

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

**July 8<sup>th</sup>, 2025**

**6:00 PM**

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

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; Alex Wallace, Parks and Recreation Director; and Patrick McSwain, Admin. Assistant/Cemetery Superintendent.

Mayor Beaty called the meeting to order at 6:01pm.

Mayor Beaty opened with the Pledge of Allegiance to the Flag and Invocation, followed by a Moment of Silence for those in Texas, Chapell Hill, and anyone affected by the flooding.

### **Approval of Agenda:**

Alderman Withers made a motion to approve the agenda with additions of adding infrastructure, street issues, and trash dumping to the Mayor's Report, seconded by Alderman Cloninger and carried unanimously.

### **Approval of Minutes:**

Alderman Cloninger motioned to approve the minutes from the June 10<sup>th</sup> Minutes, seconded by Alderman Cearley and carried unanimously.

### **Recognition of Citizens:**

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

Tammy Holbrook, 5011 Sam Rhyne Ct, spoke to the Board about a zoning violation she received for a carport that was built in the front of her house. Thought the contractor got permission. Scoured the Town and found 12 carports. According to the violation she is charged \$100 a day. Holbrook has paid the appeal fee.

Mike Fields, 1333 Philadelphia Church Road, congratulated the Town on the fireworks. Commended the Town for their hard work during the heat. Thoughts and prayers to the ones in Idaho and Texas.

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

### **Consent Agenda:**

## **5A - Budget Amendment for Duke Power True Up for FY 25**

As part of the contract with Duke Energy, Dallas operates peak shaving generators. Each year, based on a pre-determined formula, there is a true-up component that is also part of the Duke Energy contract. This true-up component can result in the Town of Dallas paying additional funds to Duke Energy, or Duke Energy paying the Town of Dallas a refund of prior payments based upon criteria in the contract. While we are still waiting for a final number, we completed an amendment in June for what we were told the True- Up would be, however, the number has changed since that date. Attached is an additional amendment to cover the associated true up revenue for FY 2025. There are future needs to upgrade the Warehouse facility and much needed infrastructure repairs. Staff recommend placing the entire amount into the Capital Reserve Fund for these future needs in order to reduce dependence on debt. (Exhibit 5A-1)

Alderman Cloninger made a motion to approve the Consent Agenda, seconded by Alderman Milton and carried unanimously.

## **Public Hearings:**

### **Item 6A - 90.01 – Chicken Ordinance Text Amendment**

At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff made revisions to the amendment, presenting two options for discussion at the June 10th Meeting. Staff was directed to go with the second option ‘Lots less than half acre allowed, no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl’, and to set a public hearing for July 8th, 2025. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd. (Exhibit 6A 1-2)

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

Public comment from citizens.

John O’Daly, First of all, I want to apologize for not coming to these things like I used to come. Number two, Madam Mayor, I think we did a fantastic job getting you here. All right, back to my chickens. I don't know how many people were here five years ago or so when I know Jerry was here, I pretty sure Hoyle was here too, and everybody said no to chickens. For some crazy reason, and I can't figure this one out. With all the construction that I hear all around me, I think that building houses, I think more people have come here than not coming here. Now, I think being born on a farm with the chickens and horses and cows. Growing up with them, and no chickens. And they somehow got a crazy way of growing and the last time this came before the Board, Jerry and Mr. Hoyle both said, no. I just hope the heck that they didn't forget why they said, no and that was when the chickens were in the backyard of someone's house in Summey Knoll. And here and I rest my case, thank you for hearing me out.

Jonathan Fletcher, I live at 606 Queens. I also have my wife Taylor with me, and my mom since she lives on N. Hill Street here in Dallas as well. Not the first time in my life I've been on the opposite

side of an issue with Mr. O'Daly, that we chatted about that earlier, but we're still friends. But of course, you all know that I'm passionate about chickens. I love our chickens more than just really, the biggest reason that I got them was for the eggs, but they had become more than that, they're pets now as well. I want to commend you for the language that you've put together, that staff put together for your consideration tonight. I believe that it's very well thought out, and I would encourage you to pass the language you have, I understand why there is some reservation from someone about having chickens, especially for those of many live in a smaller neighborhood, but I believe that the language that you've put together has put some very, very guard rails in place to prevent any kind of nuisance like that because you're specifically not allow roosters, you're taken care of noise because you specifically create a setback of where they can be on a property, you eliminated issues as far as odor, and of course you capped a number as well. I know I think I heard an idea that chickens multiply and they certainly will do, but if you don't have a rooster, there's no way for them to multiply. So, you take care of that issue as well. So just wanted to give you my appreciation for considering this and for those of you who did vote for it before, I hope you have reconsider, and we'll vote for it this time. So, thank you all.

Carla Howell, can I speak for a second about chickens. I see chickens in the backyards all the time. I see them and I experience them a lot because people have chickens, they're in the City of Belmont and the City of Gastonia. I just closed on a house, you just have to have some kind of control, you can't have five chickens on a half-acre, you can have two chickens if you care for it really well. Because I have to let them out and put them back in all the time when I'm showing a house because the sellers the will ask me, Carla, did you put the chickens up, so I've got used to putting them in. If you have any control over them, you have got to have a nice chicken coop, and you got to keep them up, you can't let them be flying on your neighbors' cars and stuff. I mean young people like to have their fresh eggs and everything now. I mean it's not that bad if you just have a couple, you can't have five or ten on a half-acre lot, you don't live in the country. If you're going to have that many you need to move to the country. If you're going to have two or four something like that, you can take care of that while maintaining that, if you don't, your chickens are gone, you're going to get fined.

No more Public Comment.

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

Alderman Cloninger made a motion to approve the 90.01 – Chicken Ordinance Text Amendment, seconded by Alderman Cearley.

**In Favor:** Alderman Cearley, Alderman Cloninger, Mayor Beaty

**Opposed:** Alderman Withers, Alderman Milton

Alderman Cloninger made a motion to move the Public Hearing to August and add a discussion at the next Work Session, seconded by Alderman Cearley.

**In Favor:** Alderman Cearley, Alderman Cloninger, Mayor Beaty

**Opposed:** Alderman Withers

## **Item 6B - Stroupe Rezoning Z-2025-01**

Laura Stroupe submitted a conventional rezoning petition to rezone parcel 132160 from B-3 to BC-1 for purposes of leasing out to more business ventures. At the meeting on April 17th, 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 May 27th Work Session to set the Public Hearing for July 8th. 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 Tuesday, June 17th, and Tuesday, June 24th. (Exhibit 6B 1-11)

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

Public comment from citizens.

Laura Stroupe, I own the property in question, this nice young lady came to me, Cassie, looking to expand her dog grooming business. She said she had no place else. She loves the space, it's been empty for a while, I said okay sure, we talked it out very thoroughly. She assured me of all things that I was concerned about. Entry ways in the back, proper coverage, noise, we got it all covered. Everything is going to be indoors. I would appreciate it if you said yay.

Cassie, Owner of Classy Cassie's Grooming, I just wanted to thank you guys for your consideration of letting me expand our business to bring it to Dallas.

No more Public Comment.

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

Alderman Cloninger made a motion to approve the Stroupe Rezoning Z-2025-01, seconded by Alderman Withers.

## **Old Business:**

### **Item 7A - Cemetery Discussion**

At the May work session, 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. There are two recommendations from staff and the attorney: Option one being

remove §95.05 (E) in full - Option two being leave §95.05 (E) with removing the wording “No coping” but leave the remainder. (Exhibit 7A 1-2)

Alderman Cloninger – Bring back to Work Session and Number one, for someone to tell us if we know how to contact family that has any fencing or copping and number two, to look at the ordinance itself and see if it needs to be rewritten in another way, since there seems to be confusion. Alderman Milton made a motion to add to Work Session, seconded by Alderman Withers and carried unanimously.

### **New Business:**

#### **Item 8A - Appointing Carla Howell as Alternate #1 for the Planning Board**

At the June 12th, 2025 Planning Board meeting, the Board asked about Carlas interests in taking an alternate seat on the Planning Board as there are two alternate vacancies. Carla Howell has lived in the Town of Dallas for 25 years. She has been a real estate broker for 30 years and has bought and sold many properties in Dallas. She has a passion and love for Dallas and is interested in helping develop the Town in the future. Staff have spoken with Carla, and she wishes to be an alternate for the Planning Board and has expressed interest in becoming a Planning Board member when the next vacancy opens.

Planning Director, Stuart Valzonis presented. Carla would be able to come in to vote. She has experience with real estate and knows Dallas.

Alderman Cearley made a motion to Appoint Carla Howell as Alternate #1 for the Planning Board, seconded by Alderman Withers and carried unanimously.

#### **Item 8B - Update from Fire Chief Earl Whithers III**

Fire Chief Earl Withers III to update the Board with information regarding the recent house fire that occurred in the Park Place neighborhood on Tuesday 6/24/25.

Fire Chief Earl Withers III spoke on the house fire that occurred on June 24<sup>th</sup> and voiced his concerns about the materials used when the house was built that contributed to the house being a total loss. The house is in a R6 zoning development, having a 6-foot set back, totaling 12 feet between the houses. Houses on both sides of the house that caught fire also received damage. The house that caught fire did not have OSB (Oriented Strand Board) that contributed to the house being a total loss, meanwhile the house on both sides had OSB.

### **Mayor's Report:**

Frank Milton – Addressed issues that are concerning. He thanked the Public Works department for their diligence during the recent water break. Has seen some negative comments on social media and wanted to take this time to thank them. There has been blatant dumping along the right-away on East Carpenter Street. Would like to see no dumping signs on Church and East Carpenter Street. We have very Narrow streets in Dallas that complicate two-way traffic. It becomes a problem for

trash collection. Trucks have difficulty getting around street parking. Need to get no parking signs and have a study done.

Mayor Beaty – Thank you for all you have done. The fourth of July was beautiful, our concert series was beautiful. We have a lot of businesses in Dallas that make Dallas what it is and it's continuing to grow, not just in numbers, but in spirit. It makes me really happy to see. Mike Fields requested a quarterly review. I did do a mid-year review and I'm waiting for approval from our Manager but those should be coming out soon.

**Manager's Report:**

Chief Walls – National Night Out, Tuesday August 5<sup>th</sup> at Cloninger Park. If anyone is interested in doing a booth, to speak with Nikki. Set up will be at 3pm, the event kicks off at 5:00pm and last until 7:30pm. Event is free and brings the community together. The following Monday we do a Tools for School from 5:30pm to 7:00pm to give out bookbags and supplies for free. You can drop off bookbags and supplies in the front lobby of the Police Department, the last day to drop off is August 4<sup>th</sup>, by 5:00pm.

Town Manager – A month or so ago we had a billing issue with a third-party company. We received a letter saying that the billing company we used previously has filed for bankruptcy. Will be out of Town at conference for the July Work Session. Few citizens reached out in regard to doing brick pavers by the Veterans Monument. So, more discussion on that to come.

Alderman Withers made a motion to adjourn, seconded by Alderman Milton and carried unanimously (7:29).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**Town of Dallas**  
Budget Amendment

Date: July 8, 2025

Action: Electric Department

Purpose: To appropriate anticipated true up revenues from Duke Power for FY 25

Number: EL-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3550	0000	Electric True Up Revenue	\$650,000	\$911,700	\$261,700
30	8500	9040	Contribution to Capital Reserve	\$650,000	\$911,700	\$261,700
50	3900	0000	Contribution from Electric	\$650,000	\$911,700	\$261,700
50	7000	7500	C/O Land, Building	\$650,000	\$911,700	\$261,700

\_\_\_\_\_  
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 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

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING  
PETITION IN THE TOWN OF DALLAS  
(ADOPTD BY THE DALLAS BOARD OF ALDERMEN (7/08/2025))**

**Whereas**, West Trade Market, LLC/Laura Stroupe, submitted an application for a zoning map amendment to Rezone Parcel ID# 132610 from B-3 Business to Business BC-1; 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 July 8<sup>th</sup>, 2025, and after the hearing, made the following finding:

The proposed rezoning of parcel 132160 to BC-1 from B-3 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Town Center. There are no surrounding areas zoned as BC-1; however, this will add increased potential for new business, therefore, it 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 July 8<sup>th</sup>, 2025, and that that the official zoning map of the Town be amended to reflect this adopted change of Parcel ID# 132610.

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, July 8<sup>th</sup>, 2025.

Attest:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING  
PETITION IN THE TOWN OF DALLAS  
(ADOPTD BY THE DALLAS BOARD OF ALDERMEN (7/08/2025))**

**Whereas**, West Trade Market, LLC/Laura Stroupe, submitted an application for a zoning map amendment to Rezone Parcel ID# ~~132610~~ 132160 from B-3 Business to Business BC-1; 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 July 8<sup>th</sup>, 2025, and after the hearing, made the following finding:

The proposed rezoning of parcel 132160 to BC-1 from B-3 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Town Center. There are no surrounding areas zoned as BC-1; however, this will add increased potential for new business, therefore, it 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 July 8<sup>th</sup>, 2025, and that that the official zoning map of the Town be amended to reflect this adopted change of Parcel ID# ~~132610~~ 132160.

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, July 8<sup>th</sup>, 2025.

Attest:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

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

The proposed rezoning of parcel 132160 to BC-1 from B-3 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Town Center. There are no surrounding areas zoned as BC-1, however, this will add increased potential for new business, therefore, is a reasonable request and in the Town’s best interest.

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

The proposed rezoning of parcel 132160 to BC-1 from B-3 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Town Center. However, there are no surrounding areas zoned as BC-1 and will not be in the Town’s best interest.

Statement Adopted: \_\_\_\_\_

\_\_\_\_\_  
Curtis Wilson, Chairman

\_\_\_\_\_  
Date

## Town of Dallas Zoning Map Amendment (Rezoning) Application

**Town of Dallas**  
Development Services Department  
210 N. Holland Street Dallas,  
NC 28034  
Phone (704) 922-3176, Fax (704) 922-4701

This application must be filed at least thirty (30) days prior to the next scheduled Planning Board Meeting. The application may be submitted in-person, via mail, or digitally to the Town of Dallas Development Services Department at 210 N. Holland Street, Dallas, NC 28034, [dallasplanning@dallasnc.net](mailto:dallasplanning@dallasnc.net). Application shall not be deemed complete until the necessary fee, as defined in the Town of Dallas Fee Schedule, and all required documents are received.

**Conventional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices

**Conditional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices.
- E. 3 copies of Concept Plan along with digital submittal (drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina). a. Concept Plans shall not be accepted if they do not meet the requirements found in 153.072
- F. Traffic Impact Analysis, if required. Refer to Town of Dallas Street and Traffic Standards Policy
- G. Authorized agent verification letter, if applicant is different from the property owner

Town of Dallas Zoning Map Amendment (Rezoning) Application  
Physical Property Address 116 W. Trade St., Dallas, NC 28034 Tax Parcel Number 132160 Lot Size

\_\_\_\_\_

Current Zoning \_\_\_\_\_ B3 \_\_\_\_\_ Requested Zoning BC 1 Conventional \_\_\_\_ X \_\_\_\_  
Conditional \_\_\_\_\_

Property Owner(s) West Trade Market, LLC/Laura Stroupe Owners Address 1503 Old Dallas Rd.,  
Dallas, NC 28034

Phone Number 704-813-8536 Email Address [laura.stroupe@lindsey.edu](mailto:laura.stroupe@lindsey.edu) (attach separate sheet if necessary)

**If different than owner:**

Applicant Name

\_\_\_\_\_

Applicant Address

\_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_ (attach separate sheet if necessary)

Signature of Applicant Laura Stroupe \_\_\_\_\_ Signature

of Owner Laura Stroupe \_\_\_\_\_

**Staff Only:**

Date of completed application \_\_\_\_\_ Received by \_\_\_\_\_

Planning Board Meeting Date \_\_\_\_\_ Public Hearing

MeetingDate \_\_\_\_\_



# TOWN OF DALLAS

210 N. HOLLAND STREET  
DALLAS, NC 28034  
704-922-3176

**June 17<sup>th</sup>, 2025**

Rezoning Application Z-2025-01

To Whom It May Concern,

You are receiving this letter from the Town of Dallas since you are an adjacent property owner to 116 W Trade Street, Dallas, NC 28034. Laura Stroupe, the owner, submitted a conventional rezoning request to rezone parcel #132160 from B-3 to BC-1 to widen the variety of businesses that are allowed.

On July 8<sup>th</sup>, 2025 there will be a public hearing held with the Board of Aldermen at 131 N Gaston Street, Dallas NC 28034 at 6:00pm. 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 or further information, please contact Brittany Beam at (704) 922-3176 x 264 or email [bbeam@dallasnc.net](mailto:bbeam@dallasnc.net).



**Adjacent Property Owners to Parcel 132160**

1. TAP Investments – P.O Box 550961, Gastonia, NC 28055
2. Gerald J Huggins 3503 Merry Oaks Ln, Dallas, NC 28034
3. JREWING LLC (Dallas Tavern and Taphouse) – 2216 Monument Street, Charlotte, NC 28208
4. Dean Carpenter – 3613 Dallas Cherryville Hwy, Dallas, NC 28034
5. Garibaldi Enterprises LLC – 6414 W Wilkinson Blvd, Ste 312 Belmont, NC 28012
6. Optimlife Health – 603 N Oakland Street, Dallas, NC 28034
7. Robinson Auto Brokers – 203 W Trade Street
8. Propert Properties LLC – 613 Neil Street, Gastonia, NC 28052
9. Papas Pizza to Go – Jerry Cloninger P.O Box 817 Dallas, NC 28034
10. Youthful Beauty LLC – 1296 Fenwick Hall Ct, Gastonia, NC 28056
11. Gaston Floral (Haywood Equity Group) P.O Box 458 Gastonia, NC 28053
12. The Pickle Bar & Bistro – Rumble Investments – 1201 Merribrook Dr, Matthews, NC 28105
13. Dogwood State Bank – PO BOX 1097 Walhalla, SC 29691
14. Carothers Holding Company Inc – C/O Property Tax 9<sup>th</sup> Flr PO BOX 130548 Houston, TX 77219
15. Safe Refuge Trust 218 and 107 N Gaston Street – PO Box 141133 Orlando, FL 32814
16. Bellsouth Communications C/O Southern Bell 220 South Street Gastonia, NC 28052
17. Mary Cloninger – 449 Loray Farm Road, Dallas, NC 28034
18. Daniel and Carla Hall – 402 N Holland Street, Dallas, NC 28034
19. C/O LONNIE A WAGONER III 66 SATURDAY RD, MT PLEASANT, SC 29464
20. C/O Michael Smith – 102 E Wilkins Street, Dallas, NC 28034
21. Stephanie Burnham – 401 N College Street, Dallas, NC 28034
22. Theodore Battle and Leslie King (311 N College St) – 1210 W Walnut Avenue, Gastonia, NC 28052
23. Bill Cruse III (309 N College St) - 1812 W Davidson Ave, Gastonia, NC 28052
24. Angela Vizcalla – 307 N College Street, Dallas, NC 28034
25. Benjamin Dorantes (303 N College St) 1655 Village Ct, Gastonia, NC 28054
26. Megan Place – 301 N College Street, Dallas, NC 28034
27. Craig Rider (211 N College St) 5476 Stone Brook Dr, Iron Station, NC 28080
28. Andrew Britton – 209 N College Street, Dallas, NC 28034
29. Jane Stroupe (207 N College St) – 1727 Fairfield Drive, Gastonia, NC 28054
30. SHESAW LLC (205 N College St) – P.O Box 476, Dallas, NC 28034



31. Jerry Scruggs – 805 E Main Street, Dallas, NC 28034
32. Dean and Marie Hooper – 111 N College Street, Dallas, NC 28034
33. Dallas Investment Properties – 3328 Dallas High Shoals Rd, Dallas, NC 28034
34. Todd Barr – 213 Redding Rd, Stanley, NC 28164
35. Gloria Fortner – 116 N Gaston Street, Dallas, NC 28034
36. Zachary & Nicole Margulies – 128 N Gaston Street, Dallas, NC 28034
37. D & Z Enterprise Inc – 4024 York Hwy, Gastonia, NC 28052
38. Christopher Sopher – 113 N Holland Street, Dallas, NC 28034
39. John Beaty II – 114 Tannery Creek Drive, Dallas, NC 28034
40. Thomas and Phyllis Figg – 307 N Holland Street, Dallas, NC 28034

## Staff Report

### Zoning Map Amendment Petition: Z-2025-01

**Applicant:** Laura Stroupe  
**Property:** Parcel #132160  
 116 W Trade St, Dallas, NC  
**Current Zoning District:** B-3

**Authorized Agent:** Laura Stroupe  
**Owner:** Laura Stroupe  
**Requested Zoning District:** BC-1

**Proposed Zoning Map Amendment:** Laura Stroupe, owner of Parcel #132160, has submitted a conventional rezoning request to rezone this parcel from B-3 to BC-1 to accommodate a larger variety of businesses.

**General Location:** The subject property is located in the Town Square and has 42.3 feet of road frontage.

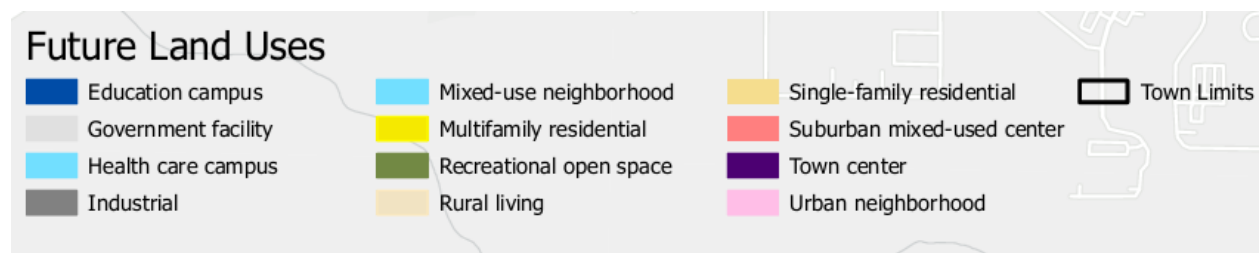
### Area Zoning Map



**Staff Analysis:** Parcel 132160 is a .15-acre lot, currently zoned B-3. The property is located within the Town Limits of Dallas. The zones surrounding the site are B-3, B3-P, and I-1/CU. The adjacent properties around this parcel are majority of businesses. Reason for rezoning request is to accommodate other businesses where B-3 does not allow.

**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, Parcel 132160 is expected to remain at the Town’s Center. Businesses are the majority of the Town’s Center.

**Future Land Use Map 1**



**Staff Recommendation:** Given the surrounding uses of business districts adjacent to this lot currently, the proposed rezoning to BC-1 from B-3, and being consistent with the future land use plan does appear to be the best move forward. Staff does recommend approving the request based on current uses, and potential growth that this zoning will allow for business ventures.

**Minutes**  
**Town of Dallas**  
**Planning Board**  
**Meeting of April 17<sup>th</sup>, 2025**

The meeting was called to order at 6:29pm by Chairman Wilson.

Chairman Wilson led the invocation and Pledge of Allegiance.

**Members Present:** Curtis Wilson – Chairman, Glenn Bratton – Co Chairman, Bradley Goins, Reid Simms, John O’Daly and William Hairston.

**Also Present:** Brittany Beam – Town Planner, Todd Barr – Citizen, Leslie and Teddy King – Citizens, Chandler, Carson, Star, Sarah, Mark, Cassie, Haley all in support of Classy Cassie’s Grooming, and Matt Larusso, Co-Owner of Dallas Tavern and Taphouse.

**Announcements:** Chairman Wilson gave an update on ETJ Member, Troy Traversie, that he is well, and back home and still in rehab with hopes to be strong and present for next month’s Planning Board meeting. Brittany Beam advised the members present that we have one opening for a planning board seat as well as one alternate seat since Thomas Smith is no longer able to serve as he has moved outside of Dallas. William Hairston expressed his interest in being moved over, and Brittany informed the members she will inform the Town Clerk to initiate the formal process. William Hairston informed the members present of his wife’s accident on January 4<sup>th</sup> and that she is now home after many days in the hospital and rehab. Monday the 14<sup>th</sup> she had surgery and she just returned home April 17<sup>th</sup> about 3:00pm and is now recovering. Members expressed they are glad to have him back and Chairman Wilson informed attendees, of Starletta’s name in case anyone had a prayer list to add her to.

**Approval of Agenda:** A motion was made to approve the agenda with no additions or deletions by Bratton, seconded by O’Daly and the motion passed unanimously.

**Approval of Minutes:** A motion was made to approve the January 16<sup>th</sup>, 2025 minutes with corrections to the staff report by Bratton, seconded by Simms and the motion passed unanimously.

**Old Business:** No old business to discuss.

**New Business:**

**A. Rezoning of Parcel 132160**

Ms. Beam presented to the Planning Board and attendees that Laura Stroupe has submitted a conventional rezoning petition to rezone parcel 132160 from B-3 to BC-1 for purposes of leasing out to more business ventures. She informed that staff has review the request and recommend the Planning Board send a recommendation to approve to the Board of Aldermen and that the full analysis could be found in the staff report. She advised that the formal application for rezoning, staff report and statements of consistency and reasonableness could be found attached. She informed the members that along with her application you would find on page number 6, the letter on intent for the new business if rezoning is approved. She explained with the current B-3 zone, dog grooming is not allowed and that Laura explained to me when applying she has someone with established clientele seeking out the space currently and Ms. Beam made aware the owner of Classy Cassie’s Grooming was in

attendance. Chairman Wilson asked, "Once we rezone this to BC-1, what all else is that opening that building up to being put there." Ms. Beam answered that everything within the guidelines of BC-1 can be brought there with the exception of any adult stores or adult entertainment due to all the surrounding churches that are within the radius. She explained that this opens the space for the grooming facility to go there as well as more ventures for retail space where B-3 does not. Bratton asked Ms. Beam if staff had received any opposition, she explained that a couple citizens reached out with questions regarding the mailed notice they received, but no one showed any frustration or doubts with the proposed. She informed members that included within that parcel is the bakery, Cake Me Away. Goins asked, "What specifically excludes the dog grooming, because B-3 does allow veterinary clinics correct? Pet shops could be interpreted as how old pet shops used to sell pets or retail for pet stores. To me dog grooming is like a personal service, like a barber shop or hair salon, you could interpret it that way as well, and that it's a little bit of gray area within the ordinance. That is the way I'm, looking at it, I'm kind of looking at it as a personal service, and I'm wondering if we even need to rezone. Because then it brings it back to if you do rezone, what are you opening it up to. If the churches is the only other stipulation on restricting adult shops, what if the church isn't there in 20 years? What if the church closes down? It's just something to think about. I mean I know the town could step in and stop that, I'm just asking questions, hypothetical questions. When you make a big change, what are the unknowns for the future. But my intent is dog grooming should be allowed to be in that location." Brittany explained that she appreciated Mr. Goins questions, and informed him that she had researched with other jurisdictions of their interpretation, and what they allow/don't allow. Chairman Wilson said, "That's just where we have to make our best decision with the information we have today and if need be make another one in 20 years from now." A motion was made by O'daly for the proposed rezoning of parcel 132160 to BC-1 from B-3 in that it is consistent with the 2030 Comprehensive Land Use Plan to go before the Board of Aldermen, seconded by Goins and the motion passed unanimously.

**Staff Report:** Ms. Beam summarized Z-2025-01 for parcel 132160 and had nothing further.

**Adjournment:** Having no further business, a motion to adjourn was made by Bratton, seconded by Hairston and the motion passed unanimously. The meeting adjourned at 6:45 pm.

## CHAPTER 95: TOWN CEMETERY

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### 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)