

Town of Dallas Board of Aldermen Work Session
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Tuesday, October 28th, 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. Parks & Recreation Master Plan 2
 - B. Gaston Aquatics Agreement 3
 - C. Gaston Aquatics Easement 4
 - D. House Bill H926 - Zoning Text Amendments - § 153.072 (L); § 153.123 5
 - E. Certificate of Sufficiency – 1020 Dallas Stanley Hwy 9
 - F. Rezoning – Z-2025-05 – 1020 Dallas Stanley Hwy 18
 - 4. Mayor’s & Aldermen’s Report**
 - 5. Manager’s Report**
 - 6. Closed Session: None**
 - 7. Adjourn**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston Aquatics Agreement Extension

AGENDA ITEM NO. 3B

MEETING DATE: 10/28/2025

BACKGROUND INFORMATION:

Recently, Donna Taylor with Gaston Aquatics Inc, has sent a request to the Town Manager for an extension to the current Economic Development Agreement between the Town of Dallas and Gaston Aquatics for assurance that the bank is requesting as well as that they are in compliance in case the building is not completed within the original 36 months that was set in the original agreement (April 15, 2022). At the August Worksession, the board mentioned an extension through July of 2026. Due to the fact that the original Economic Agreement was approved after a public hearing per general statues, we have set a Public Hearing for the Amended Extension Agreement as well.

At the October 14th meeting, the agreement was denied, but requested to change the wordage and bring it back to the work session to set another public hearing to bring this before the Board again.

MANAGER RECOMMENDATION: Set a public hearing for Extended agreement.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Parks and Recreation Master Plan

AGENDA ITEM NO. 3A

MEETING DATE: 10/28/2025

BACKGROUND INFORMATION:

In the fiscal year 2026 budget, the Board approved expenditures to begin a Parks and Recreation Master Plan for the Town of Dallas. Bids were sent out, and awarded and the Town has chosen to go with WithersRavenel.

Staff had their original kick off meeting in early October and the steering committee has been set. WithersRavenel would like to present to the board, a scope of the project and answer any questions you may have.

MANAGER RECOMMENDATION: Discussion on the P&R Master Plan project

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston Aquatics Easement

AGENDA ITEM NO. 3C

MEETING DATE: 10/28/2025

BACKGROUND INFORMATION:

To go along with the Amended Economic Agreement, there is also an easement in which the Town needs to approve and sign that relates to the two buildings at the ball fields and the electrical infrastructure.

At the October 14th meeting, this action was removed from consent and added to new business, which is was tabled to the work session.

MANAGER RECOMMENDATION: Move easement to November meeting to approve

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: House Bill H926 – Text Amendments Chapters 153.072 (L) and 153.123

AGENDA ITEM NO. 3D

MEETING DATE:10/28/25

BACKGROUND INFORMATION:

October 6th, 2025, House Bill H926 – REGULATORY REFORM ACT OF 2025 was made law. North Carolina General Statue 160D-601 was amended by adding subsection (e) that prohibits waiting periods for the refiling of development applications.

“NCGS §160D-601 (e) Withdrawn or Denied Application – A development regulation or unified development ordinance may not include periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.”

Staff has made the necessary changes to the language in chapters 153.072 (L) and 153.123 and is requesting the approval of this language to be added to the Town of Dallas Land Use Ordinance.

MANAGER RECOMMENDATION: Set public hearing for the Text Amendments for December 9th, 2025, per NCGS §160D-601.

BOARD ACTION TAKEN:

MEMO

Brittany Beam
Town Planner

October 6th, 2025, **House Bill H926 – REGULATORY REFORM ACT OF 2025** was made law. The most impactful provision to Local Government was the prohibition of waiting periods for refiling of development applications in G.S 160D-601.

The purpose of this text amendment is to remove the existing waiting period language in Chapters 153.072(L) and 153.123 of the Town of Dallas ordinances and be in compliance with the new law.

§ 153.072 CONDITIONAL DISTRICTS; APPLICATION, PERMITTED USES AND DEVELOPMENT REQUIREMENTS.

(L) Petition resubmission.

(1) If a request for conditional zoning is denied, a similar application for the same property or any portion thereof ~~shall not~~ may be filed ~~until the expiration of a 12-month period from~~ immediately after the date of denial. This waiting period shall not be applicable where the application for a conditional zoning is determined by the Administrator to be substantially different from (i.e., not similar to) the original application.

(2) Notwithstanding, the Administrator ~~may~~ must allow resubmission of a similar application within ~~said 12-month~~ any period if it determines that since the date of action on the prior petition:

(a) There has been a significant change in the zoning district classification of an adjacent piece of property; or

(b) The governing board has adopted a plan that changes public policy regarding how the property affected by the proposed conditional rezoning should be developed; or

(c) Construction or expansion of a road, water line, sewer line, or other such facilities has occurred to serve the property and can accommodate comfortably the intensity of development allowed under the proposed classification; or

~~—(4) (d)~~ **(d)** There has been some other extraordinary change in conditions or circumstances, outside the control of the petitioner, ~~which justifies waiver of the 12-month restriction on a new petition; this~~, however, shall not include a change in the ownership of the subject property.

~~—(L) (M)~~ **(M)** Petition withdrawal. An applicant who has submitted a complete application for a conditional rezoning may withdraw the application prior to a final decision being rendered.

(1) If a petition is withdrawn once a legislative hearing has been advertised (via paper, mail, or on-premises sign), a similar petition submitted by that property owner (or his agent) ~~shall not~~ must be accepted by the Administrator ~~within 180 days of~~ at any time after the date of withdrawal. (Note: The purpose of this is to allow petitions to be withdrawn without penalty prior to the posting of any legislative hearing notices or submittal of such notice to the newspaper of general circulation).

(2) If said petition is otherwise withdrawn within two business days of a public hearing where a final decision may have been otherwise rendered, a similar petition submitted by that property owner/or his agent ~~shall not~~ must be accepted by the Administrator ~~within one year of~~ any time after the date of withdrawal.

~~—(M) (N)~~ **(N)** Appeals. An appeal to the decision of the Board of Alderman shall be filed with the Clerk of Superior Court in the nature of certiorari in accordance with G.S 160D-1402 within 30 days after the Board of Alderman's decision.

(Ord. passed 12-8- 1985; Am. Ord. passed 1-14-2020; Am. Ord. passed - -)

§ 153.123 AMENDMENTS AND CHANGES.

(A) The Board of Aldermen may from time to time on its own motion or on petition after legislative notice and hearing as provided by law , amend, supplement change, modify, or repeal the boundaries or regulations herein or subsequently established after submitting the same to the Town Planning Board for its recommendations and report.

(B) In addition to the public notice required by law, the Town Planning Board shall cause to be erected on the property, with regard to which any petition is filed to have the provisions of this chapter amended, supplemented, changed or modified, a sign of at least one foot by two feet in size giving notice that it is attached a copy of the notice required by law to be posted or advertised, which sign shall be so maintained on said property for at least 15 days prior to the date of the required public hearing.

(C) Every petition to have the provisions of this chapter amended, supplemented changed, or modified as to any property shall be submitted on forms prepared by the town and shall be accompanied by a payment in the amount as set forth in the current fee schedule, to be used by the city toward defraying the advertising costs and other expenses in connection with such petition.

~~—(D) (1) In any case where a petition for a change in zoning classification has been denied by the Board of Aldermen after a public hearing, no new petition for the same change of the same property or any part thereof shall be filed within a period of 12 months from the date of such decision by the Board of Aldermen; further, no new petition for any other change in the zoning classification of the same property or any part thereof shall be filed within a period of six months form the date of such decision by the Board of Aldermen.~~

(D) (1) In any case where a petition for a change in zoning classification has been denied by the Board of Aldermen after a public hearing, any new petition can be submitted directly after the date of such decision by the Board of Aldermen.

~~—(2) In any case where a petition for a change in zoning classification receives an unfavorable recommendation from the Town Planning Board after a public hearing and the petition either withdraws his application or fails to prosecute it before the Board of Aldermen within a period of 60 days thereafter no new petition for any change in zoning classification of the same property or any part thereof shall be filed within a period of 90 days immediately following the withdrawal of the petition or the expiration of the time limit for prosecuting such petition before the Board of Aldermen.~~

(2) In any case where a petition for a change in zoning classification receives an unfavorable recommendation from the Town Planning Board after a public hearing and the petition either withdraws his application or fails to prosecute it before the Board of Aldermen within a period of 60 days thereafter any new petition for any change in zoning classification of the same property or any part thereof can be filed immediately following the withdrawal of the petition or the expiration of the time limit for prosecuting such petition before the Board of Aldermen.

(E) Zoning Map amendments that would result in a third-party down-zoning are not permitted in accordance with G.S. Ch. 160D-601. However, down-zonings initiated by the Town or landowner are permissible. (Ord. passed 11-3-1970; Am. Ord. passed 1-11-1972; Am. Ord. passed 7-3-1972; Am. Ord. passed 1-10-2017; Am. Ord. passed - -)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Certificate of Sufficiency – 1020 Dallas Stanley Hwy

AGENDA ITEM NO. 3E

MEETING DATE:10/28/25

BACKGROUND INFORMATION:

William Leiton, representing Steve and Maria Mason the owners of parcel 169749 located at 1020 Dallas Stanley Highway Dallas, NC 28034, submitted an annexation petition of approximately .81 acres, along with a small portion of parcel 310636 of approximately .10 acres, totaling 1.09 acres to be annexed.

This application was submitted along with a rezoning petition Z-2025-05 requesting to establish B-1 (Neighborhood Business).

In order to move forward with the annexation request, the Board of Aldermen must direct the Town Clerk to investigate the sufficiency of the annexation 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.

MANAGER RECOMMENDATION: Direct the Town Clerk to investigate the sufficiency of the annexation petition.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

☐ Contiguous

☐ Non-Contiguous

DATE: 8-12-2025

**FEE: \$550.00 plus
the cost of advertising**

Current Property Use: Commercial Requested Zoning: Commercial

Planned Property Use: Convenient Store

To the Board of Aldermen of the Town of Dallas:

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

1020 Dallas Stanley Hwy DALLAS, NC 28034, further identified as

parcel ID # 169749, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Steve P Mason Phone 704-678-1714

Address 1006 Dallas Stanley Hwy Dallas NC 28034

Name Maria R. Mason Phone 704-678-1528

Address 1006 Dallas Stanley Hwy Dallas NC 28034

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: Steve P. Mason Date: 8-12-2025

Owner's Signature: Maria R. Mason Date: 8-12-2025

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____

William F. Leiton

Steve's Superette
1006 Dallas Stanley Hwy
Dallas, NC 28034

August 12, 2025

Mayor Haley Beaty

Dallas City Hall
210 N. Holland Street
Dallas, NC 28034

Re: Request for Annexation into Dallas City Limits

Dear Mayor Beaty,

I am writing to formally request consideration for annexation of my property located at 1020 Dallas Stanley Hwy into the **Dallas City Limits**.

Our interest in annexation stems from several important factors:

1. **Access to Municipal Services** – Annexation would allow us to connect to the city's sewer and water systems, providing reliable utilities to support both current operations and future plans to build a new store on both parcels.
2. **Economic Development** – Inclusion within the city limits would help us expand our business offerings, attract new customers, and contribute more effectively to the local economy.
3. **Partnership in Community Growth** – We believe our location and operations can add value to Dallas's commercial base. Annexation would enable us to work more closely with city planners and officials to align our growth with the city's vision.

We view this as a mutually beneficial opportunity. Annexation would allow us to better serve our customers while increasing the city's tax base and supporting community development initiatives.

I respectfully request the opportunity to meet and discuss the process, requirements, and timeline for annexation into the Dallas City Limits. Thank you for your time and consideration of this matter.

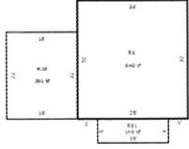
Sincerely,

William F. Leiton

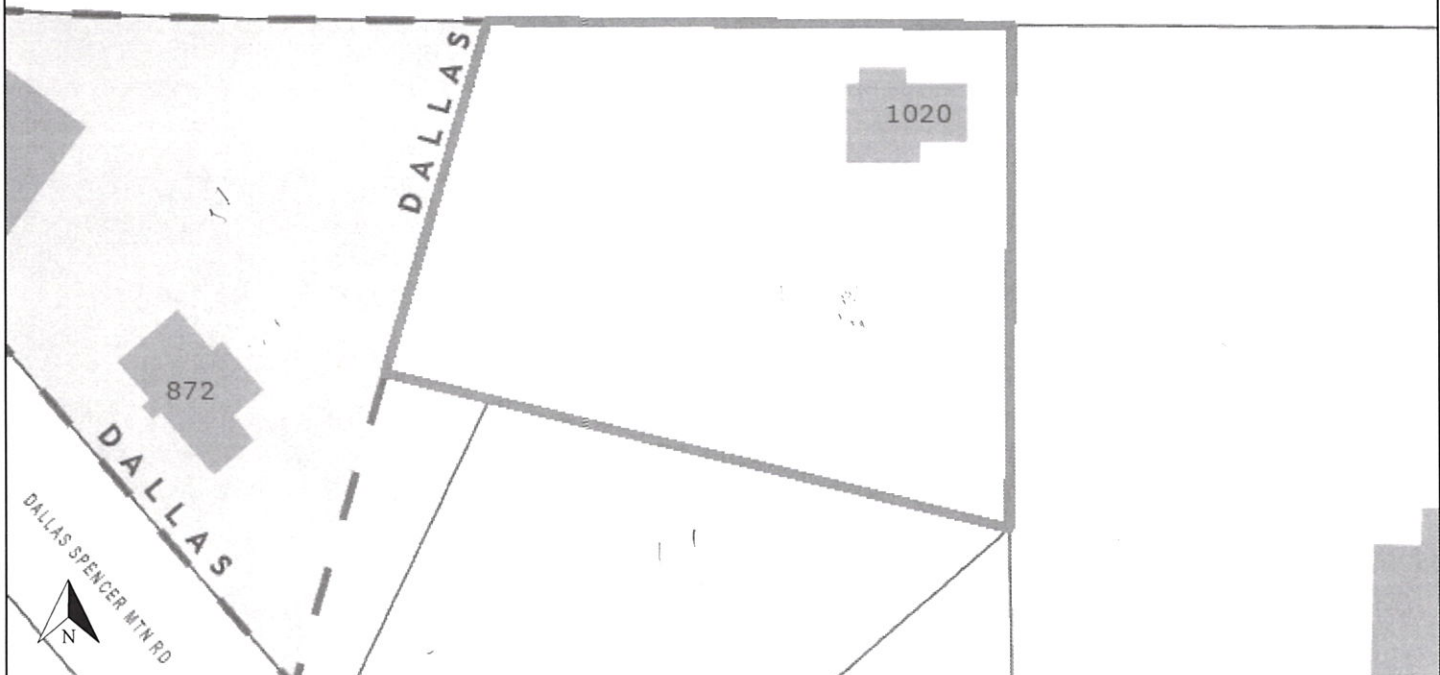
Owner
Steve's Superette

704-689-2788

stevessuperette@gmail.com

PRIMARY PROPERTY ADDRESS		TAX INFORMATION	
1020 DALLAS STANLEY HWY, DALLAS, NC 28034 PROPERTY INFORMATION		PARCEL #: 169749 PIN #: 3558904585 CURRENT OWNERS: MASON STEVE PATRICK MASON MARIA R MAILING ADDRESS: 1006 DALLAS STANLEY HWY, DALLAS, NC 28034- NBHD #: DA019 NBHD NAME: DALLAS/STANLEY TOWNSHIP: DALLAS TOWNSHIP LEGAL DESC: . 13 077 022 00 000 DEED BOOK: 5433 PAGE: 0219 DEED RECORDING DATE: 9/7/2023 SALES AMOUNT: \$0 PLAT BOOK: PAGE: STRUCTURE TYPE: YEAR BUILT: 0 SQUARE FOOTAGE: 0 VACANT: VACANT BASEMENT: NO BED: 0 BATH: 0 HALF-BATH: MULTI-STRUCTURES: NO ACREAGE: 0.81 TAX CODE: 430 TAX DISTRICT: SPENCER MTN FD VOLUNTARY AG DISTRICT: NO PROPERTY USE: COMMERCIAL	
CITY LIMITS: ETJ: NOT IN ETJ POLICE DISTRICT: GASTON COUNTY FIRE DISTRICT: SPENCER MTN SPECIAL FLOOD HAZARD AREA: LOCAL WATERSHED: RATTLE SHOALS & SOUTH FORK CENSUS TRACT: 303.02 TAX VALUES			
MARKET LAND VALUE: \$48,600 MARKET IMPR. VALUE: \$0 MARKET VALUE: \$48,600 FARM DISCOUNT: NO EXEMPT: NO TAXABLE VALUE: \$48,600			
			

DALLAS STANLEY HWY



Disclaimer: The information provided above is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of information contained within.

Document created for printing on August 12, 2025

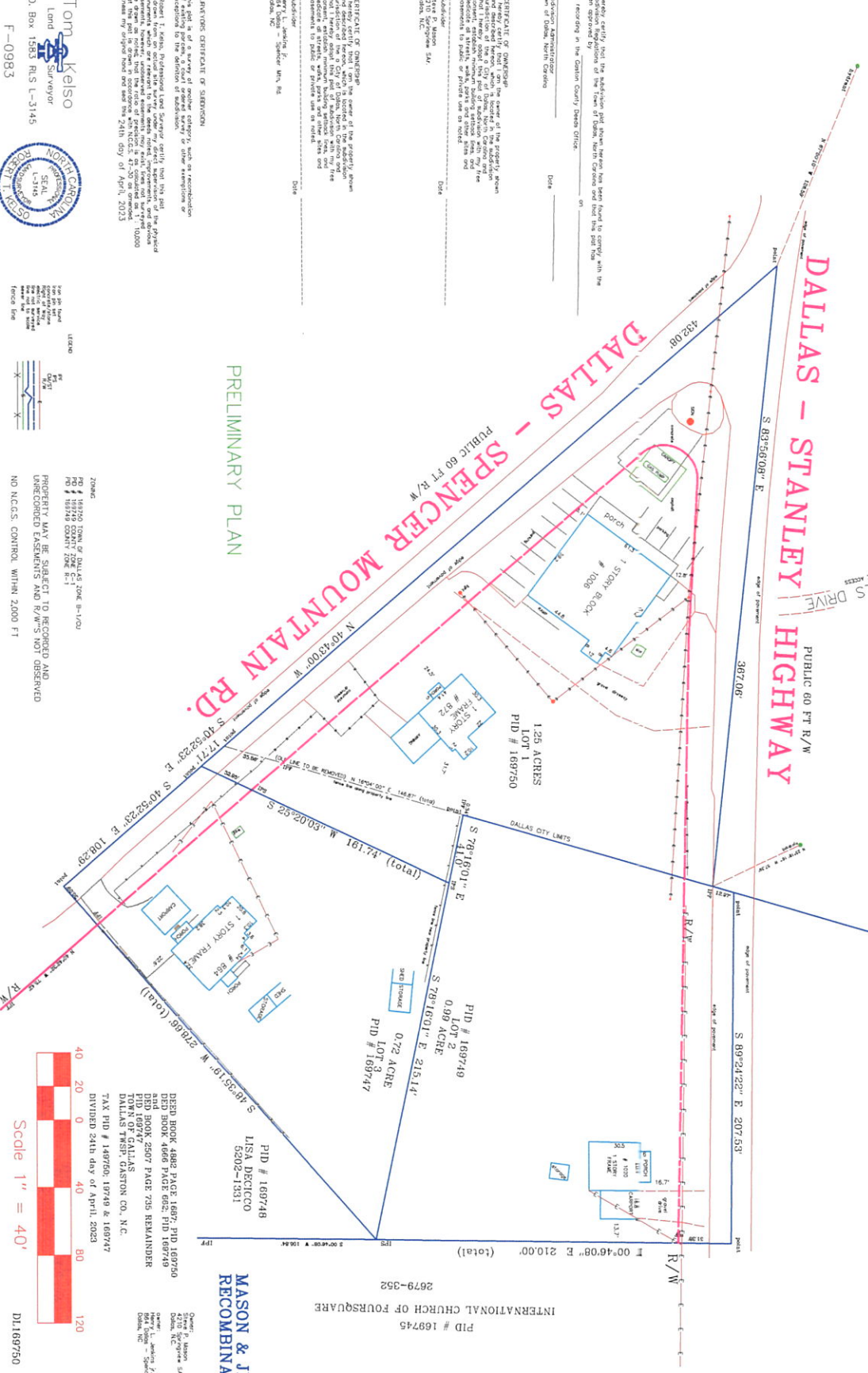
Book _____ Page _____
 Witness my hand and seal of office this _____ day of _____, 20____
 By: _____
 Elson S. Lockridge, Registrar of Deeds, Assessor and Tax Collector

RETURN TO :
TOM KELSO, LAND SURVEYOR
621 HILLCREST AVE.
DASTON, NORTH CAROLINA
704-853-9223

157

VICINITY

B 4882-1687



PRELIMINARY PLAN

MASON & JENKINS
RECOMBINATION

Tom Kelso
Land Surveyor
P.O. Box 1583 RLS L-3145



LEKNO

PROPERTY MAY BE SUBJECT TO RECORDED AND
UNRECORDED EASEMENTS AND R/W'S NOT OBSERVED

[illegible]

DL169750

William F. Leiton
Steve's Superette
1006 Dallas Stanley Hwy
Dallas, NC 28034
ste vesssuperette@gmail.com

October 21, 2025

Mayor Haley Beaty and the Board of Aldermen
Dallas City Hall
210 N. Holland Street
Dallas, NC 28034

Re: Request for Annexation of 1020 Dallas Stanley Highway into Dallas City Limits
Parcel # 169749
Total Acreage - .81

Dear Mayor Beaty and Members of the Board of Aldermen,

I respectfully submit this formal request for the annexation of the property located at 1020 Dallas Stanley Highway into the Dallas City Limits.

Annexation of this parcel would allow the property and its occupants to benefit from full access to municipal services, including water, sewer, police and fire protection, and other essential city services. In addition, annexation would support economic development in the area and foster a stronger partnership in community growth, aligning this property with the Town of Dallas's planning and zoning objectives and contributing to the town's long-term development goals.

I believe that this annexation will be mutually beneficial, supporting both the Town of Dallas's continued growth and the effective use of this property. I kindly request that this matter be placed on the agenda for consideration by the Board of Aldermen at your earliest convenience.

Thank you for your time, service, and consideration of this request. I look forward to working with you to complete the annexation process and contribute positively to the community's growth.

Respectfully submitted,

William F. Leiton
Steve's Superette

SIGNATURE PAGE

The undersigned hereby execute this Agreement as of the date first written above.

Steve P. Mason

****Steve P. Mason****

Owner

Maria Mason

****Maria Mason****

Owner

William Leiton

****William Leiton****

Partner

REGISTER OF DEEDS CERTIFICATION

Jonathan L. Fletcher
Register of Deeds
Gaston County, North Carolina

North Carolina, Gaston County

I, Jonathan L. Fletcher, Register of Deeds in and for the afore said county and state,
hereby certify this to be a true copy of document which is recorded in

Book _____ Page _____

Witness my hand and seal of office this _____ day of _____, 20____

By: _____
Jonathan L. Fletcher Register of Deeds Assistant/Deputy

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 _____

RETURN TO :

TOM KELSO LAND SURVEYOR
621 HILLCREST AVENUE
GASTONIA, NORTH CAROLINA 28052
704-853-9323

1583

VICINITY
SKETCH

DB 4882-1687

I hereby certify that the subdivision plat shown hereon has been found to comply with the
Subdivision Regulations of the Town of Dallas, North Carolina and that this plat has
been approved by _____ on _____
for recording in the Gaston County Deeds Office.

Subdivision Administrator
Town of Dallas, North Carolina

Date _____

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 the a City of Dallas, North Carolina and
that I hereby adopt this plat of subdivision with my free
consent, establish minimum building setback lines, and
dedicate all streets, walks, parks and other sites and
easements to public or private use as noted.

Subdivider
Steve P. Mason
4210 Springview SAr.
Dallas, N.C.

Date _____

SURVEYORS CERTIFICATE OF SUBDIVISION

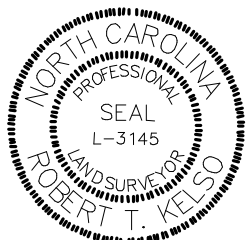
This plat is of a survey of another category, such as recombination
of existing parcels, a court ordered survey or other exemptions or
exceptions to the definition of subdivision.

I, Robert T. Kelso, Professional Land Surveyor certify that this plat
is drawn from an actual site survey under my direct supervision of the physical
monuments which are relevant to the deeds noted, improvements, and obvious
easements, however; unobserved easements may exist, lines not surveyed
are drawn as noted; that the ratio of precision is as calculated as 1:10,000
that this plat is drawn in accordance with N.C.G.S. 47-30 as amended.
Witness my original hand and seal this 24th day of April, 2023

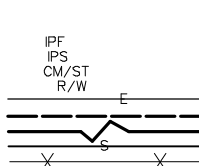
Tom Kelso
Land Surveyor

P.O. Box 1583 RLS L-3145

F-0983



LEGEND
iron pin found
iron pin set
concrete/stone
Right of Way
electric service
line not surveyed
line not to scale
sewer line
fence line



1.09 ACRES TO BE ANNEXED

ZONING

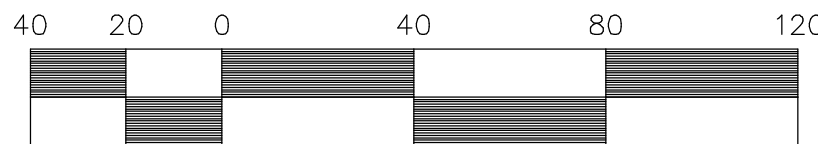
PID # 169750 TOWN OF DALLAS ZONE B-1/CU
PID # 169749 COUNTY ZONE C-1
PID # 169749 COUNTY ZONE R-1

PROPERTY MAY BE SUBJECT TO RECORDED AND
UNRECORDED EASEMENTS AND R/W'S NOT OBSERVED

NO N.C.G.S. CONTROL WITHIN 2,000 FT

DEED BOOK 5433 PAGE 217
AND
DEED BOOK 5435 PAGE 219
CITY OF DALLAS
DALLAS TOWNSHIP
GASTON CO., N.C.

TAX PID # 169749 & 310636



Scale 1" = 40'

DL310636

DALLAS - STANLEY HIGHWAY

DALLAS - SPENCER MOUNTAIN RD.

NEW CITY
LIMITS

INTERNATIONAL CHURCH OF FOURSQUARE
PID # 169745
2679-352

Owner:
Steve P. Mason
4210 Springview SAr.
Dallas, N.C.

PUBLIC 60 FT R/W

1.25 ACRES
LOT 1
PID # 169750

PID # 169749
LOT 2
0.99 ACRE

PID # 169747
HENRY L. JENKINS JR
SUSIE C. JENKINS
2507-735

PID # 169748
LISA DECICCO
5202-1331

DEED BOOK 5433 PAGE 217
AND
DEED BOOK 5435 PAGE 219
CITY OF DALLAS
DALLAS TOWNSHIP
GASTON CO., N.C.

TAX PID # 169749 & 310636

Legal Description

Being located near Town of Dallas, Dalla TWSP, Gaston Co., NC.

Beginning at a point in the Dallas - Spencer Mtn., Rd. at the Existing City Limits

THENCE with the existing City Limits North 16 04'00" East a distance of 146.87 feet crossing over an IPF at 35.86 ft.to a point for corner; common corner with Deed Book 5433 page 219, Steve P. & maria R. Mason owner:
THENCE continuing with the city limits North 16 04'00" East a distance of 166.55 feet crossing over ab IPF at 153.80 f6t to a point for corner;
THENCE a new line for city limits South 89 24'22" East a distance of 207.53 feet to a point common corner with International Church of Foursquare Deed book 2679 page 352;
THENCE a new city limits line with Deed Book 2679 p. 352 South 00 46'08" West a distance of 210.00 feet to a IPF to common corner with Lisa Decicco Deed Book 5202 page 1331 and Henry l. Jenkins jr. and Susie C. Jenkins for corner;
THENCE another new city limits line with Jenkins North 78 16'01" West a distance of 215.14 feet to a IPF for corner;
THENCE another new city limits line South 25 20'03" West a distance of 161.74 feet crossing an IPF at 128.79 ft to a point for corner;
THENCE another new city limits line North 40 52'23" West a distance of 17.71 feet to a POINT which is the POINT OF BEGINNING, and containing 47,372.57 square feet or 1.0875 acre(s) of land, more or less.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rezoning – Z-2025-05 – 1020 Dallas Stanley Hwy

AGENDA ITEM NO. 3F

MEETING DATE:10/28/25

BACKGROUND INFORMATION:

William Leiton, representing Steve and Maria Mason the owners of parcel 169749 located at 1020 Dallas Stanley Highway Dallas, NC 28034, is requesting to establish the Business (B-1) zoning district for that site. Currently, that site is located outside of the Towns Extraterritorial Jurisdiction (ETJ).

Staff have reviewed the request, and the full analysis can be found in the following Staff Report. Adjacent property owners' letters were mailed on September 16th, and posted signage was placed on October 6th.

The Planning Board voted to recommend the request to the Board of Aldermen for approval at the October 16th Planning Board Meeting.

Attached are the application, staff report, adjacent property owners list and the statements of consistency and reasonableness.

This rezoning request was submitted along with an annexation request. Before the annexation may advance and a public hearing may be scheduled, the Town Clerk, under the direction of the Board of Aldermen, must first complete a Certificate of Sufficiency.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 1020 Dallas Stanley Hwy

Tax Parcel Number 169749 Lot Size

Current Zoning B7-CU/R1/C1 Requested Zoning B-1
Conventional ☒ Conditional ☐

Property Owner(s) Steve P Mason and Maria R Mason

Owners Address 1000 Dallas Stanley Hwy Dallas NC 28034

Phone Number 704-678-1714 Email Address smasonent@gmail.com
(attach separate sheet if necessary)

If different than owner:

Applicant Name William F Leiken

Applicant Address 1000 Dallas Stanley Hwy Dallas NC 28034

Phone Number 704-689-2788 Email Address steveleiken@gmail.com
(attach separate sheet if necessary)

Signature of Applicant William F Leiken

Signature of Owner Steve P Mason

Staff Only:

Date of completed application Received by

Planning Board Meeting Date

Public Hearing Meeting Date

William F. Leiton

Steve's Superette

1006 Dallas Stanley Hwy

Dallas, NC 28034

August 12, 2025

City of Dallas NC

210 N. Holland Street

Dallas, NC 28034

Re: Request for Rezoning 1020 Dallas Stanley Hwy

Dear, Planning and Zoning Board

I am writing to formally request consideration for rezoning of my property located at 1020 Dallas Stanley Hwy.

Our interest in rezoning stems from several important factors:

The purpose of this rezoning request is to align the property's zoning with my intended use and to facilitate future development plans for a new convenient store that are consistent with the City's commercial zoning regulations. I believe this change will also contribute positively to the growing community.

I kindly request your consideration of this rezoning application and would appreciate any guidance on the next steps or requirements needed to complete this process.

Thank you for your time and attention to this matter. I look forward to your favorable response.

Sincerely,

William F. Leiton

Owner

Steve's Superette

704-689-2788

stevessuperette@gmail.com



MEMO

To: Planning Board
From: Stuart Valzonis, Planning Director
Date: 10/16/2025
Re: Z-2025-05 - Conventional Zoning Request for Steve's Superette

1. Summary of Request

The petitioner requests to rezone and establish a zoning of approximately 2.34 acres located along Dallas-Stanley Highway to the B-1 (Neighborhood Business) Zoning District.

Parcel ID: 169750, 169749

Owner(s): Steve Mason, Maria Mason, Patrick Mason

Petitioner: Steve's Superette

2. Site Description

The site (denoted by a purple star) is located at the intersection of Dallas-Stanley Highway and Dallas-Spencer Mountain Road. The rezoning site operates a gas station.

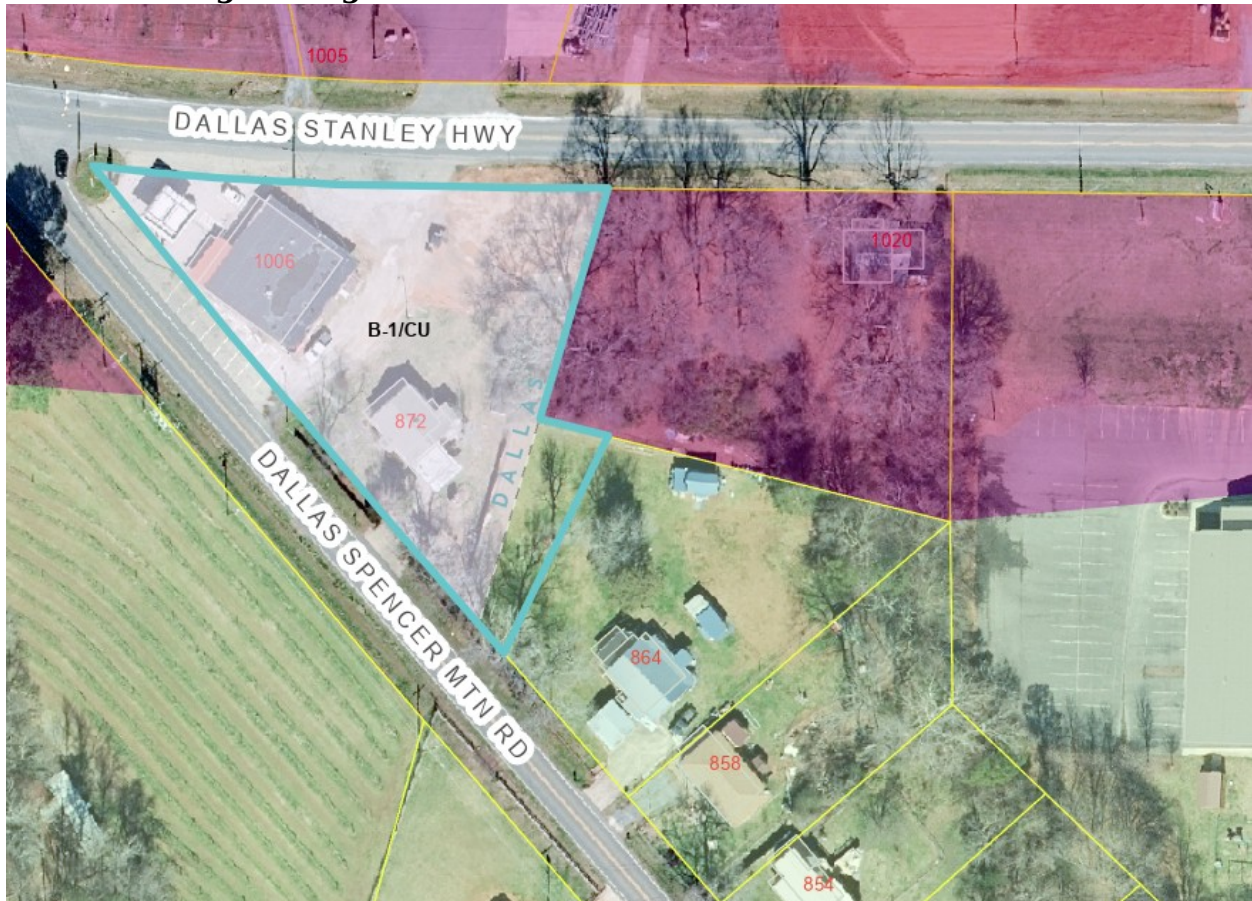


3. Planning Staff Review

- **Proposed Request Details**

- o This is a conventional rezoning petition with no associated site plan.
- o Permits all uses allowed by right in the B-1 zoning district.

- **Existing Zoning**



- The site is currently split zoned and under two zoning jurisdictions. The portion of the site under Town of Dallas jurisdiction is zoned B-1/CU (Neighborhood Business, Conditional Use) and the portion of the site under Gaston County jurisdiction is zoned C-1 (Light Commercial).
- **Future Land Use Map**
 - The *2030 Future Land Use Map* recommends Suburban Mixed-Use Center for the entirety of the site. However, a portion of 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”.

4. Site History

The site is comprised of two zoning districts, B-1/CU & C-1. Most of the site is used to operate a gas station. The petitioner is also requesting a voluntary annexation into the Town of Dallas for the portion of the site under Gaston County jurisdiction.

5. Staff Observations

Plan Consistency

The portion of the rezoning under Town of Dallas jurisdiction is **consistent** with the *2030 Comprehensive Land Use Plan*. The portion of the rezoning outside of the Town's jurisdiction is neither **consistent nor inconsistent** with the *2030 Comprehensive Land Use Plan* being that the site is located outside of the Towns ETJ.

Rationale

- A portion of the site is consistent with the Towns future land use policy.
- A portion of the site is outside of the Towns zoning and planning jurisdiction.
- Rezoning the site would create one up-to-date zoning district for the site, allowing for a more consistent development pattern.
- The zoning would be consistent with surrounding zonings of the parcels under Gaston County jurisdiction.

To Approve:

For this portion of the site in the Town of Dallas this petition is found to be **consistent** while the portion of the site outside of the Town of Dallas is neither **consistent nor inconsistent** with the *2030 Future Land Use Map* based on the information from the staff analysis and because:

- The *2030 Future Land Use Map* recommends Suburban Mixed-Use Center
- 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 *2030 Future Land Use Map* recommends Suburban Mixed-Use Center
- 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 October 16th, 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; Glenn Bratton – Co-Chair; Bradley Goins; Reid Simms; John O’Daly; William Hairston; Carla Howell – Alternate.

Also Present: Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Sarah Penley – Planning Director, Town of Stanley; Mark Zelnik – Carolina Quick Care; Teresa Beane; Bruce Arton; William Leiton – Steve’s Superette.

Announcements & Introductions: Mr. Valzonis made aware of the copies that were given to the members for the Reference Guides, and language of the ordinance.

A motion was made by John O’Daly to approve the agenda with no additions or deletions, seconded by Glenn Bratton, and carried unanimously.

A motion was made to table approval of the minutes from Glenn Bratton, seconded by William Hairston, and carried unanimously.

New Business:

10A Carolina Quick Care Preliminary Plat

Mr. Valzonis presented. 2Z Development LLC has submitted a preliminary plat application for the Carolina Quick Care Subdivision. Staff has reviewed the application and determined it meets the subdivision requirements as described in Chapter 152: Subdivision Regulations.

Discussion between the Board and Staff was had about exact proposed location, any road improvements and traffic impactions.

A motion was made by William Hairston to approve the preliminary plat for final mylars, seconded by Reid Simms, and carried unanimously.

10B Re-Zoning Petition Z-2025-05

Mr. Valzonis presented. William Leiton, representing Steve and Maria Mason, the owners of parcel 169749 located at 1020 Dallas Stanley Highway, Dallas, NC 28034, is requesting to establish the Business(B-1) zoning district for that site. Currently, the site is located outside of the Towns Extraterritorial Jurisdiction (ETJ.)

Discussion between the Board, staff and Mrs. Penley, was had about conditions already on the parcel with the existing structure, and if the parcel would be re-taxed for the Town.

A motion was made by John O’Daly to send recommendation to the Board of Aldermen for approval. The portion of the site in the Town of Dallas petition is found to be consistent while the portion of the site outside of the Town of Dallas is neither consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis and because the 2030 FLUM recommends Suburban

Mixed-Use and the site is outside of the ETJ. However, the Planning Board find this petition to be reasonable and in the public interest, based on the information from the staff analysis and because it will establish a uniform zoning for the land. Motion was seconded by Glenn Bratton, and carried unanimously.

10C Changes per HB. 926

Mr. Valzonis presented that as of October 6th, 2025, House Bill 926 – REGULATORY REFORM ACT OF 2025, is now law. Many provisions were made, but the PROHIBIT WAITING PERIODS FOR REFILE OF DEVELOPMENT APPLICATIONS SECTION 11. G.S. 160D-601. A development regulation or UDO may not include periods of prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application or request for development approval.

A motion was made to send recommendation of approve to the Board of Alderman, seconded by Reid Simms, and carried unanimously.

10D Reference Guides

Mr. Valzonis presented. Staff has created pamphlets for two important processes in the department. Rezoning's and Subdivisions have the most extensive application and review processes. Staff feels that the pamphlets will be helpful for citizens, developers, property owners and Board members who may have questions pertaining to either process.

Staff asked that the Planning Board to read over the reference guides and make notes or changes and we will discuss at next month's meeting.

Staff Report

Mr. Valzonis informed the Board that another text amendment has been submitted. Mr. Denton asked about the status of the new UDO. The Board asked about the Gaston Aquatics extension and easement, Mr. Denton informed them that construction does not have to stop due to by-rights. William Hairston expressed concern about the stop at the Ingles. Mr. Denton said it is a DOT right-of-way and should be a 3-way stop.

Glenn Bratton motioned to adjourn, seconded by William Hairston, and carried unanimously. (7:10pm)

Parcel Number	Current Owners	Mailing Address	Physical Address
169758	NEAL PAULA	854 DALLAS SPENCER MOUNTAIN RD , DALLAS, NC 28034 0000	854 DALLAS SPENCER MTN RD, DALLAS , NC 28034
310636	MASON STEVE P MASON MARIA R	1006 DALLAS STANLEY HWY, DALLAS, NC 28034	1006 DALLAS STANLEY HWY, DALLAS , NC 28034
169751	LINEBERGER FAMILY LLC	2400 HUDSON POULTRY RD , IRON STATION, NC 28080 9465	918 DALLAS STANLEY HWY, DALLAS , NC 28034
169682	CO-DY INVESTMENTS LLC	1011 DALLAS STANLEY HIGHWAY, DALLAS, NC 28034	1011 DALLAS STANLEY HWY, DALLAS , NC 28034
169745	INTERNATIONAL CH OF FOURSQUARE	P O BOX 905 , DALLAS, NC 28034	1026 DALLAS STANLEY HWY, DALLAS , NC 28034
169753	BROOKS SHELDON RAY BROOKS MICHELLE LYNNA	851 DALLAS SPENCER MOUNTAIN ROAD, DALLAS, NC 28034	851 DALLAS SPENCER MTN RD, DALLAS , NC 28034
169748	DECICCO LISA ANN	858 DALLAS SPENCER MOUNTAIN ROAD, DALLAS, NC 28034	858 DALLAS SPENCER MTN RD, DALLAS , NC 28034

Parcel Number	Current Owners	Mailing Address	Physical Address
210309	SPENCER MOUNTAIN ROAD VFD	PO BOX 504 , DALLAS, NC 28034 0504	1035 DALLAS STANLEY HWY, DALLAS , NC 28034
215769	INTERNATIONAL CH OF FOURSQUARE	P O BOX 905 , DALLAS, NC 28034	NO ASSIGNED ADDRESS,
214263	BEANE JASON H BEANE TERESA	127 LITTLE BIG HORN DR , DALLAS, NC 28034 8400	NO ASSIGNED ADDRESS,
169754	JENKINS RICHARD DEAN JENKINS MELODY RAE	845 DALLAS SPENCER MTN RD , DALLAS, NC 28034 7609	845 DALLAS SPENCER MTN RD, DALLAS , NC 28034
311587	CARPENTER JANICE WILSON 99% PENLEY SARAH CARPENTER 1%	1722 N NEW HOPE RD, GASTONIA, NC 28054	1059 DALLAS STANLEY HWY, DALLAS , NC 28034
169679	REEL LORI CHANEY	119 DILLS DRIVE, DALLAS, NC 28034	119 DILLS DR, DALLAS , NC 28034
169752	LINEBERGER FAMILY LLC	2400 HUDSON POULTRY RD , IRON STATION, NC 28080 9465	906 DALLAS STANLEY HWY, DALLAS , NC 28034
169749	MASON STEVE PATRICK MASON MARIA R	1006 DALLAS STANLEY HWY, DALLAS, NC 28034	1020 DALLAS STANLEY HWY, DALLAS , NC 28034
214261	MATHIS AMY R	1029 DALLAS	1029 DALLAS

Parcel Number	Current Owners	Mailing Address	Physical Address
		STANLEY HWY , DALLAS, NC 28034 0000	STANLEY HWY, DALLAS , NC 28034
169684	COURTNEY SHEILA DILLS	127 DILLS DRIVE, DALLAS, NC 28034	141 DILLS DR, DALLAS , NC 28034
169760	NEAL PAULA	854 DALLAS SPENCER MOUNTAIN RD , DALLAS, NC 28034 0000	850 DALLAS SPENCER MTN RD, DALLAS , NC 28034
169681	LINEBERGER FAMILY LLC	2400 HUDSON POULTRY RD , IRON STATION, NC 28080 9465	NO ASSIGNED ADDRESS,
310634	JENKINS HENRY L JR JENKINS SUSIE COLE	864 DALLAS- SPENCER MOUNTAIN RD , DALLAS, NC 28034 0000	864 DALLAS SPENCER MTN RD, DALLAS , NC 28034
169757	AHRENS JENNIFER C AHRENS SCOTT L	846 DALLAS SPENCER MTN RD , DALLAS, NC 28034 0000	846 DALLAS SPENCER MTN RD, DALLAS , NC 28034



Town of Dallas

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

September 16th, 2025

Rezoning Application Z-2025-05

To Whom It May Concern,

You are receiving this letter from the Town of Dallas since you are an adjacent property owner to the following Parcel: 169749, 1020 Dallas Stanley Highway, Dallas, NC 28034. William Leiton has submitted a conventional rezoning request to rezone the above parcel owned by Steve and Maria Mason. Below is a map with the location of said property.

On October 16th, 2025, there will be a discussion held with the Planning Board at 209 W Main Street, Dallas, NC 28034 at 6:30pm. 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.

