

**Town of Dallas Board of Aldermen Regular Meeting  
Dallas Historic Courthouse, 131 N. Gaston St. Dallas  
Tuesday, May 12<sup>th</sup>, 2026, 6:00 PM**



Hayley Beaty, Mayor                      Sam Martin, Mayor Pro-Tem  
Frank Milton                                Dale Blythe  
Hoyle Withers                              Alan Cloninger

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- 1. Invocation and Pledge of Allegiance to the Flag**
  - 2. Motion to Approve Agenda with Additions or Deletions**
  - 3. Motion to Approve Minutes**
    - A. April 14 Regular Meeting, and April 28 Work Session Minutes 2
  - 4. Recognition of Citizens: Time set by Mayor**
    - A. Glenn Bratton
    - B. Students of the Month – Carr Elementary
    - C. Proclamation - Peace Officers Memorial Day and National Police Week
    - D. Proclamation - National Public Works Week
  - 5. Motion to Approve Consent Agenda**
    - A. Written Off Accounts 6
  - 6. Public Hearings**
    - A. None
  - 7. Old Business**
    - A. None
  - 8. New Business**
    - A. Set Public Hearing - Z-2025-06 Certificate of Sufficiency 9
    - B. Set Public Hearing - Rezoning – Z-2025-06 Evans Lake/Dallas Stanley Hwy 23
    - C. Set Public Hearing – 2026-2027 Proposed Fiscal Year Budget and Fee Schedule 32
  - 9. Mayor & Aldermen’s Report**
  - 10. Manager’s Report**
  - 11. Closed Session:**
  - 12. Adjourn**

**MINUTES FOR BOARD OF ALDERMEN MEETING**  
**March 10<sup>th</sup>, 2026**  
**6:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lindsey Tysinger, Town Clerk; Tom Hunn, Town Attorney; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Brittany Beam, Planner; Willie Smith, Electric Director; Matt Kanupp, Assistant Fire Chief; and Captain Fleming.

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

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

**Approval of Agenda:**

Alderman Cloninger made a motion to approve the agenda as amended with deletions of item 8A and item 8B and additions of item 5B Audit Contract Approval for Fiscal Year 2025-26, and item 5C Budget Amendment – P&R Sponsorship, seconded by Alderman Blythe and carried unanimously.

**Approval of Minutes:**

Alderman Martin motioned to approve the minutes from the March 10 Regular Meeting, and March 24 Work Session Minutes, seconded by Alderman Milton and carried unanimously.

**Recognition of Citizens:**

Steve D’Avria, of Gaston Business Association, thanked the Town for allowing them to be a stronger partner with our business association in the Town of Dallas.

Glenn Bratton, Dallas Resident, spoke of his concerns within the Dallas Police Department and the Town of Dallas. Bratton asked the Board when are these issues going to be addressed.

Lauren Stefaniak, Principal of Carr Elementary presented the Students of the Month.

Melissa Demond and Dawn Ortez, Property manager and Assistant of the Leonard Green Apartments, came to introduce themselves and announce they are open for business.

Crystal Jenkins, Dallas Resident, representing the neighbors on Dallas Stanley Highway, Kiser Dairy Road and residents of Dallas. Concerns have been raised on the proposed development by Century Homes.

Mike Fields, Dallas Resident, thanked the Board and Staff for their hard work.

Curtis Wilson, Dallas Resident, Prayed over Town.

Mayor Beaty read the proclamation for the 57th Annual Professional Municipal Clerks Week. **(Attachment 1)**

Alderman Milton read the International Firefighters’ Day proclamation. **(Attachment 2)**

Alderman Blythe read the National Lineworker Appreciation Day proclamation. **(Attachment 3)**

**Consent Agenda:**

5A - Budget Amendments – Civic Bldg. Repairs **(Attachment 4)**

5B - Audit Contract Approval for Fiscal Year 2025-26

5C - Budget Amendment – P&R Sponsorship (**Attachment 5**)

Alderman Martin made a motion to approve the consent agenda, seconded by Alderman Milton, and carried unanimously.

**Public Hearing:**

6A - Re-Zoning Petition Z-2026-01 Holy Communion Lutheran Church (**Attachment 6**)

Tanner & McConnaughey, P.A on behalf of Holy Communion Lutheran Church, have submitted a conventional re-zoning petition for the property located at 103 W Church Street Dallas, NC 28034. The site is currently split zoned. One portion of the site is zoned B3-P(Central Business District Perimeter) and the other portion of the site is zoned R-8 (Single-Family Residential). Staff has reviewed the petition application and find that the site is consistent with the Town of Dallas Future Land Use Map, and a rezoning would eliminate the split zoning, simplifying future development and enforcement and reducing complications. The public hearing notice was published in accordance with NCGS §160D-601, property was posted, and adjacent owners were notified by mail. Attached are the application, staff report, adjacent property owners list and the statements of consistency and reasonableness.

Alderman Milton made a motion to go into Public Hearing, seconded by Alderman Martin, and carried unanimously.

Planning Director presented item 6A, explained the reasoning for the rezoning is due to the property being split zoned, which makes establishing rules for split zoned properties difficult.

No Public Comment

Alderman Martin made a motion to go out of Public Hearing, seconded by Alderman Blythe, and carried unanimously.

Alderman Withers made a motion to approve the Consistency Statement and Adopt the Zoning Map Amendment request to rezone the parcel 132487, seconded by Alderman Martin, and carried unanimously.

**New Business:**

8A - Set Public Hearing - Z-2025-06 Certificate of Sufficiency (**Removed**)

8B - Set Public Hearing - Rezoning – Z-2025-06 Evans Lake/Dallas Stanley Hwy (**Removed**)

8C - April 28 Work Session Meeting Time Change

Change the time of the April 28th Work Session to 4:00pm to allow for sufficient time for in-depth discussion of the upcoming Fiscal Year 2026-2027 Budget.

Alderman Blythe made a motion to amend the meeting start time for the April 28th Work Session, seconded by Alderman Martin, and carried unanimously.

8D - § 91.02 Noises Expressly Prohibited (**Attachment 7**)

At the November 12th Board Meeting, Staff was tasked with reviewing the noise ordinance, identifying issues, and gathering facts. They are to present copies of the ordinance and recommendations at the next work session for the Board's review. Town staff have been reviewing the existing ordinance and recommend to remove the General Entertainment ordinance. Staff suggest replacing it with the same timeframes currently outlined in our ordinance, while also adding dBA ranges. The updated ordinance was presented

at the January 28th Work Session. Staff was directed to bring the revised ordinance back to the February 11th Meeting for a vote, in which it passed. Furthermore, Town Staff and Town Attorney, was then asked to look at the noise ordinance again, to make sure that Dallas was in line with other municipalities. For the most part, we are, with the minor change proposed on the attachment. Attached is the revised noise ordinance for approval.

Alderman Martin made a motion to approve the revised noise ordinance, seconded by Alderman Blyhte, and carried unanimously.

#### 8E - No Parking Signs & Ordinance Discussion (**Attachment 8**)

During the fall of 2025 the Town Board instructed the staff to gather information regarding the parking ordinance, including the current parking schedule and penalty fees to discuss adding streets, installing no parking signs, and updating the ordinance. Staff is still continuing to work on gathering the information needed to provide the best strategy, however; during these discussions, it was mentioned to have no parking at three locations around the Central Business District. A map is attached showing those three spots. These three currently available parking spots are in heavy traffic areas which makes it difficult to pull out of the Courthouse onto S Gaston and to pull out of N College Street onto E Trade Street. Although both of these streets (Trade and S Gaston) are NCDOT maintained, NCGS. 160A-301 gives the right to the municipality to regulate per ordinance on-street parking. Attached is the update ordinance including these three additional parking spots to be marked through and added to the no parking list.

Alderman Withers made a motion to approve the no parking signs and the parking schedule ordinance update, seconded by Alderman Blyhte, and carried unanimously.

#### **Mayor and Aldermen's Report:**

Thanked everyone for coming out tonight. Please continue to reach out to us, we are going to do what's best for Dallas. Tomorrow at Gaston College at 9:30 we are having Caffeine and Conversation; anyone interested is welcome to come. We are hosting the Gaston County 4<sup>th</sup> of July Parade, for the 250<sup>th</sup> anniversary of America.

#### **Manager's Report:**

Town Manager Jonathan Newton printed the Board the letter Steve with GBA has sent out and gave the Board an invitation from Richard Franks for the Highland Branch Greenway ribbon cutting on Tuesday April 21<sup>st</sup> at 4 o'clock. Dallas is hosting the NCAMES Lineman's Rodeo on May 21<sup>st</sup> and it's a privilege to host it.

#### **Adjourn:**

Alderman Withers made a motion to adjourn, seconded by Alderman Milton and carried unanimously (6:42).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**MINUTES FOR BOARD OF WORK SESSION**  
**April 28<sup>th</sup>, 2026**  
**3:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Lindsey Tysinger, Town Clerk; Kristin Boone, Finance Director; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Withers III, Fire Chief; Alex Wallace, Parks and Recreation Director; Matt Kanupp, Assistant Fire Chief; and Captain Fleming.

Alderman Milton called the meeting to order at 4:00 pm.

Alderman Milton opened with the Pledge of Allegiance to the Flag and the Invocation.

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

**New Business:**

Item 3A – Budget Discussion

A Strategic Planning meeting was held on January 20, 2026 to determine priorities for the upcoming Fiscal Year 2026/2027 budget preparation. Based on the discussion at the Strategic Planning meeting, Staff has prepared a rough draft to be reviewed. With the expenditures being discussed at the March Work session, we will continue discussing items for the proposed FY 27 budget.

The Town Manager, Jonathan Newton, presented the 2<sup>nd</sup> budget draft for Fiscal Year 2026/2027. The Board and Staff engaged in discussion about department needs, as well as rates and fees. During discussion, Alderman Milton called for a 10-minute recess at 6:20, discussion resumed at 6:30.

**Mayor’s & Aldermen’s Report:**

Alderman Milton spoke on needing a sound system for the meetings to improve the sound quality during Board meetings. Alderman Milton also requested the podium be moved to the side while not in use.

**Manager’s Report:**

Town Manager Jonathan Newton informed the board of a proposed bill (not passed yet) that could potentially limit how cities and towns raise or collect property taxes.

Planning Director Stuart Valzonis gave the board a quick presentation to refresh the board on zoning districts and yard requirements.

**Adjourn:**

Alderman Withers made a motion to adjourn, seconded by Alderman Milton and carried unanimously (5:48).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Uncollectable Accounts in the Amount of \$23,974.13 to be Submitted to NC Debt Set Off

AGENDA ITEM NO. 5C

MEETING DATE: 5/12/2026

### BACKGROUND INFORMATION:

For authorization, are uncollectable accounts from the months of November 2025 - January 2026. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

(The individual account listing that generates the total uncollectable amount due is considered by State statute to be confidential information, and therefore is not public record.)

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MANAGER RECOMMENDATION: Authorize uncollectable accounts totaling \$23,974.13 be submitted to the NC Debt Setoff Program.

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BOARD ACTION TAKEN:

# Proclamation

Peace Officers Memorial Day and National Police Week 2026

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**WHEREAS**, law enforcement officers across our nation courageously dedicate their lives to the protection of our communities, upholding justice, maintaining order, and ensuring the safety of all citizens across the United States, including the dedicated members of the Dallas Police Department; and

**WHEREAS**, more than ever, our nation depends upon local law enforcement as our first line of defense, and it is important for the citizens of Dallas and Gaston County to know and understand the duties, responsibilities, and challenges of our law enforcement officers and agencies; and

**WHEREAS**, the men and women of those agencies give of themselves day in and day out to preserve our homeland security; and we applaud them for recognizing their duty to serve the people by safeguarding life and property, by protecting people against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

**WHEREAS**, since the first recorded death in 1791, more than 26,000 law enforcement officers in the United States have made the ultimate sacrifice and died in the line of duty; and

**WHEREAS**, in recognition of their dedication and sacrifice, the United States Congress, through a joint resolution approved on October 1, 1962 (Public Law 87-726), designated May 15<sup>th</sup> of each year as “**Peace Officers Memorial Day**” and the calendar week in which May 15 falls as “**National Police Week**” and has directed that flags be flown at half-staff on “**Police Officers Memorial Day**”, under Public Law 103-322, as amended; and

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Town of Dallas formally recognize **May 11-16, 2026, as National Police Week** and **May 15, 2026, as Police Officers Memorial Day**, in Dallas, North Carolina, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Adopted this the 12<sup>th</sup> day of May, 2026.

Attested By:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

(SEAL)

Proclamation For National Public Works Week 2026  
“Rooted in Service, Powered by Community”

**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Town of Dallas; and

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in the Town of Dallas to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

**WHEREAS**, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Town of Dallas do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Adopted this the 12<sup>th</sup> day of May, 2026

Attested By:

\_\_\_\_\_  
Hayley Beaty, Mayor

\_\_\_\_\_  
Lindsey Tysinger, Town Clerk

(SEAL)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Z-2025-06 Certificate of Sufficiency

AGENDA ITEM NO. 8A

MEETING DATE:5/12/2026

### 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 and the Board shall set a public hearing for the annexation of the property, per NCGS §160A-31.

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MANAGER RECOMMENDATION: Set a Public Hearing for June 9<sup>th</sup>, 2026, 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.

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BOARD ACTION TAKEN:

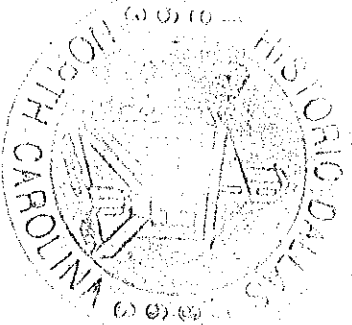
**CERTIFICATE OF SUFFICIENCY**

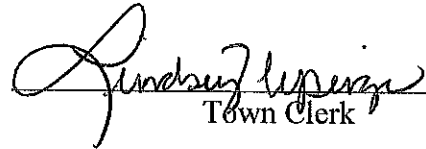
To the Board of Aldermen of the Town of Dallas, North Carolina:

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 1<sup>st</sup> 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: [Handwritten 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 27<sup>th</sup> day of August, 2024.

Tracy A Pate  
(Notary)  
MY COMMISSION EXPIRES 6/28/2028 My commission expires: 6/28/2028  
GASTON COUNTY, N.C.

**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 12<sup>th</sup> 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 form was executed by him/her.  
Witness my hand and notarial seal this 12<sup>th</sup> day of September, 2024.



[Signature]  
(Notary)  
My Commission Expires September 27, 2024  
My commission expires: September 27, 2024

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.

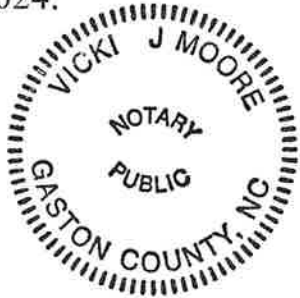
Sincerely,

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

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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 \_\_\_\_\_ DATE \_\_\_\_\_ 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 \_\_\_\_\_ DATE \_\_\_\_\_ 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 \_\_\_\_\_

**NOW OR FORMERLY  
GEORGE R & SANDRA L MCGEE**  
PIN#3558515258  
4535/844  
ZONING: R-1 (COUNTY)  
VACANT

**NOW OR FORMERLY  
MICHAEL D. SMITH**  
PIN#3558506821  
4283/1724  
ZONING: R-1 (COUNTY)  
VACANT

**NOW OR FORMERLY  
ROLAND EDWIN BARNES LFI**  
PIN#3558-60-498  
5481/204  
ZONING: R-1  
RESIDENTIAL

**NOW OR FORMERLY  
DIRTROAD PROPERTIES LLC**  
PIN#3558-60-5471  
4176/2051  
ZONING: C-3 (COUNTY)  
COMMERCIAL

**NOW OR FORMERLY  
INITECH MANAGEMENT LLC**  
PIN#3557691653  
5156/1294  
ZONING: R-1 (COUNTY)  
RESIDENTIAL

**NOW OR FORMERLY  
HOUSING SERVICES ALLIANCE**  
PIN#3557491890  
5408/1266  
ZONING: R-6 (DALLAS)

**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

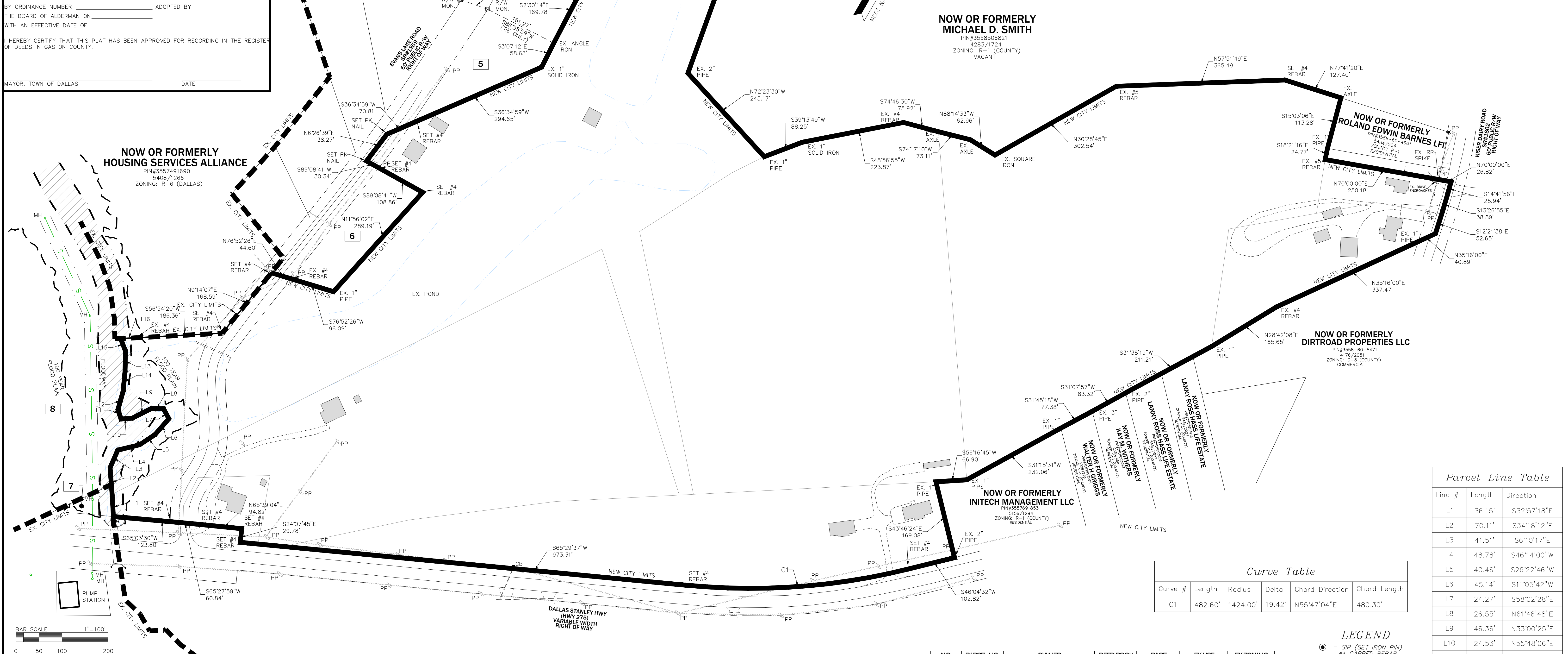
52.259 ACRES± TOTAL  
AREA BY DOUBLE MERIDIAN DISTANCE  
DALLAS TOWNSHIP  
GASTON COUNTY, NORTH CAROLINA

OWNERS: TERRY L BARNES  
100 FITES CREEK ROAD  
MT. HOLLY, NC 28120  
RONALD BARNES  
1274 KISER DARY 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 : 169881, 169933, 169880, 169883, 169934,  
169945, 169884, 169878 & 169879  
DEED BOOK: 5317-362; 2927-19; 1264-696;  
1747-878; 4384-2236; 5484-95.

1. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W/S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED
3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED



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 \_\_\_\_\_

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

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	169886	LORI BATES TOTHEROW	4883	1727	VACANT	R-1
2	202219	DIANES AURY	3127	198	RESIDENTIAL	R-1
3	169886	REBECCA S RAMSEY	5502	2214	RESIDENTIAL	R-1
4	169884	STEPHEN A NEWMAN	3569	650	RESIDENTIAL	R-1
5	169887	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. 8B

MEETING DATE:5/12/2026

### 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.

MANAGER RECOMMENDATION: Set a Public Hearing for June 9<sup>th</sup>, 2026, for the Rezoning of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934 per NCGS §160D-601.

BOARD ACTION TAKEN:

**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 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 1<sup>st</sup> Avenue South  
Conover, NC 28613





# MEMO

**To:** Planning Board  
**From:** Stuart Valzonis, Planning Director  
**Date:** 02/19/2026  
**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-5 (Conditional, Single-Family Residential) Zoning District.

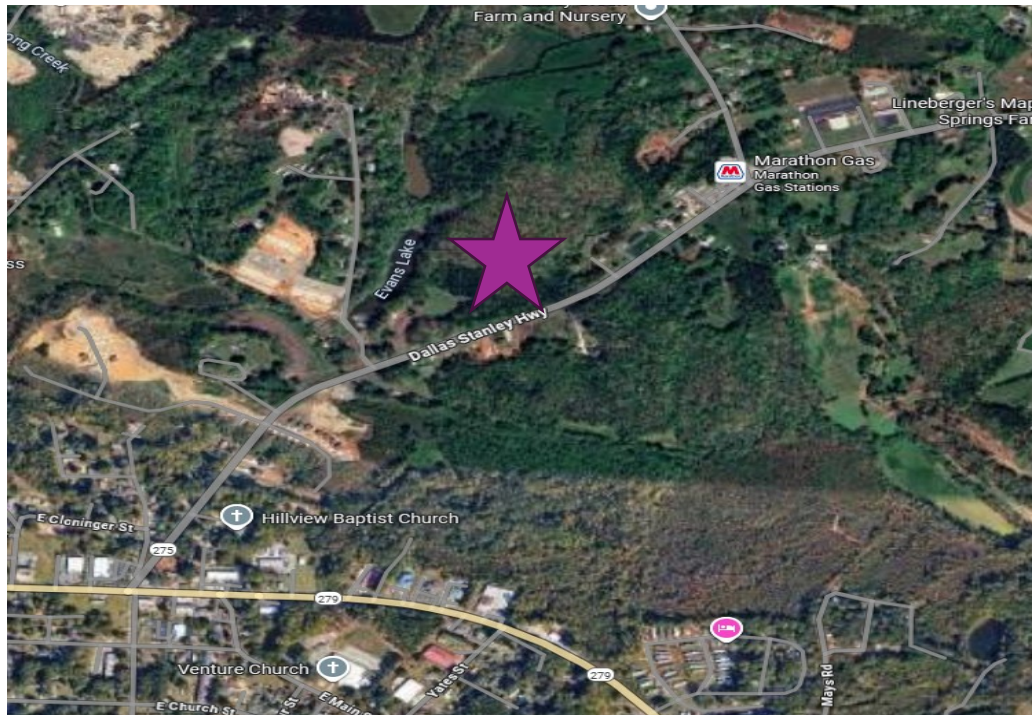
**Parcel ID:** 169881, 169933, 169883, 169880, 169934, 166945, 169884, 169878, & 169879

**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.

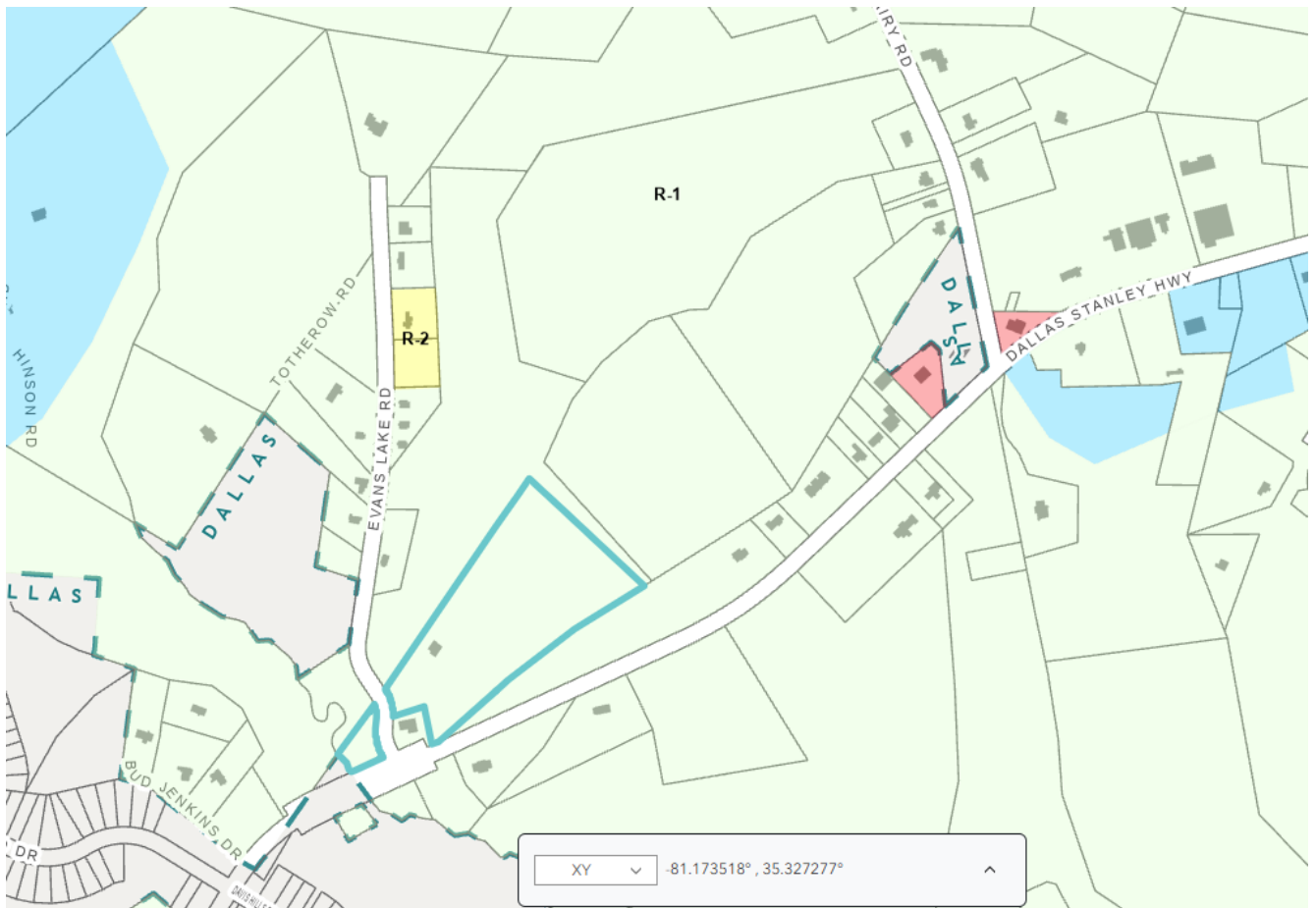


### 3. Planning Staff Review

- **Proposed Request Details**

- o This is a conditional rezoning petition with an attached site plan.
- o Permits single-family uses only.
- o Commits to a 5-foot concrete sidewalk on both sides of the road.
- o Maximum allowed units: 121
- o Improved opens space to include a natural walking trail.
- o The developer is currently updating their Traffic Impact Analysis (TIA). It is expected that they will need to make improvements along Dallas-Stanley Highway. Their previous TIA recommended constructing an eastbound left turn lane on Dallas Stanley Highway at Access A with 50 feet of storage and appropriate taper.

- **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.”
- 

## 5. 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.

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## 7. 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.

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

**DESCRIPTION:** Consideration to set a Public Hearing for the 2026-2027 Proposed Fiscal Year Budget and Fee Schedule

**AGENDA ITEM NO. 8C**

**MEETING DATE: 5/12/2026**

### BACKGROUND INFORMATION:

Consideration to set a Public Hearing for the 2026-2027 Proposed Fiscal Year Budget and Fee Schedule for June 9<sup>th</sup>, 2026.

**MANAGER RECOMMENDATION:** Set a Public Hearing for the 2026-2027 Proposed Fiscal Year Budget and Fee Schedule for June 9<sup>th</sup>, 2026.

**BOARD ACTION TAKEN:**