

MINUTES FOR BOARD OF WORK SESSION

July 22nd, 2025

5:00 PM

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

The following Staff members were present: Robbie Walls, Police Chief; Lanny Smith, Electric Director; Lindsey Tysinger, Town Clerk; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Alex Wallace, Parks and Recreation Director; and Patrick McSwain, Admin. Assistant/Cemetery Superintendent.

Mayor Beaty called the meeting to order at 5:01 pm.

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

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Cloninger made a motion to approve the agenda, seconded by Alderman Milton and carried unanimously.

New Business:

Item 3A - Cemetery Discussion

At the May work session as well as the July board meeting, discussion was brought forth in regards to the following cemetery ordinance: §95.05 (E) No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot. At the conclusion of the work session, the Board of Aldermen directed Town staff and Town attorney to look into this ordinance for recommendations on the future use of. The issue that we the Cemetery Superintendent is running into is the fencing that has been put up around some grave sites. The fencing, per our current ordinance, isn't allowed, as well as it's difficult for our contracted lawn care vendor to mow the lawns due to the fence blocking the access. Discussion is needed to move forward with amending this current ordinance. (Exhibit 3A 1-2)

The Board and Staff discussed concerns regarding the cemetery. Directed Staff to bring to next meeting.

Item 3B - 90.01 – Chicken Ordinance Text Amendment

At the July 8th, Public Hearing the text amendment was continued to the August 12th Meeting, in the meantime the Board recommended having more discussion at the July 22nd Work Session pertaining to the proposed text amendment. At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment, that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff made revisions to the amendment, presenting two options for discussion at the June 10th Meeting. Staff was directed to go with the second option 'Lots less than half acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl', and to set a public 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 3B 1-2)

The Board discussed changing the amount of chickens allowed. Directed Staff to bring to the next Board Meeting with changes.

Item 3C - TAP Properties Rezoning Z-2025-02

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. 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. (Exhibit 3C 1-9)

Alderman Cloninger excused himself from the discussion of item 3C. Dave Hoyle discussed with the Board the reasoning for the rezoning. The Board directed Staff to set a Public Hearing for the August 12th Board Meeting.

Item 3D - Brick Paver's Campaign

A few years ago, the Town offered a campaign for the purchase of brick pavers to be purchased and installed in and around the gazebo on the Courthouse Grounds. Recently, we have had interest in doing this campaign again. The town clerk and manager has reached out to the company that the Town used previously, and we would be able to use them again at a reasonable cost. Also, there is interest in doing a campaign for brick pavers to be purchased in honor of veterans and to be placed around the Veteran's monuments on the courthouse grounds. If we are able to proceed, we would open the campaign through the end of September or early October (depending on the turnaround time for engraving and install). (Exhibit 3D 1-2)

Dan Lineberger, member of the Dallas Veterans Group, spoke to the Board on working with the Town to do a campaign for brick pavers to honor Veterans. The Board suggested Dan to speak with the Town Manager.

Item 3E - No Parking Signs & Ordinance Discussion

At the July Board meeting, the Board instructed the staff to gather information regarding the parking ordinance, including the current parking schedule and penalty fees to discuss adding streets, installing no parking signs, and updating the ordinance. (Exhibit 3E 1-2)

The Board directed Staff to get with the Chief, Street Department, Town Manager, and Johnny to determine what streets to add to ordinance and to update the penalty to be in accordance with General Statute §14-4.

Item 3F - Appeal process

At the July board meeting, town board asked to bring the appeal process to the July work session for discussion. The appeal process, approved fee schedule amount of \$550, is to appeal the administrative support staffs decision of any given ordinance. There is an application to be filled out by the applicant and then the process will begin.

The Board discussed changing the appeal fee from \$550 to \$100 and refunding the appeal fee if citizen wins appeal. The Board directed Staff to see what other communities are doing for their appeal process and bring back findings to the next Work Session.

Item 3G - Ingles 4-Way Intersection

A few meetings ago, the Town Board asked for information to be brought back before the board to look at the 4-way intersection at the Ingles car wash and gas station. The Town Engineer, Johnny Denton, has some ideas for this area to possibly deter some traffic congestion. (Exhibit 3G 1-3)

Town Engineer Johnny Denton discussed the Ingles intersection with the Board. Explained there was a lot of surveying, a recombination done, but there was not a final plat done to un-dedicate the right-of -way. Informed them that incoming traffic has the right-of -way and it is a 3-way stop. Mayor Beaty informed the Board and Staff she will reach out to try and get an update.

Item 3H - Swimming Pool Safety Regulations 92.06

Staff has reviewed the current Swimming Pool Safety Regulations ordinance and found discrepancies. Attached is a revised version incorporating the changes recommended by staff for consideration as a proposed text amendment. (Exhibit 3H-1)

Staff explained that this came up as a code enforcement issue with a swimming pool, when reviewing the ordinance, it was found to have discrepancies. Staff updated the verbiage. The Board directed Staff to forward with the Amendment process.

Item 3I - 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. (Exhibit 3I-1)

The Board and Staff discussed the importance of the master plan and how it would be beneficial for the Town with the amount of growth coming in. The Board directed Staff to bring the item to the next Board meeting for vote.

Mayor's Report: No Report

Aldermen's Report: No Report

Manager's Report: No Report

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:39).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

CHAPTER 95: TOWN CEMETERY

Section

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

§ 95.01 CEMETERY SUPERINTENDENT.

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

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

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

(Ord. passed 2-12-2013)

§ 95.02 LOTS.

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

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

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

§ 95.03 CEMETERY USE.

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

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

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

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

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

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

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

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

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

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

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

§ 95.05 MONUMENTS, MARKERS AND MEMORIAL ORNAMENTATION.

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

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

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

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

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

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

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

§ 95.06 STRUCTURES.

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

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

§ 95.07 CONDUCT.

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

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

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

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

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

§ 95.08 GENERAL REGULATIONS.

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

(Ord. passed 2-12-2013)

§ 90.01 CERTAIN ANIMALS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

(D) CHICKENS ALLOWED.

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

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

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

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

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

(E) CHICKEN KEEPING REQUIREMENTS.

(1) Keeping of domesticated chickens.

(a) Roosters are prohibited.

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

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

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

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

(2) COOP, RUN, AND TRACTOR REQUIREMENTS.

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

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

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

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

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



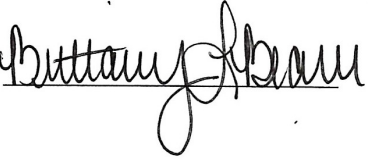
(e) Coops, runs, and chicken tractors must be kept in a clean and sanitary condition with all droppings and organic waste material removed and disposed of in a proper manner.

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

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

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

Town of Dallas Zoning Map Amendment (Rezoning) Application

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

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

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

Chairman Wilson led the invocation and Pledge of Allegiance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Report:

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

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

Staff Report

Zoning Map Amendment Petition: Z-2025-02

Applicant: TAP Properties

Authorized Agent: David Hoyle Jr.

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

Owner: TAP Properties

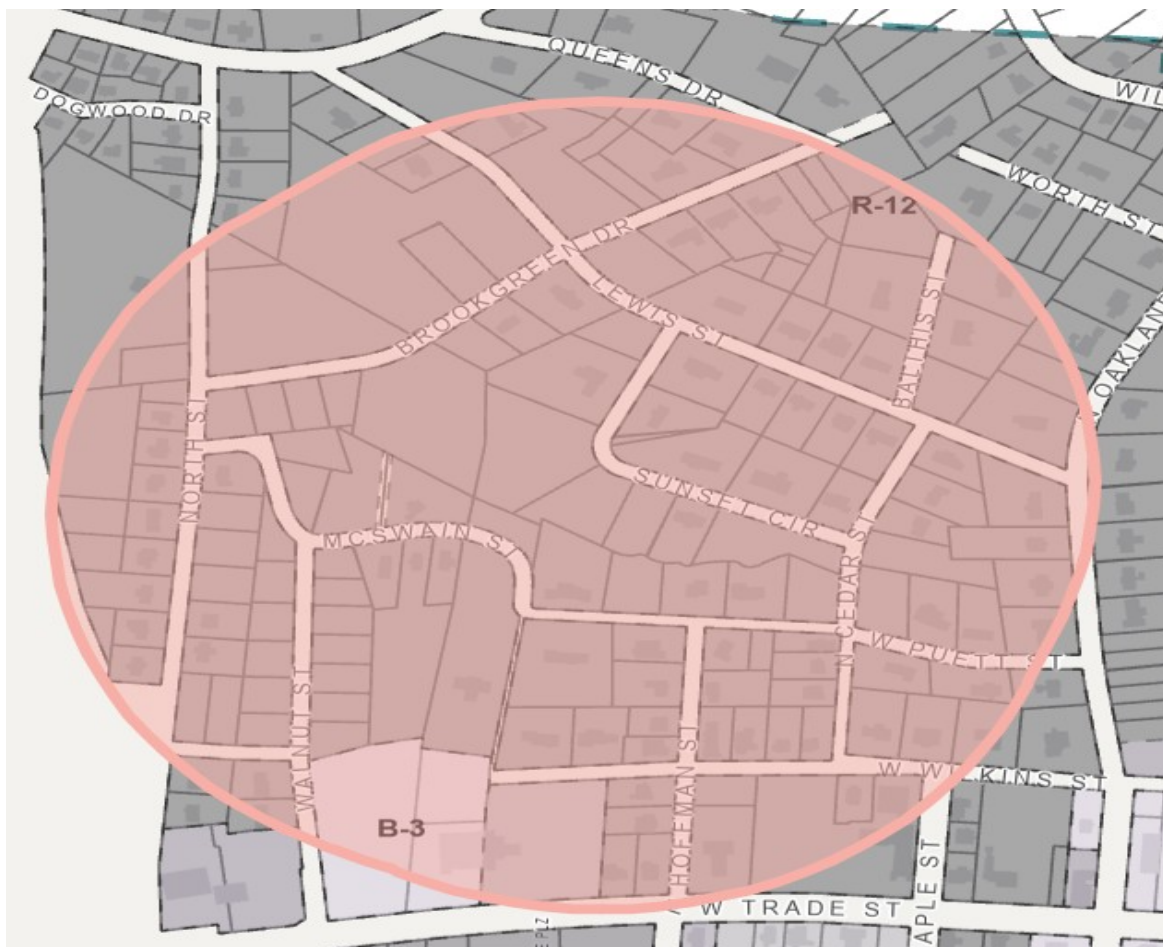
Current Zoning District: R-12

Requested Zoning District: R-5

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

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

Area Zoning Map



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

Comprehensive Land Use Plan: The proposed rezoning is consistent with the Town's adopted 2030 Comprehensive Land Use Plan. According to the 2030 Future Land Use Map, these parcels are expected to be Urban Neighborhood and Single-Family Residential areas.



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

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

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

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

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

Statement Adopted: _____

Curtis Wilson, Chairman

Date

Brittany,

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

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

Dave Hoyle

Jennifer Grant
1624 S New Hope Rd
Gastonia, NC 28054

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

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

Peter & Diane Blanchette
310 North St
Dallas, NC 28034

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

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

Barbara Lanford
401 North St
Dallas, NC 28034

Larry & Elizabeth Baker
403 North St
Dallas, NC 28034

James & Tammy Martin
405 North St
Dallas, NC 28034

Shirley Withers
501 North St
Dallas, NC 28034

Matthew Burrell
406 North St
Dallas, NC 28034

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

ABC Asset Management LLC
9634 Logan Ct
Charlotte, NC 28210

Darinda Tanner
608 North St
Dallas, NC 28034

Robin & Sharon Brendle
610 North St
Dallas, NC 28034

Georgios Kakavitsas
611 North St
Dallas, NC 28034

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

Mary Parker Heirs
606 W Lewis St
Dallas, NC 28034

Daniel & Melissa Haas
510 Brookgreen Dr
Dallas, NC 28034

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

Conward Cloninger
611 McSwain Rd
Dallas, NC 28034

James Morgan Jr
609 McSwain Rd
Dallas, NC 28034

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

Alan Cloninger
P.O Box 406
Dallas, NC 28034

Gerard & Anna Pasour
508 McSwain Rd
Dallas, NC 28034

David & Ruth Cloninger
407 Sunset Cir
Dallas, NC 28034

Ronald & Theresa Ewing
408 Sunset Cir
Dallas, NC 28034

Bridget Allen
500 Sunset Cir
Dallas, NC 28034

Joshwa Holland
503 Sunset Dr
Dallas, NC 28034

Elizabeth Starnes-Jarrell
406 Sunset Cir
Dallas, NC 28034

John & Marjorie Finger
207 Walnut St
Dallas, NC 28034

James Grigg
208 North St
Dallas, NC 28034



Town of Dallas

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

May 1st, 2025

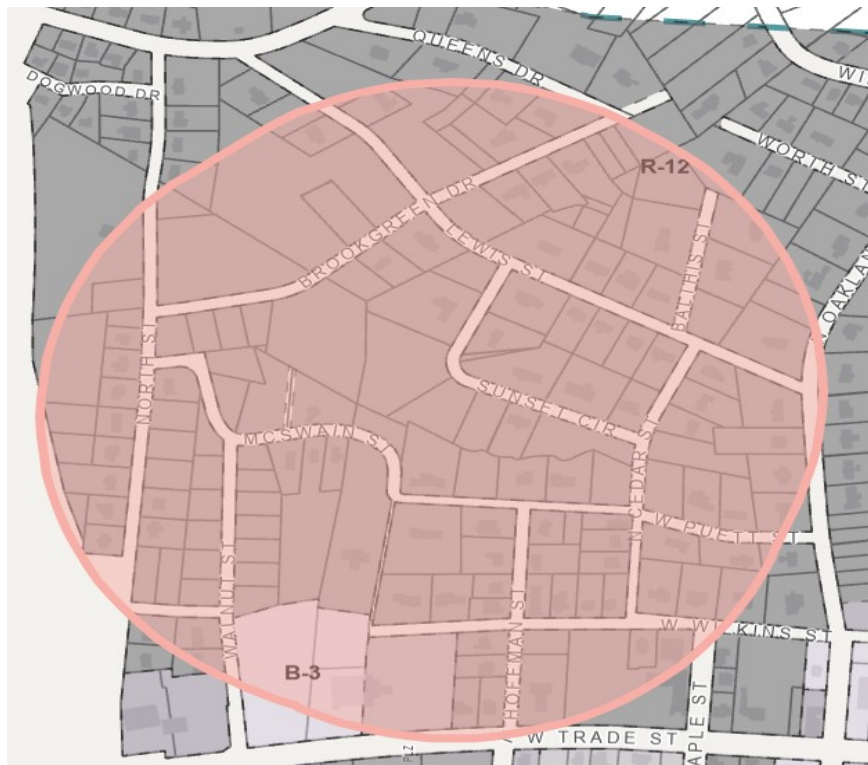
Rezoning Application Z-2025-02

To Whom It May Concern,

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

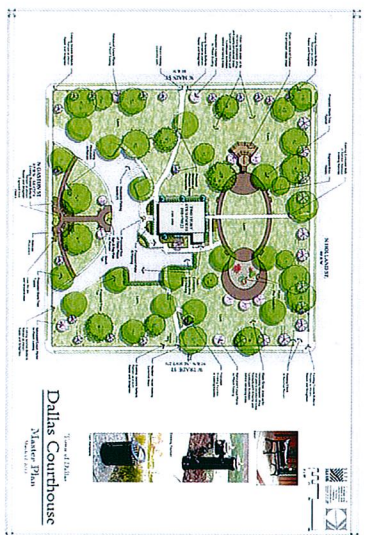
On May 15th, 2025 there will be a discussion held with the Planning Board at 209 W Main Street, Dallas, NC 28034 at 6:30 pm. All interested persons are invited and encouraged to attend. For those persons requiring special assistance, please contact Town Hall at (704) 922-3176, at least 48 hours prior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

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





The Dallas Historic Courthouse Foundation



The Dallas Historic Courthouse Foundation (DHCF), a 501(c)(3), tax-exempt Charitable Foundation, has as its mission -- to solicit, provide, and manage resources and support for the preservation, protection, renovation, improvement, upkeep, maintenance and operations of the Nationally-Registered, historic, (1848) Courthouse building and surrounding public Town Square in Dallas, North Carolina. To this end, and as a follow up to its highly successful Phase 1, building renovation, the DHCF is now conducting an ornamental brick paver sale to allow for the further development and enhancement of the Public Town Square grounds surrounding the Courthouse Event Center. Specifically, all funds raised from the sale of the brick-pavers will be used to enhance and expand the gazebo and public courtyard area with the addition of a hard-surfaced plaza area; an expanded band-shell-like arts venue; benches and seat-walls; and upgraded landscaping, walks, and outdoor sculpture. Each inscribed brick will be permanently installed within the hard-surface plaza and walk areas memorializing in perpetuity the donor's contribution. In supporting Dallas' historic legacy, you, your friends and family members can each become a permanent part of that legacy.

Donor Information

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

Brick Information

4" x 8" engraved brick \$50.00

[illegible]

8" x 8" engraved brick \$100.00

[illegible]

Please Make Checks Payable To:

Dallas Historical Courthouse Foundation

Mail To:

210 North Holland Street

Dallas, NC 28034



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

IN HONOR OF JO
THE ROCK OF RICH BESS
A LOVING AND CARING
DAUGHTER, ALWAYS BY
HER HERO'S SIDE
NO ONE FIGHTS ALONE

STEADY HAND
RECOVERING OF
RONNIE E. BESS
1930/1954-1/28/2015
NO ONE FIGHTS ALONE

IN GOD'S LOVING CARE
DANNY B. BESS
12/30/1954-28/2/2015
LOVE SAYS MINE DORNA

THE FELTON FAMILY
TBA CHRISTY
JAKE AND WIL
LOVE YOUR FAMILY

WILL
FELTON
2016
LUTHER, ELIZABETH,
AND JIMMY

JAMES T. ORMAND, SR.
AND WIFE,
MARTHA HOPE ORMAND

"HARRY O."
HARRY LATTIMORE
ORMAND
KIMBERLY
RON
MICHAEL

IN LOVING MEMORY OF
CHARLES L. WHITE
10/22/1893-6/19/1952
SUE RHYNE WHITE

IN HONOR OF
THE GRANDCHILDREN OF
FRANK/ PAITI SIMMONS
1/28/1893-7/23/1968

MEGAN, GABBY,
CHAZ, JACKSON
COHEN & LINCOLN

THE DIGH FAMILY
JOSH, EMILY
COHEN AND LINCOLN

IN HONOR OF
DELLINGER
NORTH CASSON 75 & 79

IN HONOR OF
HELEN AND ANN DAVIS
RON, PAI, & BROOKS

IN MEMORY OF
ANN E. FOX
HENRY WHITE
BETTY DAVIS WHITE
BILLY GENE WHITE

IN MEMORY OF
HARRIE
FRED RICHARD EABLE
HUSBAND DAD GRANDPA
OUR GUARDIAN ANGEL
FOREVER AND ALWAYS
LOVE YOUR FAMILY

DELOVED MOTHER
FRANCES SMITH BROWN
GLORIA, RONNIE,
AND JIMMY

HOW FOREVER ALWAYS
GLORIA BROWN FORTNER
CINDY
DEBORAH SIMMS
KRISTIN GRIFFIN
TIMOTHY SCOTT SIMMS

DEANNA H. SIMMS
REND T. SIMMS

IN MEMORY OF
VILBERT G. SIMMS
MARY B. SIMMS
BILL MARTIN
MARY MARTIN

IN LOVING MEMORY OF
HOPE WHITE (CARD
RAISED ON BUCK ST.
11/22/1921-1/25/1985

LOVING MOTHER
FRANK/ PAITI SIMMONS

IN LOVING MEMORY
OF
CARL THOMPSON

IN MEMORY OF
BILL & JOANN WOLAN
LOVE ENVELOPES AROUND
THE

THE
BILL & TESS TROJAN
DANIEL
ASHLEY ALAN & WILC

IN LOVING MEMORY OF
STEVE AND MARTHA RAY
TRUJAN

HAPPY BIRTHDAY
CLYDE STROUBE
JUNE 3, 1939

IN MEMORY OF
RONALD STROUBE

DALLAS ELECTRIC &
PLUMBING
RICHARD E. DYER
ETHAN TAYLOR DYER
SYDNEY S. DYER

GARY H. HOLLAND
GGG GRANDSON OF
JESSE, 1946

JEFFREY W. HOLLAND
GGGG GRANDSON OF
JESSE, 1967

TAYLOR ANN HOLLAND
OGGG GRANDDAUGHTER
OF JESSE, 1999

JOSHUA M. HOLLAND
GGGG GRANDSON OF
JESSE, 2002

ZACHARY M. HOLLAND
GGGG GRANDSON OF
JESSE, 2007

The Pinedale Family
Honoring Tradition
And Preserving Love
www.pinedalefamily.com

JESSE WOLAN
FATHER OF JESSE H
1879 - 1858

JESSE WOLAN
SUCCEED TO HIS MEMORY
1700, 1939
CONTRIBUTED LAND WHERE
COLUMBIAN STANES
INTERRED LARG CHURCH

WILLIAM HOLLAND
GRANDSON OF JESSE
1891, 1929

A.R. "BERT" HOLLAND
GREAT GRANDSON OF
JESSE, 1872 - 1936

SAMUEL A.R. HOLLAND
GG GRANDSON OF JESSE
1915 - 1982

GARY H. HOLLAND
GGG GRANDSON OF
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IN HONOR OF
NORTH CASSON HIGH
CLASS OF 1974
BY
HARRY DICK COLEMAN

THE LAMBERTS
STIVE AND
SCOTT SHARON LAMBERT

DEAN & GLORIA
HOLLAND - JONES
AND CHILDREN
MARC, LISA, MATTHEW

IN HONOR OF
OUR GRANDCHILDREN
HARRISON & MELINDA ROSE

IN MEMORY OF
RE LINERED BY
FRANCES LINERED
4-23-39 - 6-30-17

JAMES D. HOLLAND
KIM FRIEDMAN HOLLAND
AND FAMILY
CHRISTOPHER HOLLAND
SUZANNE HOLLAND

CHRIS D. HOLLAND
SOPHIE E. HOLLAND
LUKE C. HOLLAND

JOHNATHAN M. HARDIN
SUZANNE H. HARDIN
HOLLAND E. HARDIN

RAY & CHARLOTTE
JENKINS WITH LOVE,
YOUR GRANDCHILDREN

CHARLOTTE JENKINS
FOR YOUR DEDICATION
AND LOVE TO
PERSERVING DALLAS
HISTORY WITH LOVE,
YOUR FAMILY

B. WHITNEY LEE
LAUREE LEE DIXON
ROBERTA G. HARGRAVE

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§ 72.03 PARKING PROHIBITED AT ALL TIMES IN DESIGNATED PLACES.

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

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

§ 72.99 PENALTY.

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

(Prior Code, § H-IV-19)

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

(Prior Code, § H-IV-20)

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

SCHEDULE I: PARKING PROHIBITED.

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

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

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

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

(Prior Code, § H-Sch-II)







§ 92.06 SWIMMING POOL SAFETY REGULATIONS.

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

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

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.