applicant Name Primos Partners, LLC.

Applicant Address 1712 South Business Hwy 16, Stanley, NC 28164

Phone Number
(attach separate sheet if necessary)

Email Address

Signature of Applicant 

Signature of Owner  Executor for Ruby Wallace

Staff Only:

Date of completed application

Received by

Planning Board Meeting Date

Public Hearing Meeting Date

Letter of Intent

To the Town of Dallas:

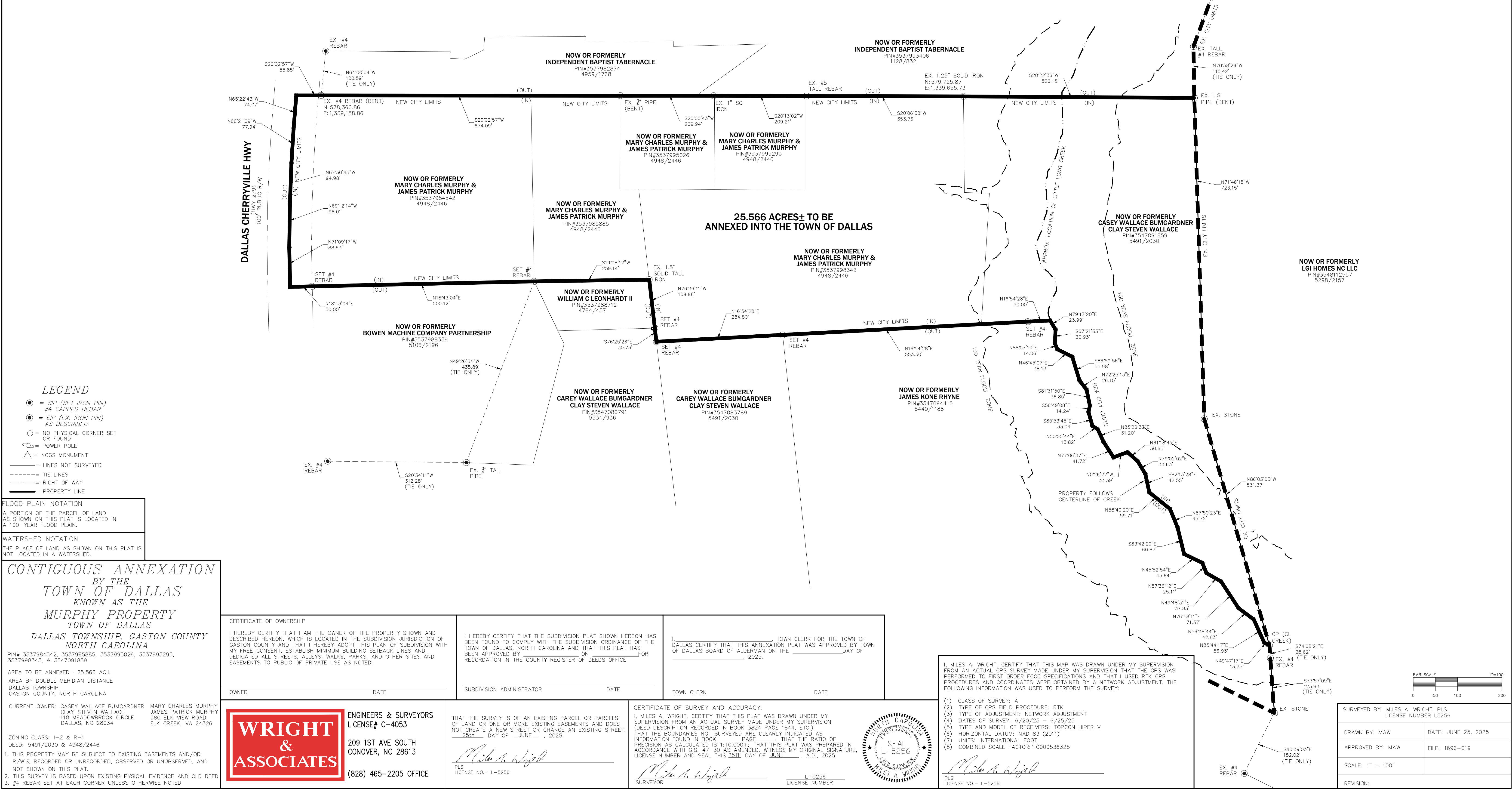
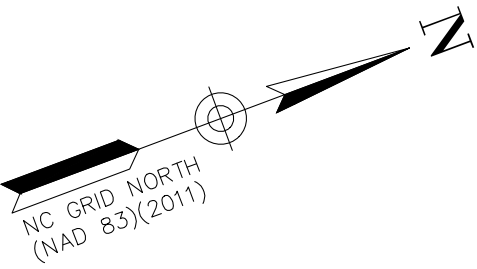
We intend to develop these parcels (170887, 170884, 170281, 170285, 170282, 170284) for single family detached homes using the Town of Dallas R-10 zoning requirements. Determining the exact locations of the floodplain, sanitary sewer, and if there are any wetlands will determine the exact number of single family detached homes we will be able to create using the R-10 zoning. We are hoping to get +/- 52 single family detached homes. We intend to tie into the existing sanitary sewer manhole located on Parcel 170284.

Thank you,

Primos Partners, LLC



VICINITY MAP



LEGEND

- = SIP (SET IRON PIN)
- = CAPED REBAR
- = EIP (EX. IRON PIN) AS DESCRIBED
- = NO PHYSICAL CORNER SET OR FOUND
- ⊙ = POWER POLE
- △ = NCOS MONUMENT
- = LINES NOT SURVEYED
- = TIE LINES
- - - - - = RIGHT OF WAY
- ===== = PROPERTY LINE

FLOOD PLAIN NOTATION
A PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

WATERSHED NOTATION
THE PLACE OF LAND AS SHOWN ON THIS PLAT IS NOT LOCATED IN A WATERSHED.

CONTIGUOUS ANNEXATION
BY THE
TOWN OF DALLAS
KNOWN AS THE
MURPHY PROPERTY
TOWN OF DALLAS
DALLAS TOWNSHIP, GASTON COUNTY
NORTH CAROLINA

PIN# 3537984542, 3537985885, 3537995026, 3537995295, 3537998343, & 3547091859

AREA TO BE ANNEXED= 25.566 AC±

AREA BY DOUBLE MERIDIAN DISTANCE

DALLAS TOWNSHIP
GASTON COUNTY, NORTH CAROLINA

CURRENT OWNER: CASEY WALLACE BUMGARDNER
CLAY STEVEN WALLACE
118 MEADOWBROOK CIRCLE
DALLAS, NC 28034

MARY CHARLES MURPHY
JAMES PATRICK MURPHY
580 ELK VIEW ROAD
ELK CREEK, VA 24326

ZONING CLASS: I-2 & R-1
DEED: 5491/2030 & 4948/2446

1. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED

3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED

CERTIFICATE OF OWNERSHIP	
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 SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OF PRIVATE USE AS NOTED.	
OWNER	DATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF DALLAS, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY _____ ON _____ FOR RECORDATION IN THE COUNTY REGISTER OF DEEDS OFFICE	
SUBDIVISION ADMINISTRATOR	DATE

I, _____, TOWN CLERK FOR THE TOWN OF DALLAS CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED BY TOWN OF DALLAS BOARD OF ALDERMAN ON THE _____ DAY OF _____, 2025.	
TOWN CLERK	DATE



ENGINEERS & SURVEYORS
LICENSE# C-4053

209 1ST AVE SOUTH
CONOVER, NC 28613

(828) 465-2205 OFFICE

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

25th DAY OF JUNE, 2025.

PLS
LICENSE NO.= L-5256

CERTIFICATE OF SURVEY AND ACCURACY:

I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3824 PAGE 1844, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF JUNE, A.D., 2025.

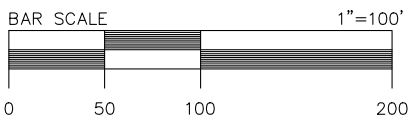
PLS
LICENSE NO.= L-5256
SURVEYOR
L-5256
LICENSE NUMBER



I, MILES A. WRIGHT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION THAT THE GPS WAS PERFORMED TO FIRST ORDER FGCC SPECIFICATIONS AND THAT I USED RTK GPS PROCEDURES AND COORDINATES WERE OBTAINED BY A NETWORK ADJUSTMENT. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) TYPE OF GPS FIELD PROCEDURE: RTK
- (3) TYPE OF ADJUSTMENT: NETWORK ADJUSTMENT
- (4) DATES OF SURVEY: 6/20/25 - 6/25/25
- (5) TYPE AND MODEL OF RECEIVERS: TOPCON HIPER V
- (6) HORIZONTAL DATUM: NAD 83 (2011)
- (7) UNITS: INTERNATIONAL FOOT
- (8) COMBINED SCALE FACTOR: 1.0000536325

PLS
LICENSE NO.= L-5256



SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER L5256	
DRAWN BY: MAW	DATE: JUNE 25, 2025
APPROVED BY: MAW	FILE: 1696-019
SCALE: 1" = 100'	
REVISION:	



MEMO

To: Planning Board
From: Stuart Valzonis, Planning Director
Date: 07/17/2025
Re: Z-2025-04 - Conventional Zoning Request for Primos Partners, LLC

1. Summary of Request

The petitioner requests to establish a zoning of approximately 24.68 acres located along Dallas Cherryville Highway to the R-10 (Single-Family Residential) Zoning District.

Parcel ID: 170887, 170884, 170281, 170285, 170282, 170284

Owner(s): Mary Charles & James Patrick Murphy, Ruby Wallace, Carey Bumgardner, & Clay Wallace

Petitioner: Primos Partners, LLC

2. Site Description

The site (denoted by a purple star) is located along the north side of Dallas Cherryville Highway, east of Durkee Lane. The site is currently an undeveloped wooded lot and is surrounded by a mix of light industrial and single-family residential uses.



3. Planning Staff Review

- **Proposed Request Details**

- o This is a conventional rezoning petition with no associated site plan.
- o Permits all uses allowed by right in the R-10 zoning district.

- **Existing Zoning**



- The properties are currently split zoned, R-1(Single-Family Limited) and I-2 (General Industrial) under the Gaston County UDO.
- **Future Land Use Map**
 - The 2030 *Future Land Use Map* recommends Multi-Family Residential for the entirety of the site. However, the site is located outside of the Towns Extraterritorial Jurisdiction (ETJ) and for the purposes of the 2030 *Comprehensive Land Use Plan* study area is categorized as “Planning Area”.
 - If approved the rezoning would amend the Future Land Use Map from Multi-Family Residential to Single-Family Residential.
 - The Gaston County 2035 *Comprehensive Land Use Map* recommends the Rural Community Future Land Use. “Rural communities are areas in the

largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway.”

5. Site History

The site is comprised of two zoning districts, R-1 & I-2. The vacant, wooded site is in unincorporated Gaston County and is not in Dallas’ ETJ. The petitioner is also requesting a voluntary annexation into the Town of Dallas.

7. Staff Observations

Plan Consistency

This rezoning is neither **consistent nor inconsistent** with the *2030 Comprehensive Land Use Plan* being that the site is located outside of the Towns ETJ.

Rationale

- The site is outside of the Towns zoning and planning jurisdiction.
- The petition would be consistent with the future land use assigned by Gaston County.
- R-10 zoning only permits single-family housing and could allow for a consistent development pattern with the surrounding community.
- The eastern boundary of the site is comprised of parcels zoned I-2 with light industrial uses along Wallace Lane. Single-family homes would typically be buffered from surrounding uses.

To Approve:

This petition is found to be neither **consistent nor inconsistent** with the *2030 Future Land Use Map* based on the information from the staff analysis and because:

- The site is outside of the Towns ETJ.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and because:

- (To be explained by the Planning Board)

To Deny:

This petition is found to be neither **consistent nor inconsistent** with the *2030 Future Land Use Map* based on the information from the staff analysis and because:

- The site is outside of the Towns ETJ.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and because:

- (To be explained by the Planning Board)

**Minutes
Town of Dallas
Planning Board
Meeting of July 17th, 2025**

The meeting was called to order by Chairman Wilson at 6:30pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; William Hairston; Bradley Goins; John O'Daly.

Also Present: Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Bobby Poole; Tim Smithers; Dustin Smithers of 2304 Dallas Cherryville Hwy; Harold and Pamela Carter of 124 Venice Drive.

Announcements: Ms. Beam informed the board members that Carla Howell has been appointed the Alternate #1 spot.

A motion was made by O'Daly to approve the agenda with corrections to paragraphs one and two, having no additions or deletions, seconded by Hairston and passed unanimously.

A motion was made by Hairston to approve the June 12th, 2025 minutes, seconded by O'Daly and passed unanimously.

New Business:

10A. Chapter 153.113 Text Amendment T-2025-01

Ms. Beam presented that Staff had submitted a Text Amendment to allow for legally established, non-conforming, single-family homes to be remodeled, repaired, or rebuilt regardless of the cost. The current Zoning Ordinance only allows for non-conforming. Single-family structures to be remodeled, repaired or rebuilt, so long as the cost of such actions do not exceed 50% of the reproduction value of the structure. Staff believes this ordinance is overly restrictive, does not allow for a consistent pattern of development in the Town and is not in step with the spirit and intent of the Zoning Ordinance. Staff Report was presented with the text amendment to Chapter 153.113 as follows: c) Any legally established single-family use that became non-confirming due to a subsequent change in zoning that is damaged, regardless of the extent may be repaired to continue its non-confirming use. d) Any legally established single-family use that became non-confirming due to a subsequent change in zoning may be voluntarily demolished and rebuilt to continue its non-confirming use, provided that the new structure is constructed within the same footprint as the original structure. Ms. Beam informed the board members that we have homes that have been unable to be rebuilt due to their parcel not being located in a residential district and the home being damaged greater than the 50% value, some even being a total loss. This text amendment would allow these owners to not have to go through the rezoning request and would eliminate spot zoning throughout the Town.

A motion was made by Hairston to send the recommendation to the Board of Alderman for approval, seconded by O'Daly and passed unanimously.

10B. Dallas Cherryville Highway Rezoning – Z-2025-04

Ms. Beam presented the rezoning item and memo. Primos Partners, LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282 and 170284 (approximately 24.68 acres) along the North side of Dallas-Cherryville Highway are requesting to establish the R-10 (Single-Family Residential) for the sites that are currently located outside of the Towns Extraterritorial Jurisdiction (ETJ.) The site is currently an undeveloped wooded lot and is surrounded by industrial and single-family residential uses. The properties are currently split zoned General Industrial I-2 and Single-Family Limited R-1 under the Gaston County UDO. Ms. Beam advised that the rezoning is neither consistent nor inconsistent being that the site is located outside of the ETJ. Staff has reviewed the request and requests the Planning Board make a recommendation to the Board of Aldermen.

Mrs. Carter of 124 Venice Drive asked for more explanation on the plans for the property. She informed that we currently only have a proposal, and a full construction plan will be released at a later date. O'Daly mentioned that comparisons can be made with lot sizes surrounding in Summey Knolls that are also R-10 zoning district. Staff advised that the only properties being annexed in would be the requested 6 parcels listed on the application. Concerns were made about multi-family and apartments, staff advised that this zoning district does not allow for that, it is strictly single-family residential, along with the requirements of having at minimum a landscaping buffer to adjacent property owners.

A motion was made by Hairston to send recommendation of approval to the Board of Aldermen, in that the petition was found to be either consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis because the site is outside of the Towns ETF, however; the petition was found to be reasonable and in the public interest, based on the information of the staff analysis because the proposed development is similar to an adjacent development with the same R-10 zoning and the proposed development will have buffering to the adjacent church and businesses. This motion was seconded by Goins and passed unanimously.

10C. Gaston Fence Preliminary Plat

Ms. Beam presented that Robert Cearley has submitted a preliminary plat application for the Gaston Fence Subdivision. Staff has reviewed the application and determines it meets subdivision requirements as described in Chapter 152: Subdivision Regulations.

The Planning Board asked for any suggestions from Staff and the Town Engineer. Mr. Denton said that he would recommend the plat showing a 20-foot minimum private access easement from the cul-de-sac, through all the lots to lot number 1. Additionally, push together the lot lines of the access road that extends from the cul-de-sac, and this will give more area in lots 3 and 4, while maintaining the waterline easement.

Ms. Beam asked the Planning Board if they would allow staff approval of a final plat with corrections so that the final plat would not need to come back as an action item. The Planning Board approved staff approval of the final subdivision plat as long as revisions were met.

A motion was made by O'Daly to allow staff to approve the final plat with corrections in office, seconded by Goins and passed unanimously.

A motion was made to adjourn by O'Daly, seconded by Goins and passed unanimously. (7:16 pm)

Notice of Public Hearing -
Town of Dallas, NC

The Town of Dallas Board of Aldermen will conduct a public hearing on Tuesday, October 14th, at 6:00 PM, taking place at the Historic Dallas Courthouse, located at 131 N. Gaston St., Dallas, NC 28034. This hearing will address a rezoning petition Z-2025-04, submitted by Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170285, 170282, 170284 along Dallas Cherryville Highway, requesting to establish R-10 (Single-Family Residential). This rezoning was submitted along with an annexation that has a public hearing set for October 14th. All interested individuals are encouraged to attend. For assistance, contact Town Hall at 704-922-3176 at least 48 hours in advance. For further inquiries, reach out to Brittany Beam at (704) 922-3176 x230 or email bbeam@dallasnc.net.
September 30, October 7 2025
LWLM0377317

