

Town of Dallas Board of Aldermen Special Meeting
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Wednesday, June 17th, 2026 6:00 PM



Hayley Beaty, Mayor
Hoyle Withers

Sam Martin, Mayor Pro-Tem
Dale Blythe
Alan Cloninger

-
- 1. Invocation and Pledge of Allegiance to the Flag** *(Please stand for Invocation and remain standing for Pledge of Allegiance)*
 - 2. Motion to Approve Agenda with Additions or Deletions**
 - 3. New Business**
 - A. Annexation - Z-2025-06 Evans Lake/Dallas Stanley Hwy 2
 - B. Rezoning – Z-2025-06 Evans Lake/Dallas Stanley Hwy 22
 - 4. Mayor’s & Aldermen’s Report**
 - 5. Manager’s Report**
 - 6. Adjourn**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Annexation - Z-2025-06 Evans Lake/Dallas Stanley Hwy

AGENDA ITEM NO. 3A

MEETING DATE:6/17/2026

BACKGROUND INFORMATION:

Century Communities Southeast LLC, representing the owners of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934, submitted an annexation petition of approximately 49.6 acres, to be annexed.

This application was submitted along with a rezoning petition Z-2025-06 requesting to establish CD/R-5 (Conditional Single-Family Residential-5).

Staff was directed to investigate the sufficiency of the petition. The petition has been deemed sufficient under the standards of NCGS §160A-31 The petition has been deemed sufficient and the Board set a public hearing for the annexation of the property, per NCGS §160A-31.

The petitioner has updated the requested zoning from CD/R-5 to CD/R-6.

MANAGER RECOMMENDATION: Motion to approve the ordinance extending the corporate limits of the Town of Dallas, for the annexation petition of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934, of approximately 49.6 acres to be annexed, per NCGS §160A-31.

BOARD ACTION TAKEN:

An Ordinance to Extend the Corporate Limits of the Town of Dallas, North Carolina
(Adopted by the Dallas Board of Aldermen 6/17/26)

Ordinance No. 2026-05

Whereas, the Board of Aldermen of the Town of Dallas has been petitioned under G.S. 160A-31 to annex the contiguous area described below, and

Whereas, the Board of Aldermen has directed the Town Clerk to investigate the sufficiency of the petition, and

Whereas, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Dallas Historic Courthouse at 6:00 pm on June 17th, 2026, after due notice, and

Whereas, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31; NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of June 17th, 2026:

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

Commencing at NCGS Monument "Hopeman Trade", said monument having NCGS Coordinates of N: 577,378.32 E: 1,349,219.77, thence N 57°05'07" E – 6607.57 feet to the point of beginning, said point of beginning being an Existing 1" Pipe, said pipe also being a common corner of George R. McGee (4535/834), thence with a common line of McGee S 88° 03' 06" E for a distance of 342.00 feet to an existing 2" Pipe, said pipe being a common corner of Mike D. Smith (4283/1724), thence with the common line of Smith the following 11 calls S 32° 05' 58" W for a distance of 211.25 feet to an existing 2" pipe, thence S 10° 08' 55" E for a distance of 506.62 feet to a point on an existing 2" pipe, thence, S 72° 23' 30" E for a distance of 245.17 feet to an existing 1" pipe, thence, N 39° 13' 49" E for a distance of 88.25 feet to an existing 1" solid iron, thence, N 48° 56' 55" E for a distance of 223.87 feet to an existing #4 rebar, thence, N 74° 46' 30" E for a distance of 75.92 feet to an existing axle, thence, N 74° 17' 10" E for a distance of 73.11 feet to an existing axle, thence, S 88° 14' 33" E for a distance of 62.96 feet to an existing square iron, thence N 30° 28' 45" E for a distance of 302.54 feet to a #5 rebar, thence, N 57° 51'

49" E for a distance of 365.49 feet to a set #4 rebar, thence N 77° 41' 20" E for a distance of 127.40 feet to an existing axle, said axle being a common corner of Dirt Road Properties LLC (4176/2051), thence with the common line of Dirt Road Properties the following 3 calls S 15° 03' 06" E for a distance of 113.28 feet to an existing 1" Pipe, thence S 18° 21' 16" E for a distance of 24.77 feet to an existing #5 rebar, thence N 70° 00' 00" E for a distance of 250.18 feet to an existing RR Spike, said spike being located within the 60' Right of Way of Kiser Dairy Road (SR#1802), thence continuing within the Right of Way of Kiser Dairy Road N 70° 00' 00" E for a distance of 26.82 feet to a point in the centerline of Kiser Dairy Road, thence continuing with the centerline of Kiser Dairy Road the following 3 calls thence, S 14° 41' 56" E for a distance of 25.94 feet to a point, thence

S 13° 26' 55" E for a distance of 38.89 feet to a point, thence, S 12° 21' 38" E for a distance of 52.65 feet to a point, thence leaving the centerline of the road

S 35° 16' 00" W for a distance of 40.89 feet to an existing 1" pipe, said pipe being a common corner of Bhagwati LLC (4976/1291), thence with the common line of Bhagwati LLC following 2 courses thence, S 35° 16' 00" W for a distance of 337.47 feet to an existing #4 rebar, thence S 28° 42' 08" W for a distance of 165.65 feet to an existing 1" pipe, thence continuing S 31° 38' 19" W for a distance of 211.21 feet to an existing 2" pipe, said 2" pipe being a common corner of Kay M. Withers (2538/658), thence continuing with the common line of Withers S 31° 07' 57" W for a distance of 83.32 feet to a 3" pipe, said pipe being a common corner of Walter H. Griggs (1226/766), thence with the common line of Griggs S 31° 45' 18" W for a distance of 77.38 feet to a 1" pipe, said pipe being a common corner Initech Management LLC (5156/1294), thence with the common line of Initech Management the following 3 calls S 31° 15' 31" W for a distance of 232.06 feet to an existing 1" pipe, thence

S 56° 16' 45" W for a distance of 66.90 feet to an existing 1" pipe, thence

S 43° 46' 24" E for a distance of 169.08 feet to an existing 2" pipe, said pipe being located on the Northern Margin of the 60' Public Right of Way of Dallas Stanley Highway (Hwy 275), thence with the North Margin of the Highway the following 8 calls, thence, S 46° 04' 32" W for a distance of 102.82 feet to a set #4 rebar, thence continuing to the beginning of a curve, said curve having a radius of 1424.00 feet, and whose long chord bears S 55° 47' 04" W for a distance of 480.30 feet to a set #4 rebar, thence S 65° 29' 37" W for a distance of 973.31 feet to a set #4 rebar, thence

N 24° 07' 45" W for a distance of 29.78 feet to a set #4 rebar, thence S 65° 39' 04" W for a distance of 94.82 feet to a set #4 rebar, thence, S 65° 27' 59" W for a distance of 60.84 feet to a point on a set #4 rebar, thence, S 65° 03' 30" W for a distance of 123.80 feet to a point in the centerline of the creek, thence with the centerline of the creek the following 15 calls, thence, N 32° 57' 18" W for a distance of 36.15 feet to a point,

thence, N 34° 18' 12" W for a distance of 70.11 feet to a point,

thence, N 06° 10' 17" W for a distance of 41.51 feet to a point,

thence, N 46° 14' 00" E for a distance of 48.78 feet to a point,

thence, N 26° 22' 46" E for a distance of 40.46 feet to a point,

thence, N 11° 05' 42" E for a distance of 45.14 feet to a point,

thence, N 58° 02' 28" W for a distance of 24.27 feet to a point,

thence, S 61° 46' 48" W for a distance of 26.55 feet to a point,

thence, S 33° 00' 25" W for a distance of 46.36 feet to a point,

thence, S 55° 48' 06" W for a distance of 24.53 feet to a point,

thence, N 48° 32' 30" W for a distance of 21.28 feet to a point,

thence, N 14° 12' 52" W for a distance of 41.93 feet to a point,

thence, N 24° 36' 53" W for a distance of 42.96 feet to a point,

thence, N 28° 31' 32" W for a distance of 43.92 feet to a point,

thence, N 52° 33' 41" W for a distance of 29.21 feet to a point, said point being a common corner

of Housing Services Alliance (5408/1266), thence with the common line of the Housing Services Alliance the following 3 calls thence, N 56° 54' 20" E for a distance of 34.52 feet to an existing #4 rebar, thence N 56° 54' 20" E for a distance of 186.36 feet to a set #4 rebar, said rebar being located within the Right of Way of Evans Lake Road (SR#1859), thence continuing within the Right of Way

N 09° 14' 07" E for a distance of 168.59 feet to a set#4 rebar, thence continuing within the Right of Way N 76° 52' 26" E for a distance of 44.60 feet to an existing #4 rebar, said rebar being a common corner of Karen Marie Patterson (4250/480), thence with the common line of Patterson the following 3 calls, thence, N 76° 52' 26" E for a distance of 96.09 feet to an existing 1" pipe, thence, N 11° 56' 02" E for a distance of 289.19 feet to a set#4 rebar, thence S 89° 08' 41" W for a distance of 108.86 feet to a set#4 rebar, said rebar being located on the Eastern Margin of the Right of Way of Evans Lake Road (SR#1859), thence continuing within the Right of Way

S 89° 08' 41" W for a distance of 30.34 feet to a point in the centerline of Evans Lake Road, thence continuing with the centerline of the road N 07° 43' 26" E for a distance of 34.57 feet to a set PK Nail, thence, N 06° 26' 39" E for a distance of 38.27 feet to a Set PK Nail, thence leaving the centerline of the Road N 36° 34' 59" E for a distance of 70.81 feet to a set#4 rebar, said rebar being a common corner of Barry Craig Evans (5461/1011), thence with the common line of Evans the following 2 courses

N 36° 34' 59" E for a distance of 294.65 feet to an 1" solid iron, thence

N 03° 07' 12" W for a distance of 58.63 feet to an existing angle iron, said angle iron being a common corner of Stephen A. Newman (3599/650), thence with the common line of Newman the following 3 courses N 02° 30' 14" W for a distance of 169.78 feet to an existing #4 rebar, thence N 02° 30' 31" W for a distance of 100.86 feet to an existing #4 rebar, thence N 03° 17' 20" W for a distance of 80.16 feet to an existing 1.5" pipe, said pipe being a common corner of Rebecca S. Ramsey (5502/2214), thence with the common line of Ramsey and Diane S. Autry (3127/198)

N 03° 26' 33" W for a distance of 288.34 feet to an existing axle, said axle being a common corner of Lori Bates Totherow (4893/1727), thence with the common line of Totherow N 00° 19' 00" W a distance of 139.82 feet to the point of beginning containing 52.259 AC± in 8 existing parcels of land.

Section 2. Upon and after June 17th, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the Town of Dallas shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 17th day of June, 2026

ATTEST:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

Re: Annexation Century Communities Southeast LLC (169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934)

Town of Dallas Notice of Public Hearing

The Town of Dallas Board of Aldermen have set a special meeting date for public hearing on June 17th, 2026 at 6:00pm at 131 N. Gaston Street, Dallas, NC 28034. This public hearing is set for the annexation and conditional re-zoning petitions for parcels: 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934, of approximately 49.6 acres. All interested persons are invited and encouraged to attend. For those requiring special assistance, please contact Town Hall at (704) 922-3176, at least 48 hours prior to the commencement of the meeting.

May 31, June 7 2026


LWLM0522510

→ 1859 EVANS LAKE RD 100

T&T
MOTORS
COUNTY
ACRES
K&P



Notice of Public Hearing


Z-2025-06
June 17th 2026
Historic Dallas Courthouse
131 N. Gaston Street
Dallas, NC 28234
Contact the Planning Department for Details
704-922-3176

Contact the Planning Department for Details
704-922-3176



TOWN OF DALLAS

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

May 29th, 2026

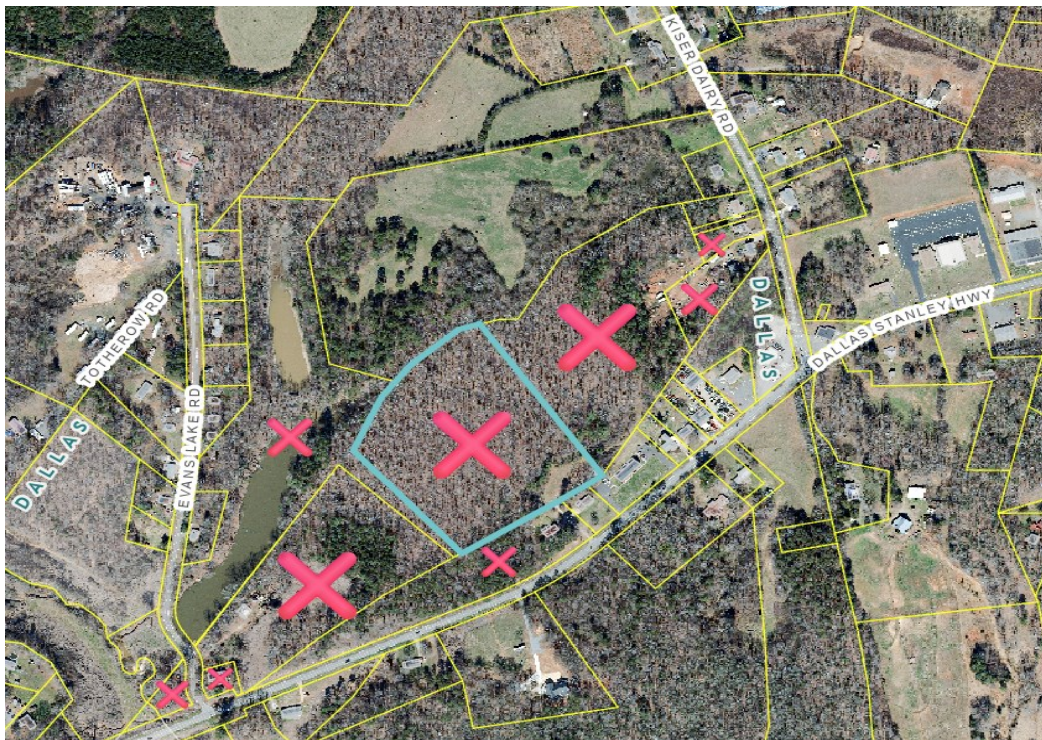
Rezoning Application Z-2025-06

To Whom It May Concern,

You are receiving this letter from the Town of Dallas as a courtesy since you are an adjacent property owner to the following Parcels: 169878, 169879, 169880, 169883, 169945, 169881, 169884, 169933 and 169934. This letter is directly referring to the above-mentioned parcels. Jared Carpenter, on behalf of Century Communities Southeast LLC, has submitted a conditional re-zoning application for the above parcels, currently zoned R-1(Gaston County Residential.) Along with the rezoning application, they have submitted an annexation petition to annex the 9 parcels above into the Town of Dallas limits, with a C-Z(conditional-zoning) R-5(Residential-5) zoning district.

On June 17th 2026, the Board of Aldermen have set a special meeting for the Public Hearing 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 for further information, please contact Brittany Beam at (704) 922-3176 ext 264 or email bbeam@dallasnc.net.



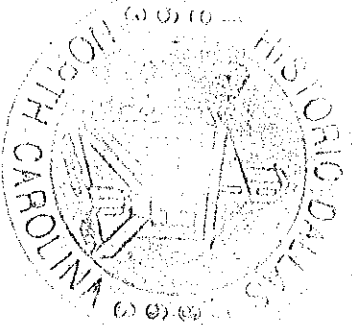
CERTIFICATE OF SUFFICIENCY

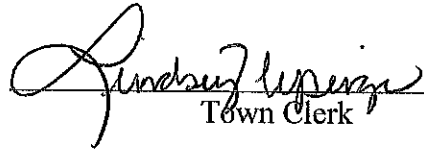
To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Lindsey Tysinger, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 7 Day of April 2020.

SEAL




Town Clerk

Re: Annexation- PID 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934.

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: 10-20-25

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

Current Property Use: Residential Requested Zoning: C-Z R-5

Planned Property Use: 139 Lot Single Family Development

To the Board of Aldermen of the Town of Dallas:

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

Barnes & Evans Property, DALLAS, NC 28034, further identified as

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

169881, 169933, 169880, 169883, 169934, 166945, 169884, 169878 & 169879

Print owner name(s) and information:

Name Terry L. Barnes Phone 704-466-9846

Address 100 Fites Creek Road Mt. Holly, NC 28120

Name Ronald Edwin Barnes Phone 704-922-4495

Address 127 Kiser Dairy Road Dallas, NC 28034

Name Kevin C. Evans Phone 704-813-2986

Address 344 Cape Breton Trail Gastonia, NC 28056

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

See attached Landowner-
Owner's Signature: Builder Agreements Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____

Date: October 21, 2025

To: Mayor and Board of Aldermen
Town of Dallas
210 N. Holland Street
Dallas, NC 28034

Re: Annexation & Rezoning Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as the reasoning for the annexation and zoning map amendment request for parcels 169881, 169933, 169880, 169883, 169934, 166945, 169884, 169878, and 169879. The annexation and zoning map amendment (rezoning) are necessary to support the proposed development of the site within the Town of Dallas.

Currently, the nine parcels are zoned R-1 under Gaston County jurisdiction. The proposed project is immediately adjacent to two existing communities within the Town of Dallas. The Town's Future Land Use Plan, adopted in June 2022, designates these properties for Multifamily Residential and Suburban Mixed-Use Center uses. Therefore, we respectfully request that the Board of Aldermen approve the annexation and zoning map amendment to rezone these parcels to R-5 Conditional Zoning, which is consistent with the Town's adopted planning goals as well as the surrounding land uses.

Sincerely,



Gordon Johnston
Century Communities Southeast, LLC
7401 Carmel Executive Drive
Suite 310
Charlotte, NC 28226

CC:
Miles Wright
Wright & Associates
209 1st Avenue South
Conover, NC 28613

**LANDOWNER-BUILDER
AGREEMENT**

Owner: Kevin & Elizabeth Evans
344 Cape Breton Trail
Gastonia, NC 28056

Date of Agreement: August 27, 2024

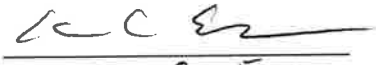

Financially Responsible Party: Century Communities Southeast, LLC.
7401 Carmel Executive Park Drive
Charlotte, NC 28226

Re: Dallas Stanley Highway Subdivision
Dallas Stanley Highway
PID: 169879, 169878, 169884

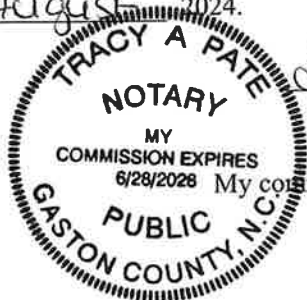
To whom it may concern:

This letter gives Century Communities Southeast, LLC authority to pursue all required zoning, land development, water, sewer, and building permits in relation to the development of Dallas Stanley Highway Subdivision, located on Dallas Stanley Highway in Dallas, Gaston County, NC.

Sincerely,

Signature:  
Name: Kevin C. Evans Elizabeth C. Evans
Title: _____
Company: _____
Address: 344 Cape Breton Trail
Gastonia, NC 28056
Telephone: (704) 813-2906
Email: evanskande@gmail.com

I, Tracy Pate, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Kevin & Elizabeth Evans appeared personally before me this day and being duly sworn to acknowledge that the above form was executed by him/her.
Witness my hand and notarial seal, this 27th day of August, 2024.



Tracy A Pate
(Notary)
My commission expires: 6/28/2028

**LANDOWNER-BUILDER
AGREEMENT**

Owner: Roland & Elizabeth Barnes
127 Kiser Dairy Road
Dallas, NC 28034

Steven Barnes
609 Tracy Lane
Gastonia, NC 28056

Date of Agreement: September 12, 2024

Financially Responsible Party: Century Communities Southeast, LLC.
7401 Carmel Executive Park Drive
Charlotte, NC 28226

Re: Dallas Stanley Highway Subdivision
Dallas Stanley Highway
PID: 169883, 169934, 169945

To whom it may concern:

This letter gives Century Communities Southeast, LLC authority to pursue all required zoning, land development, water, sewer, and building permits in relation to the development of Dallas Stanley Highway Subdivision, located on Dallas Stanley Highway & Kiser Dairy Road in Dallas, Gaston County, NC.

Signatures on the following pages

Signature:

Roland Edwin Barnes

*Elizabeth Barnes by
Roland Edwin Barnes POA*

Name:

Roland & Elizabeth Barnes

Title:

Company:

Address:

Telephone:

Email:

I, Jesus Martell Jardines, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Roland Edwin Barnes appeared personally before me this day and being duly sworn to acknowledge that the above form was executed by him/her.
Witness my hand and notarial seal, this 12th day of September, 2024.



[Signature]
(Notary) My Commission Expires September 27, 2028
My commission expires: _____

Signature: Steven Edwin Barnes
Name: Steven Barnes
Title: _____
Company: _____
Address: _____
Telephone: _____
Email: _____

I, Jesus Martell Jardines, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Steven Edwin Barnes appeared personally before me this day and being duly sworn to acknowledge that the above instrument was executed by him/her.
Witness my hand and notarial seal this 12th day of September, 2024.



[Signature]
(Notary)
My Commission Expires September 27, 2028
My commission expires: September 27, 2028

LANDOWNER-BUILDER
AGREEMENT

Owner: Terry & Becky Barnes
100 Fites Creek Road
Mt. Holly, NC 28120

Date of Agreement: August 22, 2024

Financially Responsible Party: Century Communities Southeast, LLC.
7401 Carmel Executive Park Drive
Charlotte, NC 28226

Re: Dallas Stanley Highway Subdivision
Dallas Stanley Highway
PID: 169880, 169933, 169881

To whom it may concern:

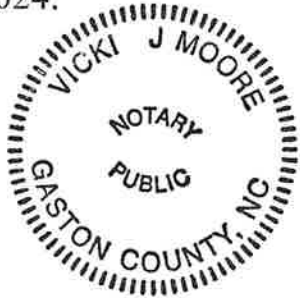
This letter gives Century Communities Southeast, LLC authority to pursue all required zoning, land development, water, sewer, and building permits in relation to the development of Dallas Stanley Highway Subdivision, located on Dallas Stanley Highway & Kiser Dairy Road in Dallas, Gaston County, NC.

Sincerely,

Signature: Terry Barnes Becky Barnes
Name: TERRY BARNES BECKY BARNES
Title: _____
Company: _____
Address: 100 Fites Creek Rd.
Mt. Holly NC 28120
Telephone: 704-466-9846
Email: bbarnes6869@gmail.com

I, Vicki J Moore, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Terry Barnes & Becky Barnes appeared personally before me this day and being duly sworn to acknowledge that the above form was executed by him/her.

Witness my hand and notarial seal, this 22 day of August 2024.



Vicki J Moore
(Notary)

My Commission Expires July 19, 2025

My commission expires: _____

Commencing at NCGS Monument "Hopeman Trade", said monument having NCGS Coordinates of N: 577,378.32 E: 1,349,219.77, thence N 57°05'07" E – 6607.57 feet to the point of beginning, said point of beginning being an Existing 1" Pipe, said pipe also being a common corner of George R. McGee (4535/834), thence with a common line of McGee S 88° 03' 06" E for a distance of 342.00 feet to an existing 2" Pipe, said pipe being a common corner of Mike D. Smith (4283/1724), thence with the common line of Smith the following 11 calls S 32° 05' 58" W for a distance of 211.25 feet to an existing 2" pipe, thence S 10° 08' 55" E for a distance of 506.62 feet to a point on an existing 2" pipe, thence, S 72° 23' 30" E for a distance of 245.17 feet to an existing 1" pipe, thence, N 39° 13' 49" E for a distance of 88.25 feet to an existing 1" solid iron, thence, N 48° 56' 55" E for a distance of 223.87 feet to an existing #4 rebar, thence, N 74° 46' 30" E for a distance of 75.92 feet to an existing axle, thence, N 74° 17' 10" E for a distance of 73.11 feet to an existing axle, thence, S 88° 14' 33" E for a distance of 62.96 feet to an existing square iron, thence N 30° 28' 45" E for a distance of 302.54 feet to a #5 rebar, thence, N 57° 51' 49" E for a distance of 365.49 feet to a set #4 rebar, thence N 77° 41' 20" E for a distance of 127.40 feet to an existing axle, said axle being a common corner of Dirt Road Properties LLC (4176/2051), thence with the common line of Dirt Road Properties the following 3 calls S 15° 03' 06" E for a distance of 113.28 feet to an existing 1" Pipe, thence S 18° 21' 16" E for a distance of 24.77 feet to an existing #5 rebar, thence N 70° 00' 00" E for a distance of 250.18 feet to an existing RR Spike, said spike being located within the 60' Right of Way of Kiser Dairy Road (SR#1802), thence continuing within the Right of Way of Kiser Dairy Road N 70° 00' 00" E for a distance of 26.82 feet to a point in the centerline of Kiser Dairy Road, thence continuing with the centerline of Kiser Dairy Road the following 3 calls thence, S 14° 41' 56" E for a distance of 25.94 feet to a point, thence S 13° 26' 55" E for a distance of 38.89 feet to a point, thence, S 12° 21' 38" E for a distance of 52.65 feet to a point, thence leaving the centerline of the road S 35° 16' 00" W for a distance of 40.89 feet to an existing 1" pipe, said pipe being a common corner of Bhagwati LLC (4976/1291), thence with the common line of Bhagwati LLC following 2 courses thence, S 35° 16' 00" W for a distance of 337.47 feet to an existing #4 rebar, thence S 28° 42' 08" W for a distance of 165.65 feet to an existing 1" pipe, thence continuing S 31° 38' 19" W for a distance of 211.21 feet to an existing 2" pipe, said 2" pipe being a common corner of Kay M. Withers (2538/658), thence continuing with the common line of Withers S 31° 07' 57" W for a distance of 83.32 feet to a 3" pipe, said pipe being a common corner of Walter H. Griggs (1226/766), thence with the common line of Griggs S 31° 45' 18" W for a distance of 77.38 feet to a 1" pipe, said pipe being a common corner Initech Management LLC (5156/1294), thence with the common line of Initech Management the following 3 calls S 31° 15' 31" W for a distance of 232.06 feet to an existing 1" pipe, thence S 56° 16' 45" W for a distance of 66.90 feet to an existing 1" pipe, thence

S 43° 46' 24" E for a distance of 169.08 feet to an existing 2" pipe, said pipe being located on the Northern Margin of the 60' Public Right of Way of Dallas Stanley Highway (Hwy 275), thence with the North Margin of the Highway the following 8 calls, thence, S 46° 04' 32" W for a distance of 102.82 feet to a set #4 rebar, thence continuing to the beginning of a curve, said curve having a radius of 1424.00 feet, and whose long chord bears S 55° 47' 04" W for a distance of 480.30 feet to a set#4 rebar, thence S 65° 29' 37" W for a distance of 973.31 feet to a set#4 rebar, thence N 24° 07' 45" W for a distance of 29.78 feet to a set#4 rebar, thence S 65° 39' 04" W for a distance of 94.82 feet to a set#4 rebar, thence, S 65° 27' 59" W for a distance of 60.84 feet to a point on a set#4 rebar, thence, S 65° 03' 30" W for a distance of 123.80 feet to a point in the centerline of the creek, thence with the centerline of the creek the following 15 calls, thence, N 32° 57' 18" W for a distance of 36.15 feet to a point, thence, N 34° 18' 12" W for a distance of 70.11 feet to a point, thence, N 06° 10' 17" W for a distance of 41.51 feet to a point, thence, N 46° 14' 00" E for a distance of 48.78 feet to a point, thence, N 26° 22' 46" E for a distance of 40.46 feet to a point, thence, N 11° 05' 42" E for a distance of 45.14 feet to a point, thence, N 58° 02' 28" W for a distance of 24.27 feet to a point, thence, S 61° 46' 48" W for a distance of 26.55 feet to a point, thence, S 33° 00' 25" W for a distance of 46.36 feet to a point, thence, S 55° 48' 06" W for a distance of 24.53 feet to a point, thence, N 48° 32' 30" W for a distance of 21.28 feet to a point, thence, N 14° 12' 52" W for a distance of 41.93 feet to a point, thence, N 24° 36' 53" W for a distance of 42.96 feet to a point, thence, N 28° 31' 32" W for a distance of 43.92 feet to a point, thence, N 52° 33' 41" W for a distance of 29.21 feet to a point, said point being a common corner of Housing Services Alliance (5408/1266), thence with the common line of the Housing Services Alliance the following 3 calls thence, N 56° 54' 20" E for a distance of 34.52 feet to an existing #4 rebar, thence N 56° 54' 20" E for a distance of 186.36 feet to a set#4 rebar, said rebar being located within the Right of Way of Evans Lake Road (SR#1859), thence continuing within the Right of Way N 09° 14' 07" E for a distance of 168.59 feet to a set#4 rebar, thence continuing within the Right of Way N 76° 52' 26" E for a distance of 44.60 feet to an existing #4 rebar, said rebar being a common corner of Karen Marie Patterson (4250/480), thence with the common line of Patterson the following 3 calls, thence, N 76° 52' 26" E for a distance of 96.09 feet to an existing 1" pipe, thence, N 11° 56' 02" E for a distance of 289.19 feet to a set#4 rebar, thence S 89° 08' 41" W for a distance of 108.86 feet to a set#4 rebar, said rebar being located on the Eastern Margin of the Right of Way of Evans Lake Road (SR#1859), thence continuing within the Right of Way S 89° 08' 41" W for a distance of 30.34 feet to a point in the centerline of Evans Lake Road, thence continuing with the centerline of the road N 07° 43' 26" E for a distance

of 34.57 feet to a set PK Nail, thence, N 06° 26' 39" E for a distance of 38.27 feet to a Set PK Nail, thence leaving the centerline of the Road N 36° 34' 59" E for a distance of 70.81 feet to a set#4 rebar, said rebar being a common corner of Barry Craig Evans (5461/1011), thence with the common line of Evans the following 2 courses N 36° 34' 59" E for a distance of 294.65 feet to an 1" solid iron, thence N 03° 07' 12" W for a distance of 58.63 feet to an existing angle iron, said angle iron being a common corner of Stephen A. Newman (3599/650), thence with the common line of Newman the following 3 courses N 02° 30' 14" W for a distance of 169.78 feet to an existing #4 rebar, thence N 02° 30' 31" W for a distance of 100.86 feet to an existing #4 rebar, thence N 03° 17' 20" W for a distance of 80.16 feet to an existing 1.5" pipe, said pipe being a common corner of Rebecca S. Ramsey (5502/2214), thence with the common line of Ramsey and Diane S. Autry (3127/198) N 03° 26' 33" W for a distance of 288.34 feet to an existing axle, said axle being a common corner of Lori Bates Totherow (4893/1727), thence with the common line of Totherow N 00° 19' 00" W a distance of 139.82 feet to the point of beginning containing 52.259 AC± in 8 existing parcels of land.

CITY CLERK CERTIFICATION

TOWN CLERK FOR THE TOWN OF DALLAS,
CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN OF DALLAS TOWN COUNCIL ON _____ DATE _____

CITY CLERK _____ DATE _____

OWNERSHIP CERTIFICATE

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF GASTON COUNTY.

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

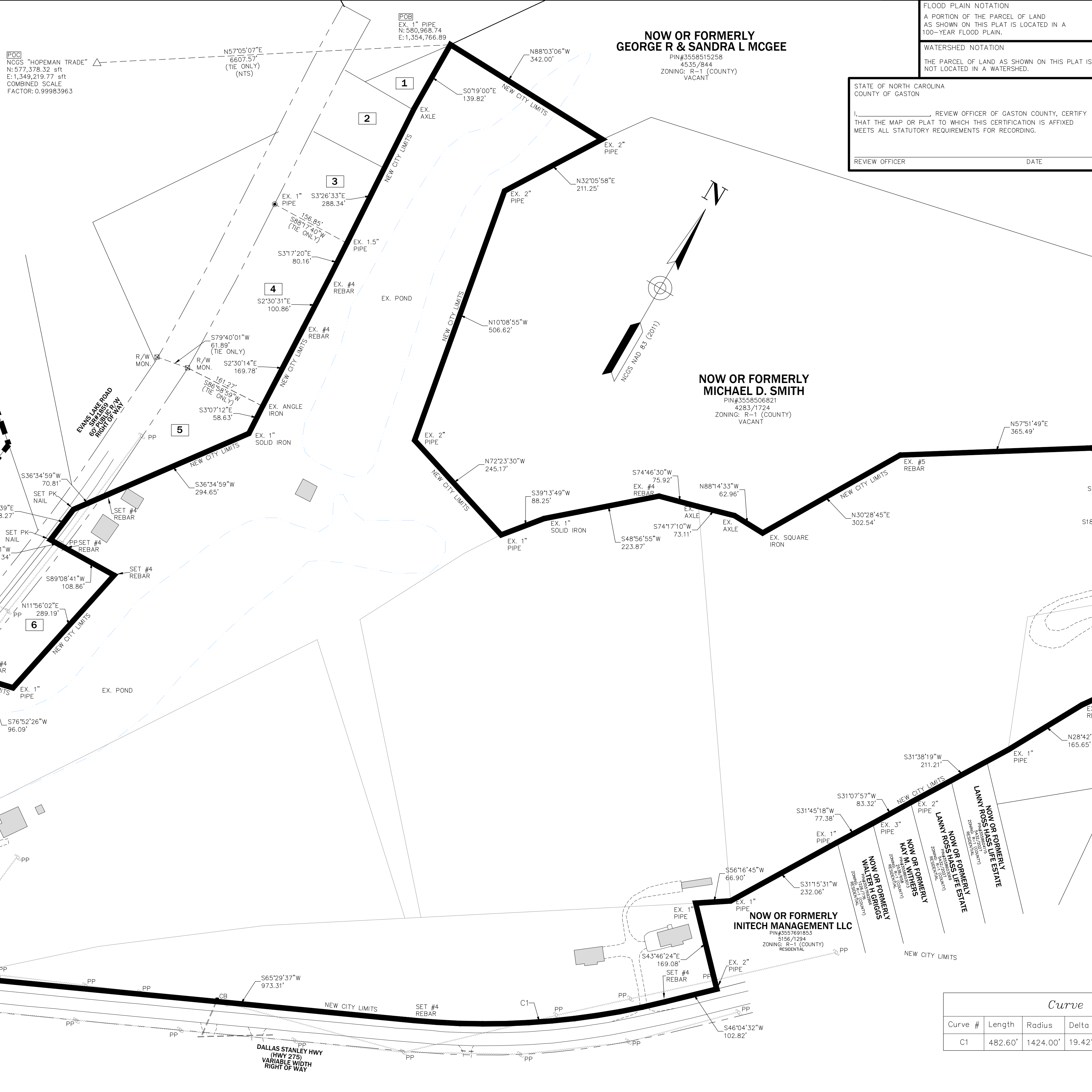
SUBDIVISION ADMINISTRATOR _____ DATE _____
DALLAS, NORTH CAROLINA

CERTIFICATE OF ANNEXATION

AREA ANNEXED INTO THE CORPORATE LIMITS OF THE TOWN OF DALLAS, NC BY ORDINANCE NUMBER _____ ADOPTED BY THE BOARD OF ALDERMAN ON _____ WITH AN EFFECTIVE DATE OF _____

I, HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN GASTON COUNTY.

MAYOR, TOWN OF DALLAS _____ DATE _____



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 PARCEL OF LAND AS SHOWN ON THIS PLAT IS NOT LOCATED IN A WATERSHED.

STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____ REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

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

OCTOBER 20, 2025

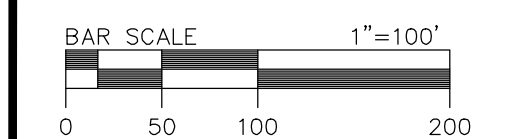
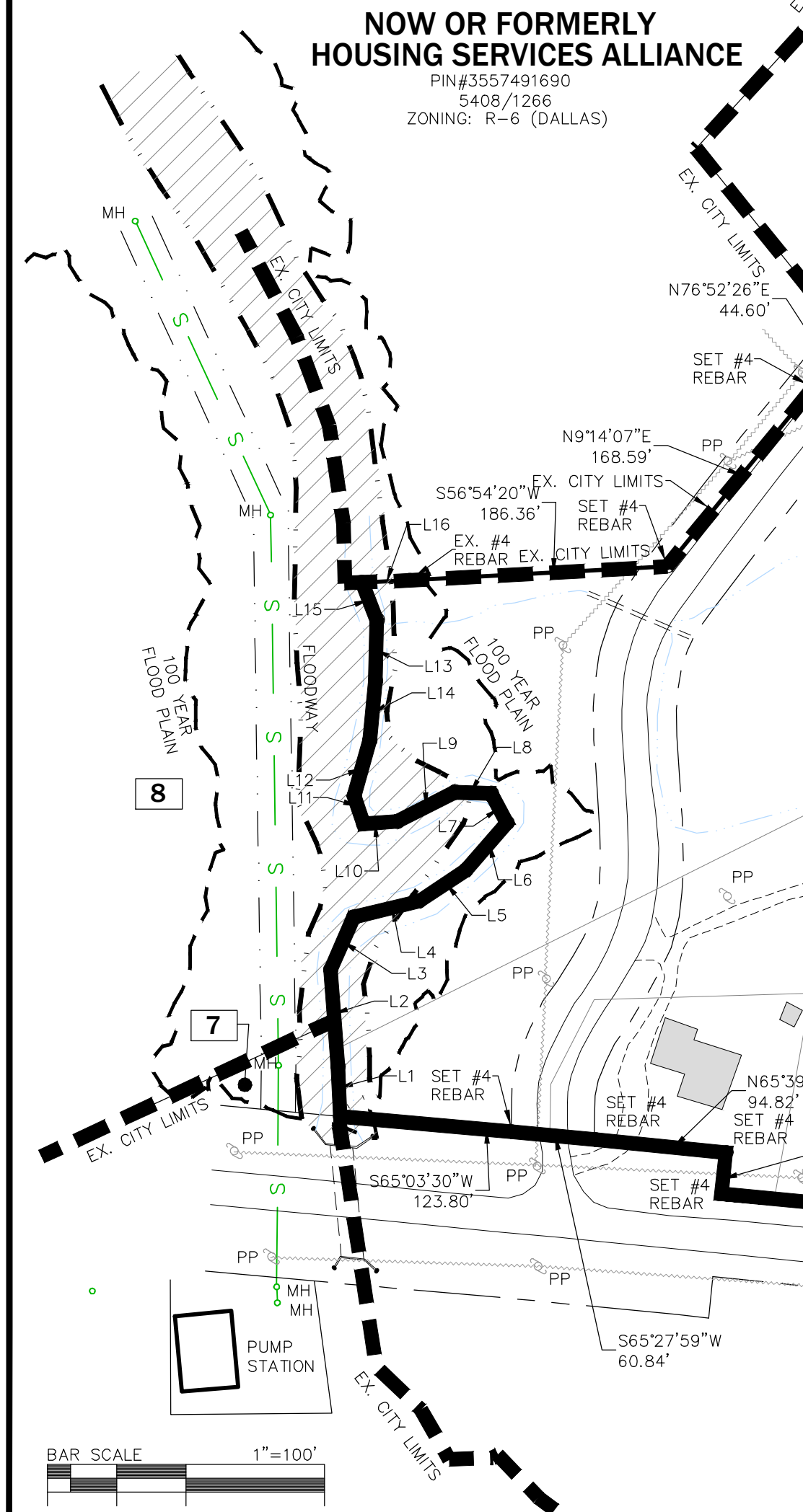
52.259 ACRES± TOTAL
AREA BY DOUBLE MERIDIAN DISTANCE
DALLAS TOWNSHIP
GASTON COUNTY, NORTH CAROLINA

OWNERS: TERRY L BARNES
100 FITES CREEK ROAD
MT. HOLLY, NC 28120
RONALD BARNES
1274 KISER DABY ROAD
DALLAS, NC 28034
KEVIN EVANS
344 CAPE BRETON TRAIL
GASTONIA, NC 28056

EXISTING ZONING CLASS: R-1 (COUNTY)
PROPOSED ZONING CLASS: R-5 (CITY)

PARCEL #S : 169981, 169933, 169880, 169883, 169934,
169945, 169884, 169878 & 169879
DEED BOOK: 5317-362; 2927-19; 1264-696;
1747-878; 4384-2236; 5484-95.

- 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.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED
- #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	482.60'	1424.00'	19.42'	N55°47'04"E	480.30'

Parcel Line Table

Line #	Length	Direction
L1	36.15'	S32°57'18"E
L2	70.11'	S34°18'12"E
L3	41.51'	S6°10'17"E
L4	48.78'	S46°14'00"W
L5	40.46'	S26°22'46"W
L6	45.14'	S11°05'42"W
L7	24.27'	S58°02'28"E
L8	26.55'	N61°46'48"E
L9	46.36'	N33°00'25"E
L10	24.53'	N55°48'06"E
L11	21.28'	S48°32'30"E
L12	41.93'	S14°12'52"E
L13	43.92'	S28°31'32"E
L14	42.96'	S24°36'53"E
L15	29.21'	N52°33'41"W
L16	34.52'	S56°54'20"W

LEGEND

- = SIP (SET IRON PIN)
- = #4 CAPPED REBAR
- = EIP (EX. IRON PIN)
- = #4 REBAR OR AS DESC.
- × = NO PHYSICAL CORNER SET OR FOUND
- △ = NCGS MONUMENT
- = LINES NOT SURVEYED
- - - = TIE LINES
- - - - - = RIGHT OF WAY
- = PROPERTY LINE

WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-4053
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

SURVEYED BY: MILES A. WRIGHT, PLS.
LICENSE NUMBER L5256

DATE: OCTOBER 20, 2025

APPROVED BY: MAW FILE: 1538-009

SCALE: 1" = 100'

REVISION:

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 5317 PAGE 362, 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 20TH DAY OF OCTOBER, A.D., 2025.

Miles A. Wright
SURVEYOR
L-5256
LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Miles A. Wright
PLS
LICENSE NO. = L-5256



NO.	PARCEL NO.	OWNER	DEED BOOK	PAGE	EX USE	EX ZONING
1	169896	LORI BATES TOTHEROW	4883	1727	VACANT	R-1
2	202219	DIANES AURTY	3127	198	RESIDENTIAL	R-1
3	169895	REBECCA S RAMSEY	5502	2214	RESIDENTIAL	R-1
4	169894	STEPHEN A NEWMAN	3569	650	RESIDENTIAL	R-1
5	169897	BARRY CRAIG EVANS	5461	1011	RESIDENTIAL	R-1
6	169877	KAREN MARIE PATTERSON	4250	480	RESIDENTIAL	R-1
7	309133	HDP DAVIS HILLS LLC	99	23	VACANT	R-6
8	169873	MICHELLE FALLS	4785	102	RESIDENTIAL	R-1

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rezoning – Z-2025-06 Evans Lake/Dallas Stanley Hwy

AGENDA ITEM NO. 3B

MEETING DATE:6/17/2026

BACKGROUND INFORMATION:

Century Communities Southeast LLC, representing the owners of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934, submitted a rezoning petition Z-2025-06 requesting to establish CD/R-5 (Conditional Single-Family Residential-5).

Staff have reviewed the request, and the full analysis can be found in the following Staff Report. Attached are the application, staff report, adjacent property owners list and the statements of consistency and reasonableness.

The public hearing notice was published in accordance with NCGS §160D-601, property was posted, and adjacent owners were notified by mail.

The petitioner has updated the requested zoning from CD/R-5 to CD/R-6.

MANAGER RECOMMENDATION: Motion to approve the Consistency Statement and Adopt the Zoning Map Amendment request to rezone the parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934 per NCGS §160D-601.

BOARD ACTION TAKEN:

ORDINANCE NO. Z-2025-06

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF DALLAS, NORTH CAROLINA

WHEREAS, the Board of Aldermen of the Town of Dallas is authorized pursuant to Chapter 160D of the North Carolina General Statutes to amend the Official Zoning Map; and

WHEREAS, a rezoning petition was submitted by Century Communities Southeast LLC, representing the owners of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934, requesting to establish CD/R- 6(Conditional Single-Family Residential-5); and

WHEREAS, the Town of Dallas Planning Board reviewed the rezoning petition and voted 4–3 to recommend denial of the request, finding the petition to not be reasonable and not in the public interest based upon the information presented in the staff analysis, and further finding the request to be neither consistent nor inconsistent with the Town of Dallas 2030 Land Use Plan; and

WHEREAS, the Board of Aldermen held a duly advertised public hearing on the proposed rezoning on the 17th day of June, 2026, in accordance with N.C.G.S. § 160D-601 and § 160D-602; and

WHEREAS, the Board of Aldermen finds that the proposed zoning map amendment is neither consistent nor inconsistent with the Town of Dallas 2030 Land Use Plan and further finds the petition to be reasonable and in the public interest based upon the information presented in the staff analysis; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina, that the above-referenced rezoning petition is hereby approved and the Official Zoning Map of the Town of Dallas is hereby amended to reflect the zoning classification change described herein.

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, June 17th, 2026.

Attest:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

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

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

Conventional Submittals:

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

Conditional Submittals:

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

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 659 Dallas Stanley Hwy

Tax Parcel Number See attached Lot Size 49.6 Ac

Current Zoning R-1 (County) Requested Zoning C-Z R-5

Conventional Conditional X

Property Owner(s) See attached

Owners Address See attached

Phone Number See attached Email Address See attached
(attach separate sheet if necessary)

If different than owner:

Applicant Name Century Communities Southeast LLC

Applicant Address 7401 Carmel Executive Park Dr: Suite 310 Charlotte, NC 28226

Phone Number 704-285-5404 Email Address jared.carpenter@centurycommunities.com
(attach separate sheet if necessary)

Signature of Applicant 

Signature of Owner See attached Landowner-Builder Agreements

Staff Only:

Date of completed application _____ Received by _____

Planning Board Meeting Date _____

Public Hearing Meeting Date _____

Owners:

Terry L. Barnes 704-466-9846
100 Fites Creek Road bbarnes6869@gmail.com
Mt. Holly, NC 28120

Ronald Edwin Barnes 704-922-4495
127 Kiser Dairy Road barnes3636@gmail.com
Dallas, NC 28034

Kevin C. Evans 704-813-2986
344 Cape Breton Trail evanskande@gmail.com
Gastonia, NC 28056

PID#'s: 169881, 169933, 169880, 169883, 169934, 166945, 169884, 169878 & 169879

Date: October 21, 2025

To: Mayor and Board of Aldermen
Town of Dallas
210 N. Holland Street
Dallas, NC 28034

Re: Annexation & Rezoning Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as the reasoning for the annexation and zoning map amendment request for parcels 169881, 169933, 169880, 169883, 169934, 166945, 169884, 169878, and 169879. The annexation and zoning map amendment (rezoning) are necessary to support the proposed development of the site within the Town of Dallas.

Currently, the nine parcels are zoned R-1 under Gaston County jurisdiction. The proposed project is immediately adjacent to two existing communities within the Town of Dallas. The Town's Future Land Use Plan, adopted in June 2022, designates these properties for Multifamily Residential and Suburban Mixed-Use Center uses. Therefore, we respectfully request that the Board of Aldermen approve the annexation and zoning map amendment to rezone these parcels to R-5 Conditional Zoning, which is consistent with the Town's adopted planning goals as well as the surrounding land uses.

Sincerely,



Gordon Johnston
Century Communities Southeast, LLC
7401 Carmel Executive Drive
Suite 310
Charlotte, NC 28226

CC:
Miles Wright
Wright & Associates
209 1st Avenue South
Conover, NC 28613



MEMO

To: Board of Alderman
From: Stuart Valzonis, Planning Director
Date: 06/17/2026
Re: Z-2025-06 – Century Communities Southeast, LLC

1. Summary of Request

The petitioner requests to establish a zoning of approximately 49.6 acres located along Dallas Stanley Highway to the CD/R-6 (Conditional, Single-Family Residential) Zoning District.

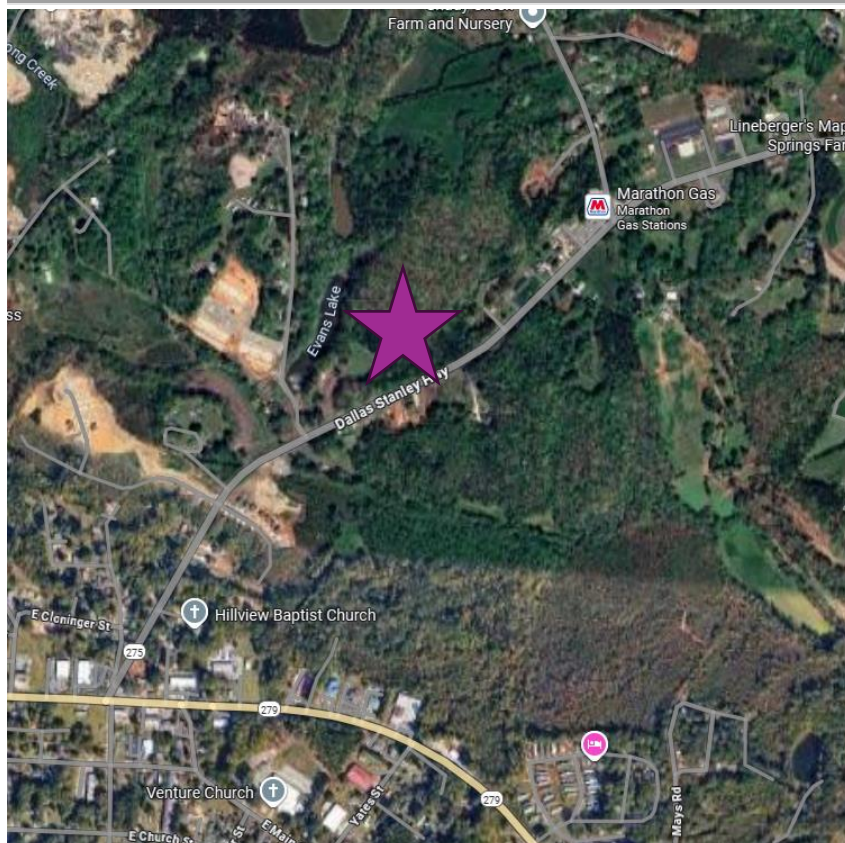
Parcel ID: 169881, 169933, 169883, 169880, 169934, 166945, 169884, 169878, & 169879

Owner(s): Terry L. Barnes, Ronald Edwin Barnes, and Kevin C. Evans

Petitioner: Century Communities Southeast, LLC

2. Site Description

The site (denoted by a purple star) is located along the west side of Dallas Stanley Highway, east of Evans Lake Road. The site is currently an undeveloped wooded lot and is surrounded by a mix of light industrial, single-family and multi-family residential uses.

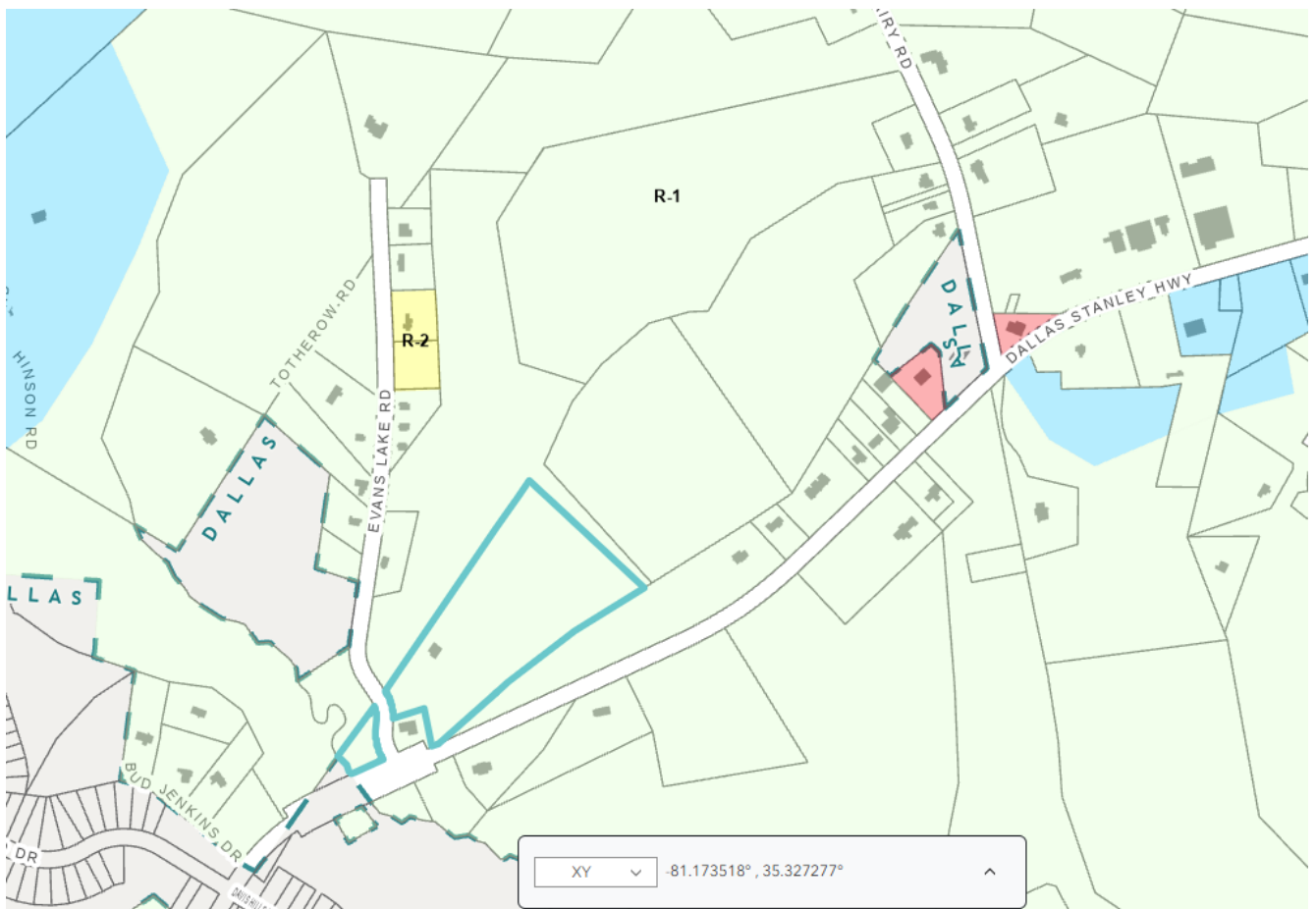


3. Planning Staff Review

- **Proposed Request Details**

- This is a conditional rezoning petition with an attached site plan.
- Permits single-family uses only.
- All lots shall have a minimum lot width of 60 feet and a minimum side yard setback of 10 feet.
- Commits to a 5-foot concrete sidewalk on both sides of the road.
- Maximum allowed units: 115
- Improved opens space to include a natural walking trail.
- Developer commits to construct an eastbound turning lane on Dallas Stanley Highway with 100' of storage.
- See written consent for zoning conditions form for all written conditions.

- **Existing Zoning**



- The properties are currently zoned, R-1(Single-Family Limited) under the Gaston County UDO.
- **Future Land Use Map**
 - The *2030 Future Land Use Map* recommends Multi-Family Residential, Suburban Mixed-Use Center, and Recreational Open Space for the site. However, the site is

located outside of the Towns Extraterritorial Jurisdiction (ETJ) and for the purposes of the *2030 Comprehensive Land Use Plan* study area is categorized as “Planning Area”.

- If approved the rezoning would amend the Future Land Use Map from Multi-Family Residential, Suburban Mixed-Use Center, and Recreational Open Space to Single-Family Residential.
- The Gaston County *2035 Comprehensive Land Use Map* recommends the Rural Community Future Land Use. “Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway.”

4. Site History

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

5. Staff Observations

Plan Consistency

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

Rationale

- The site is outside of the Towns zoning and planning jurisdiction.
- The petition would be consistent with the future land use assigned by Gaston County.
- The conditional zoning only permits single-family housing and could allow for a consistent development pattern with the surrounding community.
- The developer is preserving 46% of site as open space.

6. Planning Board Recommendation

In a 4-3 decision, the Planning Board recommended” to deny the petition as it was found to be neither consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis and because the 2030 Future Land Use Map recommends Suburban Mixed-Use Center and the site is outside the Town’s ETJ. Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and because this development is not what the neighboring residents desire.”

To Approve:

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

- The site is outside of the Towns ETJ.

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

- (To be explained by the Board of Alderman)

To Deny:

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

- The *2030 Future Land Use Map* recommends Suburban Mixed-Use Center
- The site is outside of the Towns ETJ.

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

- (To be explained by the Board of Alderman)



Written Consent for Zoning Conditions

The petitioner hereby expressly consents to all zoning conditions listed in this report and attached to this as Exhibit A:

ATTEST:


Authorized agent/property owner

GORDON JOHNSTON
Print Name

6/11/2026
Date

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The development depicted on this rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
2. The maximum number of permitted lots shall not exceed 115 units.
3. All lots shall have a minimum width of 60 feet, as measured at the front setback, and minimum side yard setbacks of 10 feet, resulting in a minimum separation of 20 feet between homes throughout the community.
4. The site plan presently depicts approximately 23.29 acres of open space. The Town of Dallas requires a minimum of 7.83 acres of open space.
5. The site plan presently depicts approximately 2.63 acres of improved open space. The Town of Dallas requires a minimum of 1.56 acres of improved open space.
6. All common open space areas within the community shall be maintained by the neighborhood Homeowners Association (HOA).
7. The proposed development shall comply with all applicable requirements and regulations of the Town of Dallas and, where applicable, Gaston County and the State of North Carolina.
8. Internal roads at 50' right-of-way and are to be publicly owned, operated and maintained by the Town of Dallas. All internal streets will have a 5-foot (5') sidewalk installed on both sides of the streets. Sidewalk will be within the right-of-way to allow for future maintenance by the Town of Dallas.
9. Developer shall be responsible for constructing an eastbound left turn lane on Dallas Stanley Highway, with 100' of storage and appropriate taper.
10. Required stream buffers shall be maintained in accordance with Section 6.74 of the NCDEQ SE&SC Design Manual.
11. No identical front house elevations shall be permitted on adjacent lots.
12. The developer shall install a playground, pocket parks/common open space areas, and a natural surface walking trail with a minimum width of five (5) feet, as generally depicted on the approved plan. Exact trail location will be determined at time of construction so as to work with the general topography and layout of the site.
13. "No Parking" signs shall be installed throughout the development as appropriate.
14. A minimum of four (4) off-street parking spaces shall be provided per dwelling unit, including enclosed and unenclosed spaces.
15. Developer shall provide two parking areas, as generally depicted on the site plan, to provide additional resident parking.
16. The developer shall obtain a driveway permit from NCDOT for the entrance into the community.

17. The developer shall extend Town of Dallas water, sewer, and electrical utilities to the site at the developer's expense. The development shall be served by Town-provided water, sewer, and electric utilities.
18. All electrical lines serving the development shall be installed underground. The developer shall coordinate with the Dallas Electrical Department as required.
19. Any off-site utility easements necessary to provide utilities to the site shall be obtained by the developer, at the developer's expense, prior to approval of construction plans, issuance of permits, or commencement of construction.