

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**August 12<sup>th</sup>, 2025**

**6:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lindsey Tysinger, Town Clerk; Tom Hunn, Town Attorney; Earl Withers, Fire Chief III; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Stuart Valzonis, Planning Director; Bill Trudnak, Public Works Director; Willie Smith, Electric Director; Brittany Beam, Planner; Sonny Gibson, Electric Supervisor; David Lingafelt, Code Enforcement; and Garrison Batchelor, Storm Water Administrator.

Mayor Beaty called the meeting to order at 6:00pm.

Mayor Beaty opened with the Invocation and the Pledge of Allegiance to the Flag.

### **Approval of Agenda:**

Alderman Cloninger made a motion to approve the agenda with the addition of adding Closed Session § 143-318.11(a)(3), seconded by Alderman Cearley and carried unanimously.

### **Approval of Minutes:**

Alderman Cloninger motioned to approve the minutes from the July 8<sup>th</sup>, and July 22<sup>nd</sup> Minutes, seconded by Alderman Martin and carried unanimously.

### **Recognition of Citizens:**

The Mayor opened the floor for the Recognition of Citizens and Public Comment.

Richard Lahm of 403 Lewis St, expressed his opposition to the rezoning Z-2025-02 requesting R5 zoning. Reasons being R5 allows multi-family dwellings, very rapid and uncontrolled growth, near capacity schools, near capacity water system. Hope if this comes to a vote, to vote in support of a conditional approval only and the condition being removal of verbiage related to multi-family dwellings.

Rick Coleman of 606 Brookgreen Dr, spoke on his opposition to the rezoning Z-2025-02, does not think it's a good fit for the neighborhood and could lead to stormwater issues.

Mike Overcamp of 654 Willis Rd, addressed his concerns on the water and sewer service rate increases.

Mike Fields of 1333 Philadelphia Church Road, congratulated Carr School and Dallas Police Department on the Tools for School Event. Thanked Town Staff for all their hard work.

Curtis Wilson of 438 S. Gaston St, Prayed over Town.

## **Consent Agenda:**

### **5A - Parks and Recreation Master Plan**

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. At the July 22nd Work Session, Staff was directed to bring the Parks and Rec Master Plan to the next Board meeting for a vote. (Exhibit 5A-1)

### **5B - Resolution to Adopt the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan**

The Cleveland Gaston Lincoln Hazard Mitigation Plan is a long-term strategy to reduce the area's vulnerability to natural disasters. This plan identifies hazards and potential hazards in our region and creates a framework to help community officials make decisions that may ultimately protect lives and property. History shows that the physical, financial and emotional losses caused by disasters can be reduced significantly through hazard mitigation planning. The planning process encourages communities to integrate mitigation with day-to-day decision-making regarding land-use planning, floodplain management, site design, and other activities. The Federal Emergency Management Agency (FEMA) reviews and approves local hazard mitigation plans, which are required as a condition for states and communities to receive certain types of disaster assistance, including funding for mitigation projects. Local mitigation plans must be approved at least once every five years. FEMA has approved the 2025 update of the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan. The next step in the process is for all of the participating jurisdictions to officially adopt the plan by resolution. In order for Dallas to remain eligible for certain types of FEMA Hazard Mitigation Funding, the Board must adopt the attached resolution. A copy of the entire plan is available in the Town Manager's office. (Exhibit 5B 1-2)

### **5C - Budget Amendment for FD Insurance Claim**

During a recent Fire Call where Dallas was assisting and responding to an emergency call, another fire department backed into the Town's Fire apparatus. In doing so, a claim was filed for the damages. Attached, is a budget amendment for the insurance claim check in the amount of \$14,574.20 which will increase the Maintenance and Repair to Vehicles line item in the Fire Department to then pay the vendor repairing the damage. (Exhibit 5C-1)

### **5D - Uncollectable Accounts in the Amount of \$23,623.87 to be Submitted to NC Debt Set Off**

For authorization, are uncollectable accounts from the months of March – May 2025. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied. (The individual account listing that generates the total uncollectable amount due is considered by State statute to be confidential information, and therefore is not public record.)

Alderman Martin made a motion to approve the Consent Agenda, seconded by Alderman Milton. The motion carried, with Alderman Cloninger voting in opposition.

## **Public Hearings:**

### **Item 6A - A. Text Amendment - §90.01 – Chicken Ordinance (Continued)**

At the July 22nd Work Session, Staff was directed to change the number of chickens to be allowed. 'Lots less than half an acre allowed no more than 7 fowl. Lots more than half an acre allowed no more than 14 fowl'. On July 8th, the Public Hearing 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 revised the amendment, presenting two options for discussion at the June 10th Meeting. Staff were directed to go with the second option 'Lots less than half an acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl', and to set a public a 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. (Exhibit 6A 1-2)

Alderman Martin made a motion to go into the public hearing, seconded by Alderman Cloninger and carried unanimously.

Public comment from citizens.

Maria Wyant of 505 N. Hill St, spoke on being in support of the chicken ordinance.

Laura Wright of 507 W. Church St, spoke in hopes that the Board will support the chicken ordinance.

No more Public Comment.

Alderman Milton made a motion to go out of the public hearing, seconded by Alderman Martin and carried unanimously.

Alderman Cloninger made a motion to approve the 90.01 – Chicken Ordinance Text Amendment, seconded by Alderman Cearley. Alderman Martin in favor. Alderman Milton and Alderman Withers opposed. Motion passed 3-2.

### **Item 6B - TAP Properties Rezoning Z-2025-02 (Motion to Defer)**

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 Residential R-12 to Residential 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. The Board advised Staff at the July 22nd Work Session to set the Public Hearing for August 12th. 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. 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 Friday, July 25th, and Wednesday, July 30th.

Town Manager Jonathan Newton addressed the Board stating that Staff received a letter August 12<sup>th</sup> from applicant Dave Hoyle, requesting the Board of Alderman to defer the rezoning public hearing Z-2025-02 until further notice for the collection of more information. (Exhibit 6B 1-13)

Alderman Martin made a motion to defer the public hearing, seconded by Alderman Milton and carried unanimously.

### **Old Business:**

**Item 7A - Text Amendment – Cemetery §95.05** After numerous discussions on the Cemetery Ordinance, Staff has revised section §95.05 (E) to offer more clarity and guidance to recent concerns regarding the ordinance. Attached is the revised text amendment of §95.05 (E) to be considered for adoption. (Exhibit 7A-1)

Alderman Milton made a motion to approve the text amendment, seconded by Alderman Martin. The motion carried, with Alderman Withers voting in opposition.

### **New Business:**

#### **Item 8A - Stormwater Annual Update FY 24-25**

Garrison Batchelor from the Storm Water Department, will be giving an annual update on the stormwater program. (Exhibit 8A-1)

Garrison updated the Board on the last fiscal year regarding public education and outreach, public involvement and participation, illicit discharge detection and elimination, pollution prevention, and upcoming cleaning events. The department will begin rewriting their stormwater management plan and apply for a new MS4 permit.

This item did not require a vote.

#### **Item 8B - Text Amendment - §92.06 Swimming Pool Safety Regulations**

At the July 22nd Work Session, Staff was directed to go forward with the proposed text amendment for the §92.06 Swimming Pool Safety Regulations ordinance. Attached is the revised version incorporating the changes recommended by staff for consideration. (Exhibit 8B-1)

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

#### **Item 8C - Primo Partners LLC Annexation Certificate of Sufficiency**

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted an voluntary contiguous annexation petition of approximately 24.68 acres. This application was submitted along with a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential). In order to move forward with the 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. (Exhibit 8C 1-5)

Planning Director Stuart Valzonis discussed item to the Board.

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

**Mayor and Aldermen's Report:**

**Item 9A – Playground**

Mayor Beaty – The winner for Mayor of the day last year wrote in her letter said we need ADA playgrounds. I have partnered with another group and found some accessible playgrounds. This does require a lot of money and I'm not working with the Town so it will not be our taxpayers' dollars, I am working with the Dallas Women's Club as non-profit to raise funds. Need help figuring out a location, possibly replace the playground at Cloninger Park that is already there. We have a meeting on August 19<sup>th</sup> at the jail at 6 o'clock. I am working with them as a non-profit to help raise funds. I just need help figuring out a place for a playground. My goal is to have it up by next year and name it after the little girl.

**Manager's Report:**

During our annual termite inspection, we found some termite damage at the civic building. We are working on getting quotes to get that fixed, may see a budget amendment in a few weeks.

**Closed Session: NCGS §143-318.11(a)(3)**

Alderman Cloninger made a motion to go into closed session, seconded by Alderman Martin and carried unanimously. (6:49)

Discussion with Attorney and Staff, no motion made.

Alderman Martin made a motion to go out of closed session, seconded by Alderman Milton and carried unanimously. (7:18)

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (7:18).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

## 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.

RESOLUTION  
ADOPTING CLEVELAND GASTON LINCOLN 2025 REGIONAL HAZARD  
MITIGATION PLAN

WHEREAS, the citizens and property within Town of Dallas are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, Gaston County desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS Gaston County and the Town of Dallas has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and

WHEREAS, it is the intent of the Town of Dallas to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Town of Dallas Board of Aldermen hereby:

1. Adopts the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan.
2. Vests Gaston County Emergency Management with the responsibility, authority, and the means to:
  - (a) Inform all concerned parties of this action.
  - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Gaston County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town of Dallas Board of Aldermen for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 12<sup>th</sup> day of August, 2025.

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Hayley Beaty, Mayor

Attest:

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Lindsey Tysinger, Town Clerk

(SEAL)



**Town of Dallas**  
**Budget Amendment**

Date: August 12, 2025

Action: GF Budget Amendment

Purpose: To accept and appropriate funds for insurance claim payment

Number: FD 001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Misc GF	\$5,000	\$19,575	\$14,575
10	5200	1700	M&R Vehicles	\$19,500	\$34,075	\$14,575

\_\_\_\_\_  
Approval Signature  
(Town Manager)

### **§ 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 an acre allowed no more than 7 fowl. For lots more than half an acre allowed no more than 14 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



**Mayor**  
Hayley Beaty

**Aldermen**  
Jerry Cearley  
Sam Martin  
Frank Milton  
Hoyle Withers  
Alan Cloninger

**Town Manager**  
Jonathan Newton

**Human Resources**  
Sarah Ballard

**Town Clerk**  
Lindsey Tysinger

**Finance**  
Kristin Boone

**Town Attorney**  
J. Thomas Hunn

**Police**  
Robert Walls

**Electrical**  
Willie Smith

**Public Works**  
Bill Trudnak

**Planning**  
Stuart Valzonis

**Fire Chief**  
Earl Withers III

**Recreation**  
Alex Wallace

Town of Dallas  
210 N. Holland St.  
Dallas, NC 28034

**Phone:**  
704-922-3176

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704-922-4701

**Web Page:**  
[www.dallasnc.net](http://www.dallasnc.net)

MEMORANDUM

TO: Members of the Town of Dallas Board of Aldermen

FROM: Stuart Valzonis, Planning Director

RE: TAP Properties Rezoning

DATE: August 12, 2025

Mr. Dave Hoyle has requested the Board of Aldermen defer the Public Hearing of rezoning case Z-2025-02 (TAP Properties Rezoning) until further notice. This deferral is intended to allow additional time for the collection and review of more information related to the request.

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING  
PETITION IN THE TOWN OF DALLAS  
(ADOPTD BY THE DALLAS BOARD OF ALDERMEN (8/12/2025))**

**Whereas**, Dave Hoyle, on behalf of TAP Properties, submitted an application for a zoning map amendment to Rezone Parcels ID# (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 Residential R-12 to Residential R-5; 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 consistent with the 2030 Land Use Plan; and,

**Whereas**, the Town of Dallas Board of Aldermen held the public hearing on August 12<sup>th</sup>, 2025, and after the hearing, made the following finding:

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, this is a reasonable request and, in the Town's, best interest.

**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 August 12<sup>th</sup>, 2025, and that the official zoning map of the Town be amended to reflect this adopted change.

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, August 12<sup>th</sup>, 2025.

Attest:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

## Notice of Public Hearing - Town of Dallas, NC

The Town of Dallas Board of Aldermen will conduct a public hearing on Tuesday, August 12th, 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 conventional rezoning request for 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. The request seeks to rezone the parcels from Residential R-12 to Residential R-5, under case #Z-2025-02, submitted by applicant Dave Hoyle. 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](mailto:bbeam@dallasnc.net).

July 25, 30 2025

LWLM0339508

## 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>
<b>If different than owner:</b>	
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>	
<b>Staff Only:</b>	
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 15<sup>th</sup>, 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 16<sup>th</sup> minutes with corrections, and the April 17<sup>th</sup> 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 2<sup>nd</sup>.

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

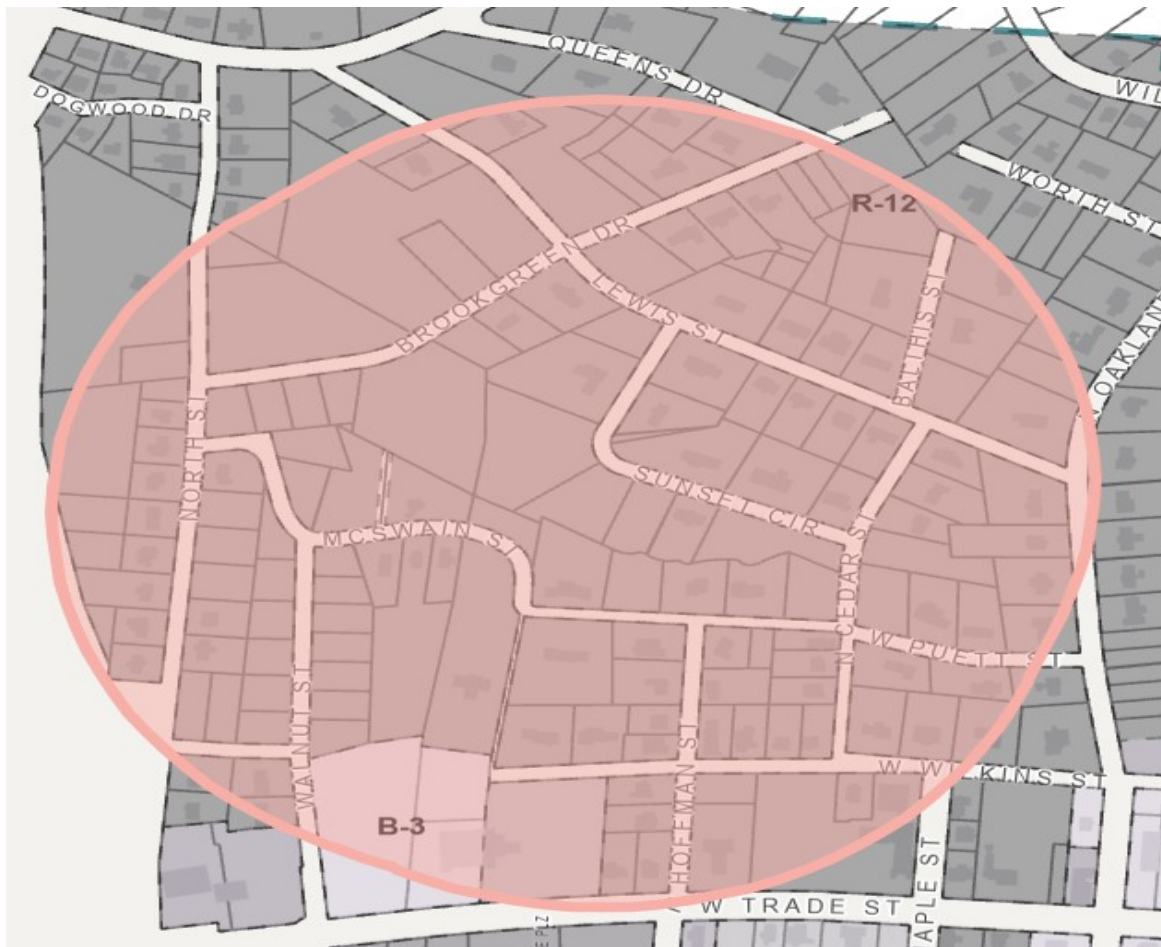
**Current Zoning District:** R-12

**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

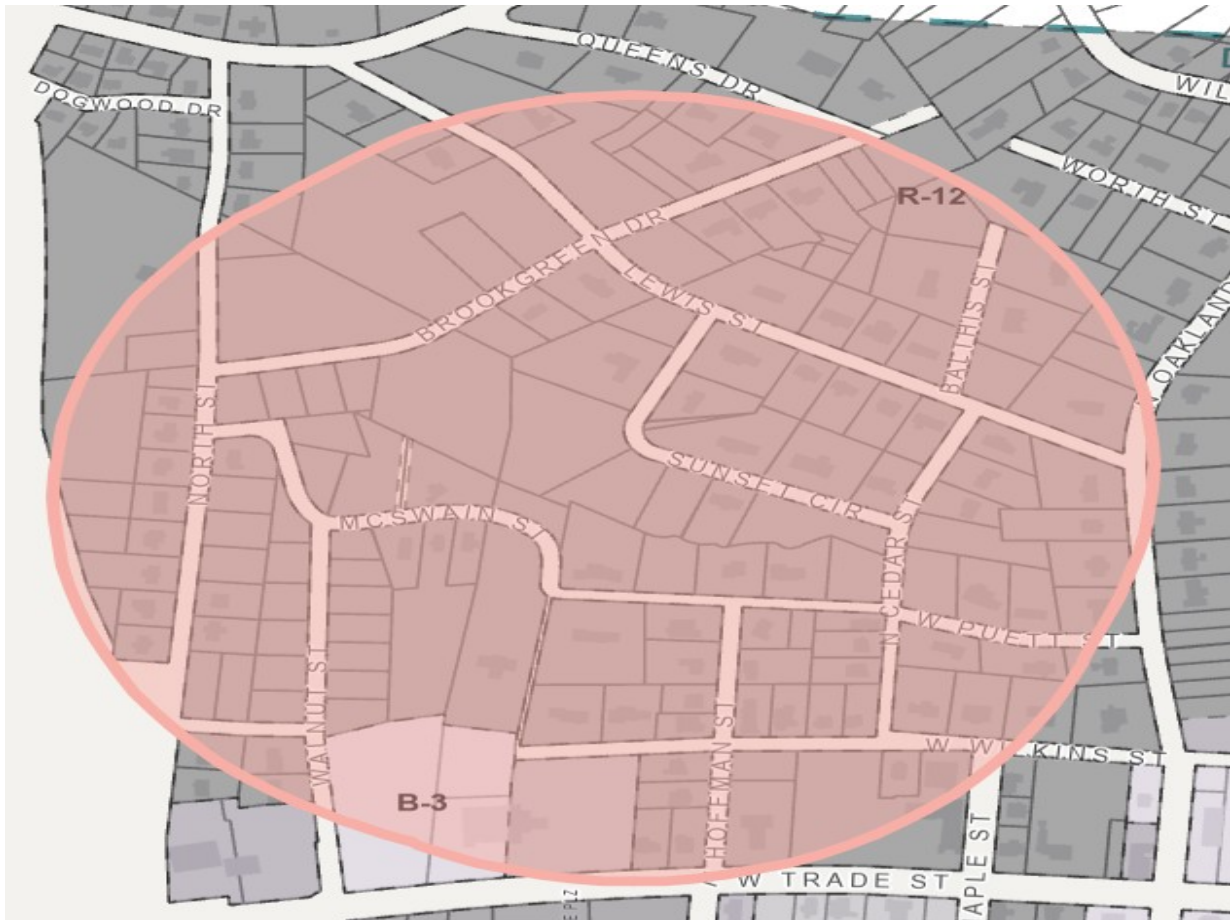
210 N. Holland street, Dallas, NC 28034 704-922-3176

July 28<sup>th</sup>, 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/R-6 to Residential R-5.





# Town of Dallas



**On August 12<sup>th</sup>, 2025 there will be Public Hearing held with the Board of Aldermen, at 131 N Gaston 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](mailto:bbeam@dallasnc.net).



## **§ 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.~~

(E) Effective (August 12, 2025), the erection of coping, curbs, fencing, or any form of border on or around individual lots or family plots is prohibited. Any such structures in place prior to this date may be removed at the discretion of the Cemetery Superintendent or other authorized Town personnel. The Town shall not be liable for any injury or damage arising from the presence, condition, or removal of such structures.

(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



# Town of Dallas Stormwater

## Annual Update FY 24-25



### Public Education & Outreach

- ⇒ 1025 total individuals reached
- ⇒ 220 students @ Carr/NGHS
- ⇒ 501 people @ 7 Town-sponsored events
- ⇒ 50 people reached from "Gaston's Great" podcast appearance
- ⇒ 1,489 impressions from radio ad campaign (RSPC)
- ⇒ 4,308 impressions from TV ad campaign (RSPC)
- ⇒ 302 students reached through County efforts

### Public Involvement & Participation

- ⇒ 2 Town-sponsored cleanups
- ⇒ 21 volunteers, 200+ pounds of litter
- ⇒ 11 Public calls responded to
- ⇒ 4 sites where ditches were improved
- ⇒ 1 site where catch basin was improved

### Pollution Prevention & Good Housekeeping

- ⇒ 2 employee training events
- ⇒ Updated Municipal facility maps
- ⇒ Began monthly inspections of Municipal facilities from a stormwater perspective

### Illicit Discharge Detection & Elimination

- ⇒ Inventory Map expanded and updated
- ⇒ Rewriting and implementing SOP for dry weather flows
- ⇒ Monitoring equipment purchased
- ⇒ NOV Template and SOP written

### Rates & Fees

- ⇒ \$4.52/ ERU
- ⇒ 1 ERU = 2500sqft
- ⇒ All residential properties are billed as 1 ERU
- ⇒ Commercial properties are \$4.52/ERU

### Looking Forward

- ⇒ Pursuing HMGP Funding for several infrastructure improvements
- ⇒ Completed an improvement project at 306 S Spargo St (7/28/25)
- ⇒ Begin routine dry-weather flow monitoring
- ⇒ Update stormwater fee credit for properties that maintain an SCM
- ⇒ Rewrite our SWMP and apply for a new MS4 permit
- ⇒ Halloween Sweep & Clean scheduled for 11/1/25 @9am

### Contact Information

Garrison Batchelor  
 Stormwater Administrator  
[gbatchelor@dallasnc.net](mailto:gbatchelor@dallasnc.net)  
 D: 980-448-8704

## § 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, T~~he 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

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_



Contiguous



Non-Contiguous

DATE: June 16, 2025

**FEE: \$550.00**

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10

Planned Property Use: Single Family Detached Homes

**To the Board of Aldermen of the Town of Dallas:**

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

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID

#'s 170887, 170884, 170281, 170285, 170282 be annexed to the Town of

Dallas.

**Print owner name(s) and information:**

276-744-3485 (Pat)

Name Mary Charles & James Patrick Murphy Phone 276-744-3485 (Pat) 276-233-6569 (Mary)

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

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*James Patrick Murphy*

dotloop verified  
06/17/25 2:15 PM EDT  
UHS9-GMM8-AQA4-WY8Y

06/17/2025

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Mary Charles Murphy*

dotloop verified  
06/17/25 2:19 PM EDT  
V5PR-UXB7-PWMB-JZIB

06/17/2025

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

## TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_

☒ Contiguous☐ Non-ContiguousDATE: June 16, 2025

FEE: \$550.00

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10Planned Property Use: Single Family Detached Homes**To the Board of Aldermen of the Town of Dallas:**

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

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID #170284, be annexed to the Town of Dallas.**Print owner name(s) and information:**Name Ruby Featherston Wallace, Carey Wallace Bumgardner Phone \_\_\_\_\_Address 118 Meadowbrook Cir., Dallas, NC, 28034; 2555 Ranger Island Rd., Denver, NC 28037

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature: Carey Bumgardner Date: 6-18-25  
Carey Bumgardner Executor for Ruby Wallace

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

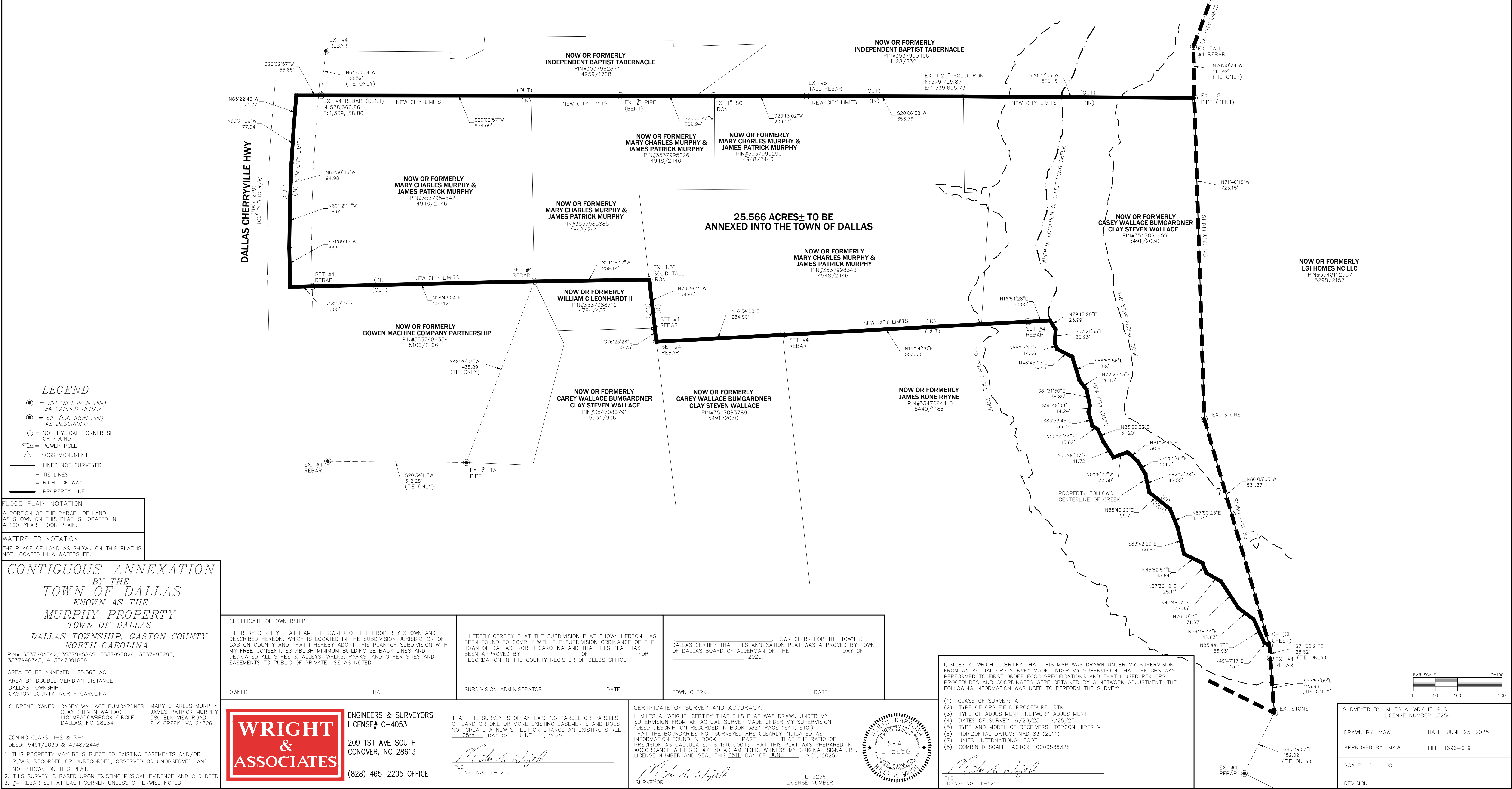
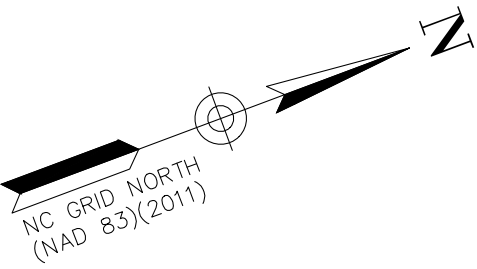
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_





VICINITY MAP



LEGEND

- = SIP (SET IRON PIN)
- = CAPED REBAR
- = EIP (EX. IRON PIN) AS DESCRIBED
- = NO PHYSICAL CORNER SET OR FOUND
- = POWER POLE
- △ = NCGS 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

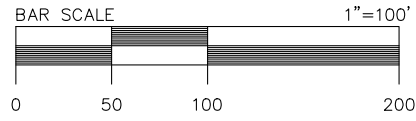
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF DALLAS, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY _____ ON _____ FOR RECORDATION IN THE COUNTY REGISTER OF DEEDS OFFICE	
SUBDIVISION ADMINISTRATOR	DATE

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

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



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 \_\_\_\_\_  
SURVEYOR

L-5256  
LICENSE NUMBER



SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER LS256	
DRAWN BY: MAW	DATE: JUNE 25, 2025
APPROVED BY: MAW	FILE: 1696-019
SCALE: 1" = 100'	
REVISION:	

Beginning at an existing bent #4 rebar, said rebar having NCGS Coordinates of N: 578,366.86 E: 1,339,158.86, said rebar being a common corner of Independent Baptist Tabernacle (4959/1768), thence with a common line of Independent Baptist Tabernacle the following five calls, N 20° 02' 57" E for a distance of 674.09 feet to an existing ¾" Pipe, thence N 20° 00' 43" E for a distance of 209.94 feet to an existing 1" Square iron, thence, N 20° 13' 02" E for a distance of 209.21 feet to a Tall #5 rebar, thence N 20° 06' 38" E for a distance of 353.76 feet to an existing 1.25" Square Iron, thence N 20° 22' 36" E for a distance of 520.15 feet to an existing 1.5" Bent Pipe, said pipe being a common corner of LGI Homes NC LLC (5298/2157), thence with a common line of LGI Homes NC LLC the following two calls S 71° 46' 18" E for a distance of 723.15 feet to an existing Stone, thence S 86° 03' 03" E for a distance of 531.37 feet to a point located in the centerline of Little Long Creek, said point also being a common corner of James Kone Rhyne (5440/1188), thence with the common line of Rhyne and following the centerline of Little Long Creek the following twenty six calls, thence, S 49° 47' 17" W for a distance of 13.75 feet to a point, Thence, S 85° 44' 17" W for a distance of 56.93 feet to a point, Thence, S 56° 38' 44" W for a distance of 42.83 feet to a point, Thence, S 76° 48' 11" W for a distance of 71.57 feet to a point, Thence, S 49° 48' 31" W for a distance of 37.83 feet to a point, Thence, S 87° 36' 12" W for a distance of 25.11 feet to a point, Thence, S 45° 52' 54" W for a distance of 45.64 feet to a point, Thence, N 83° 42' 29" W for a distance of 60.87 feet to a point, Thence, S 87° 50' 23" W for a distance of 45.72 feet to a point, Thence, S 58° 40' 20" W for a distance of 59.71 feet to a point, Thence, N 82° 13' 28" W for a distance of 42.55 feet to a point, Thence, S 79° 02' 02" W for a distance of 33.63 feet to a point, Thence, S 61° 18' 45" W for a distance of 30.65 feet to a point, Thence, S 00° 26' 22" E for a distance of 33.39 feet to a point, Thence, S 77° 06' 37" W for a distance of 41.72 feet to a point, Thence, S 85° 26' 33" W for a distance of 31.20 feet to a point, Thence, S 50° 55' 44" W for a distance of 13.82 feet to a point, Thence, N 85° 53' 45" W for a distance of 33.04 feet to a point, Thence, N 56° 49' 08" W for a distance of 14.24 feet to a point, Thence, N 81° 31' 50" W for a distance of 36.85 feet to a point, Thence, S 72° 25' 13" W for a distance of 26.10 feet to a point, Thence, N 86° 59' 56" W for a distance of 55.98 feet to a point, Thence, S 46° 45' 07" W for a distance of 38.13 feet to a point, Thence, S 88° 57' 10" W for a distance of 14.06 feet to a point, Thence, N 67° 21' 33" W for a distance of 30.93 feet to a point, Thence, S 79° 17' 20" W for a distance of 23.99 feet to a point, thence leaving the centerline of Little Long Creek and following the common line of James Kone Rhyne

(5440/1188) the following two calls S 16° 54' 28" W for a distance of 50.00 feet to a set#4 rebar, thence, S 16° 54' 28" W for a distance of 553.50 feet to a set#4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5491/2030), thence continuing and following the common line of Bumgardner and Wallace S 16° 54' 28" W for a distance of 284.80 feet to a set #4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5334/936), thence continuing and following the common line of Bungardner and Wallace Thence, N 76° 25' 26" W for a distance of 30.73 feet to a set #4 rebar, said rebar being a common corner of William C Leonhardt (4784/457), thence with the common line of Leonhardt the following two calls N 76° 36' 11" W for a distance of 109.98 feet to an existing 1.5" Solid Tall Iron, thence S 19° 08' 12" W for a distance of 259.14 feet to a set #4 rebar, said rebar being a common corner of Bowen Machine Company Partnership (5106/2196), thence with the common line of Bowen Machine S 18° 43' 04" W for a distance of 500.12 feet to a set #4 rebar, said rebar being on the Northern Margin on the 100' Public Right of Way of Dallas Cherryville Hwy (Hwy 279), thence continuing withing the Right of Way S 18° 43' 04" W for a distance of 50.00 feet to a point in the centerline of Dallas Cherryville Hwy, thence continuing with the centerline of Dallas Cherryville Hwy the following five calls, N 71° 09' 17" W for a distance of 88.63 feet to a point, thence, N 69° 12' 14" W for a distance of 96.01 feet to a point, thence N 67° 50' 45" W for a distance of 94.98 feet to a point, thence N 66° 21' 09" W for a distance of 77.94 feet to a point, thence N 65° 22' 43" W for a distance of 74.07 feet to a point, thence leaving the centerline of the Dallas Cherryville Hwy and continuing within the Right of Way N 20° 02' 57" E a distance of 55.85 feet to the point of beginning, containing 25.566 Acres to be Annexed by the Town of Dallas.