

**MINUTES FOR BOARD OF ALDERMEN MEETING**  
**April 14<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

# Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK  
May 3 - 9, 2026

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**WHEREAS;** the Office of the Municipal Clerk, a time-honored and vital part of local government exists throughout the world, and;

**WHEREAS;** the Office of the Municipal Clerk is the oldest among public servants, and;

**WHEREAS;** the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and;

**WHEREAS;** Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and;

**WHEREAS;** the Municipal Clerk serves as the information center on functions of local government and community, and;

**WHEREAS;** Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations, and;

**WHEREAS;** It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

**NOW, THEREFORE BE IT RESOLVED,** by the Town of Dallas Aldermen and Mayor, to recognize the week of **May 3 through 9, 2026, as Municipal Clerks Week**, and further extend our appreciation to our Town Clerk, Lindsey Tysinger, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Adopted this the 14<sup>th</sup> day of April, 2026.

Attested By:

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

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

(SEAL)

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# Proclamation

INTERNATIONAL FIREFIGHTERS' DAY

May 4, 2026

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**WHEREAS**, firefighters provide an essential service by protecting life, property, and the environment through fire suppression, emergency response, rescue operations, and public safety education; and

**WHEREAS**, firefighters respond to emergencies at all hours, often placing themselves in dangerous and life-threatening situations to safeguard the citizens of the Town of Dallas; and

**WHEREAS**, firefighters demonstrate exceptional courage, dedication, and commitment to public service, frequently working long hours, including nights, weekends, and holidays; and

**WHEREAS**, firefighters not only serve their own communities but also provide mutual aid to neighboring jurisdictions during emergencies and disasters, reflecting a strong spirit of cooperation and regional support; and

**WHEREAS**, many firefighters serve their communities as both career and volunteer personnel, giving selflessly of their time and expertise to ensure the safety and well-being of others; and

**WHEREAS**, International Firefighters' Day is observed annually on May 4 to recognize and honor firefighters for their service and sacrifice, and to remember those who have lost their lives in the line of duty;

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Town of Dallas Aldermen and Mayor, do hereby proclaim **May 4, 2026, as International Firefighters' Day** in the Town of Dallas, and encourage all residents to recognize and express their appreciation for the dedicated men and women who serve as firefighters in our community and beyond.

Adopted this the 14<sup>th</sup> day of April, 2026.

Attested By:

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

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

(SEAL)

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# Proclamation

Recognizing April 13, 2026, as Lineworker Appreciation Day and  
April 18, 2026, as National Lineworker Appreciation Day in the Town of Dallas

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**WHEREAS**, lineworkers provide an essential service by constructing, maintaining, and repairing the electrical infrastructure that powers homes, businesses, and critical facilities throughout the Town of Dallas, the State of North Carolina, and the nation; and

**WHEREAS**, these skilled professionals perform their duties under dangerous and often unpredictable conditions, including severe weather and emergency situations, to ensure the reliable delivery of electricity; and

**WHEREAS**, lineworkers routinely work long hours, including nights, weekends, and holidays, and are among the first to respond in times of crisis to restore power and protect public safety; and

**WHEREAS**, the Town of Dallas recognizes the dedication, professionalism, and courage demonstrated by lineworkers, whose efforts are vital to the daily lives and economic vitality of our community; and

**WHEREAS**, the State of North Carolina has proclaimed April 13, 2026, as Lineworker Appreciation Day; and

**WHEREAS**, April 18 is recognized nationwide as National Lineworker Appreciation Day.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Town of Dallas Aldermen and Mayor, do hereby recognize **April 13, 2026, as Lineworker Appreciation Day**, and **April 18, 2026, as National Lineworker Appreciation Day** in the Town of Dallas, and commend all lineworkers for their service and dedication to our community.

Adopted this the 14<sup>th</sup> day of April, 2026.

Attested By:

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

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

(SEAL)

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

Date: April 14, 2026

Action: Administration Budget Amendment

Purpose: To appropriate funds for repairs to civic building crawlspace

Number: GF 002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Misc GF	\$475,512	\$497,248	\$21,736
10	4100	1530	Maint & Repairs Parks and Courts	\$14,000	\$35,736	\$21,736

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

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 103 W. Church St., Dallas, NC 28034

Tax Parcel Number 132487 Lot Size 2.0757

Current Zoning B3-P, R-8 Requested Zoning B2

Conventional  Conditional

Property Owner(s) Holy Communion Lutheran Church

Owners Address PO Box 597, Dallas, NC 28034

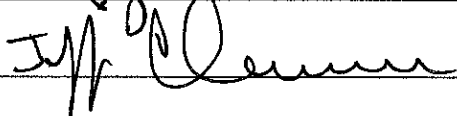
Phone Number (704) 922-5375 Email Address office@hclcdallas.org  
*(attach separate sheet if necessary)*

**If different than owner:**  
Applicant Name Tanner & McConnaughey, P.A.

Applicant Address 1361-C E. Garrison Blvd., Gastonia, NC 28054

Phone Number (704) 866-8421 Email Address tannermac@att.net  
*(attach separate sheet if necessary)*

Signature of Applicant 

Signature of Owner 

**Staff Only:**

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

Planning Board Meeting Date \_\_\_\_\_

Public Hearing Meeting Date \_\_\_\_\_



# MEMO

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**To:** Board of Aldermen  
**From:** Stuart Valzonis, Planning Director  
**Date:** 04/14/2026  
**Re:** Z-2026-01 - Conventional Zoning Request for Holy Communion Lutheran Church

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## 1. Summary of Request

The petitioner requests to rezone approximately 2.07 acres located at the intersection of W Church Street and S Gaston Street to the B-2 (Highway Business) Zoning District.

**Parcel ID:** 132487

**Owner(s):** Holy Communion Lutheran Church

**Petitioner:** Tanner & McConnaughey, P.A.

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## 2. Site Description

The site (denoted by a purple star) is located at the intersection of W Church Street and S Gaston Street and is currently used as a Church and Cemetery.

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### 3. Planning Staff Review

- **Proposed Request Details**
  - o This is a conventional rezoning petition with no associated site plan.
  - o Permits all uses allowed by right in the B-2 zoning district.
- **Existing Zoning**



- The site is currently split zoned. One portion of the site is zoned Central Business District Perimeter (B3-P) and the other portion of site is zoned Single-Family Residential (R-8).
- **Future Land Use Map**
  - The *2030 Future Land Use Map* Town Center for the entirety of the site. Town center supports a mix of uses with high street connectivity and a grid street pattern.

#### 4. Site History

The site is comprised of two zoning districts, B3-P & R-8. The site operates as a church with a cemetery.

#### 5. Staff Observations

##### Plan Consistency

The site is **consistent** with the *2030 Comprehensive Land Use Plan*.

### Rationale

- The site is consistent with the Towns future land use policy.
  - Rezoning the site would eliminate the split zoning, simplifying future development and enforcement and reducing complications.
  - The rezoning would be consistent with the current development pattern surrounding the site.
- 

### **6. Planning Board Recommendation**

The Planning Board voted unanimously (7-0), to recommend the approval of Z-2026-01. Finding the petition to be consistent with the *2030 Comprehensive Land Use Plan* and that eliminating the split zoning would be in the best interest of the Town of property owner.

Town of Dallas Notice of  
Public Hearing

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). On April 14th, 2026, there will be a Public Hearing with the Board of Aldermen at 131 N. Gaston Street Dallas, NC 28034. All interested persons are invited and encouraged to attend. For those persons requiring special assistance, please contact Town Hall at (704) 922-3176, at least 48 hours prior to the commencement of the meeting. For questions for further information, please contact Brittany Beam at (704) 922-3176 ext 264 or email [bbeam@dallasnc.net](mailto:bbeam@dallasnc.net).  
March 29, April 5 2026  
LWLM0486631





# Town of Dallas

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

March 30<sup>th</sup>, 2026

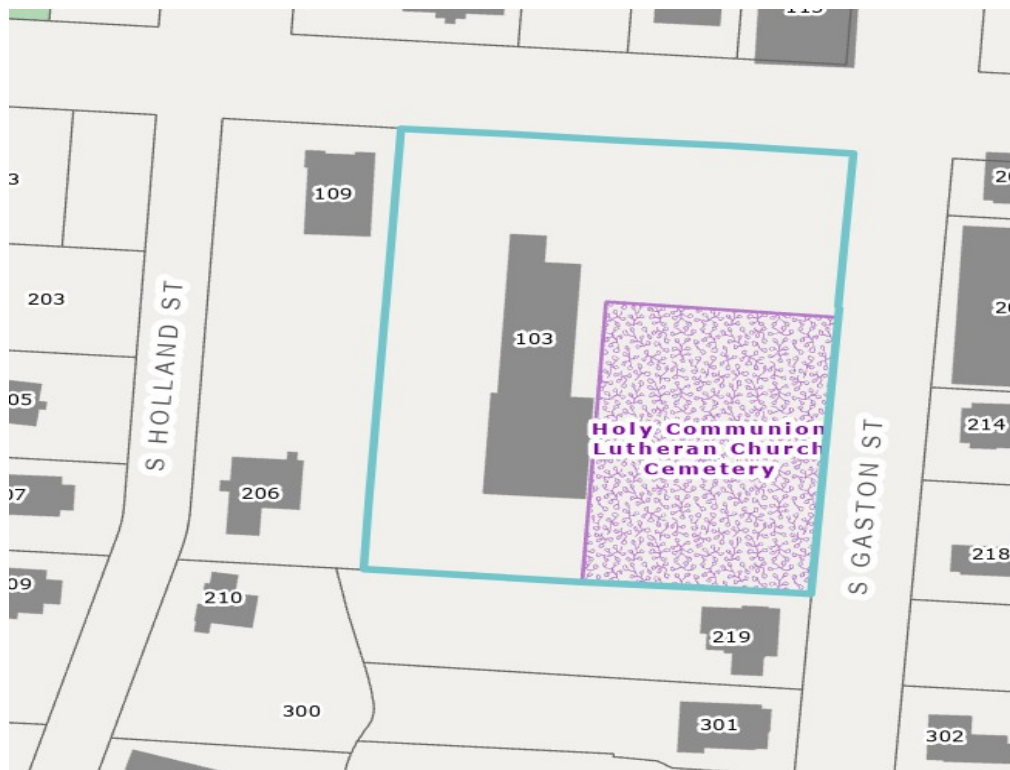
Rezoning Application Z-2026-01

To Whom It May Concern,

You are receiving this letter from the Town of Dallas since you are an adjacent property owner to the parcel 132487, 103 W Church Street, Dallas, NC 28034. This notification letter is solely for the property listed above. Tanner & McConnaughey, P.A have submitted a conventional rezoning petition. The property is currently split zoned, B3-P (Central Business District Perimeter) and R-8(Residential-8). The petition is seeking to rezone to B-2(Highway Business) zoning district.

**On April 14<sup>th</sup>, 2026 at 6:00pm, there will be a Public Hearing held with the Board of Aldermen at 131 N. Gaston Street Dallas, NC 28034.** All interested persons are invited and encouraged to attend. For those persons requiring special assistance, please contact Town Hall at (704) 922-3176, at least 48 hours prior to the commencement of the meeting.

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



Petition Z-2026-01 by Holy Communion Lutheran Church

**To Approve:**

This petition is found to be **consistent** with the *2030 Future Land Use Map* based on the information from the staff analysis and because:

- The *2030 Future Land Use Map* recommends Town Center.

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

- The elimination of the split zoning is in the best interest of the Town and the property owner.

**To Deny:**

This petition is found to be neither **consistent** with the *2030 Future Land Use Map* based on the information from the staff analysis and because:

- The *2030 Future Land Use Map* recommends Town Center.

However, 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 Aldermen)

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT (REZONING PETITION) BY THE DALLAS BOARD OF ALDERMEN (ADOPTED APRIL 14, 2026)**

**Whereas**, 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).

**Whereas**, the public hearing for this map amendment has been noticed in compliance with the North Carolina General Statutes; and,

**Whereas**, the Town of Dallas Planning Board has reviewed the Rezoning petition and voted unanimously to recommend approval of the petition, finding it was consistent with the 2030 Land Use Plan; and,

**Whereas**, the Town of Dallas Board of Aldermen held the public hearing on April 14<sup>th</sup>, 2026, and after the hearing, made the following finding:

*The proposed rezoning of parcel 132487 is consistent with the 2030 Comprehensive Land Use Plan. The 2030 Future Land Use Map recommends Town Center. Therefore, we find this petition to be reasonable and in the best interest of the public, based on the information from the staff analysis to eliminate split zoning, simplifying future development, enforcement and reducing complications.*

**Now Therefore be it Ordained** by the Board of Aldermen of the Town of Dallas, North Carolina, that the petitioner, is granted approval of the above-referenced Rezoning request effective April 14<sup>th</sup>, 2026, and that that the official zoning map of the Town be amended to reflect this adopted change of Parcel ID#132487.

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, April 14<sup>th</sup>, 2026.

Attest:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

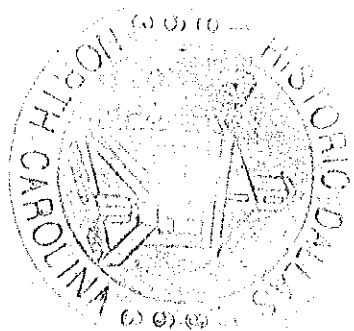
**CERTIFICATE OF SUFFICIENCY**

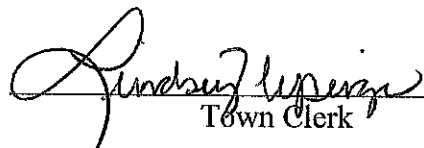
To the Board of Aldermen of the Town of Dallas, North Carolina:

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 2022.

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

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Owner's Signature: See attached Landowner-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

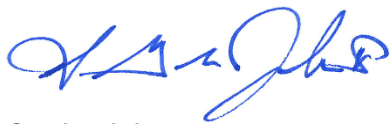
Re: Annexation & Rezoning Letter of Intent

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:

\_\_\_\_\_

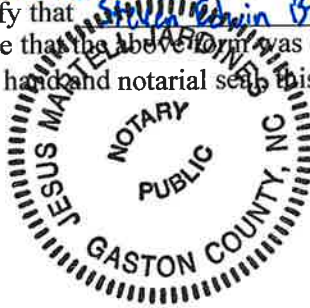
I, Jesus Martell Jardines, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Roland Edwin Barnes appeared personally before me this day and being duly sworn to acknowledge that the above form was executed by him/her.  
Witness my hand and notarial seal, this 12<sup>th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

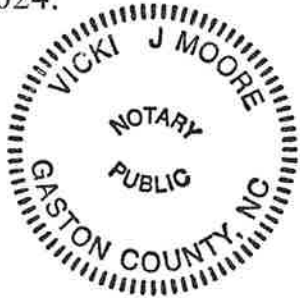
Sincerely,

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 \_\_\_\_\_

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.

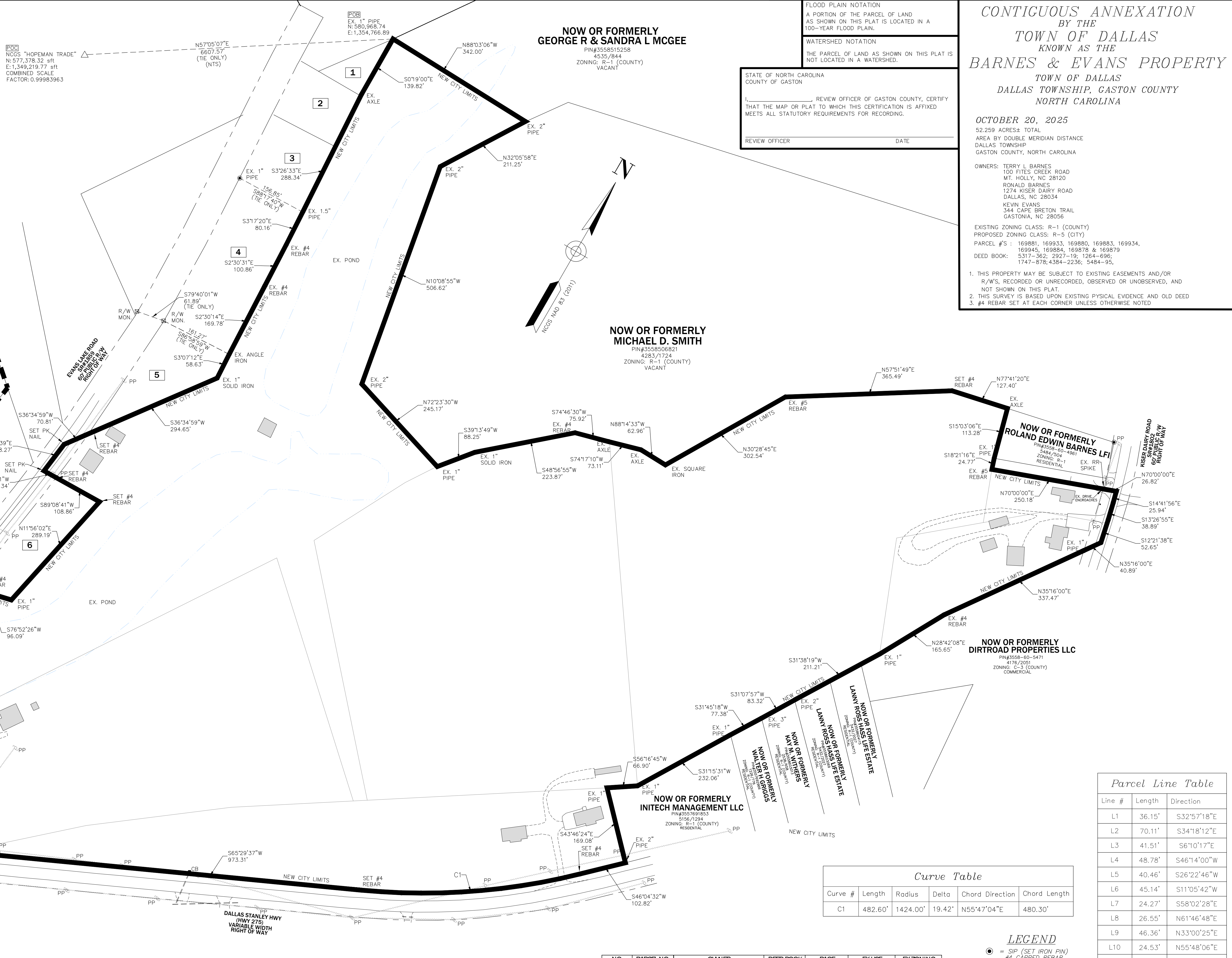
SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
DALLAS, NORTH CAROLINA

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**

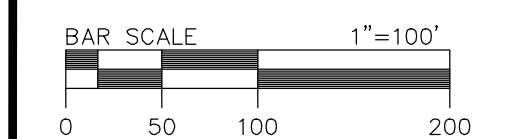
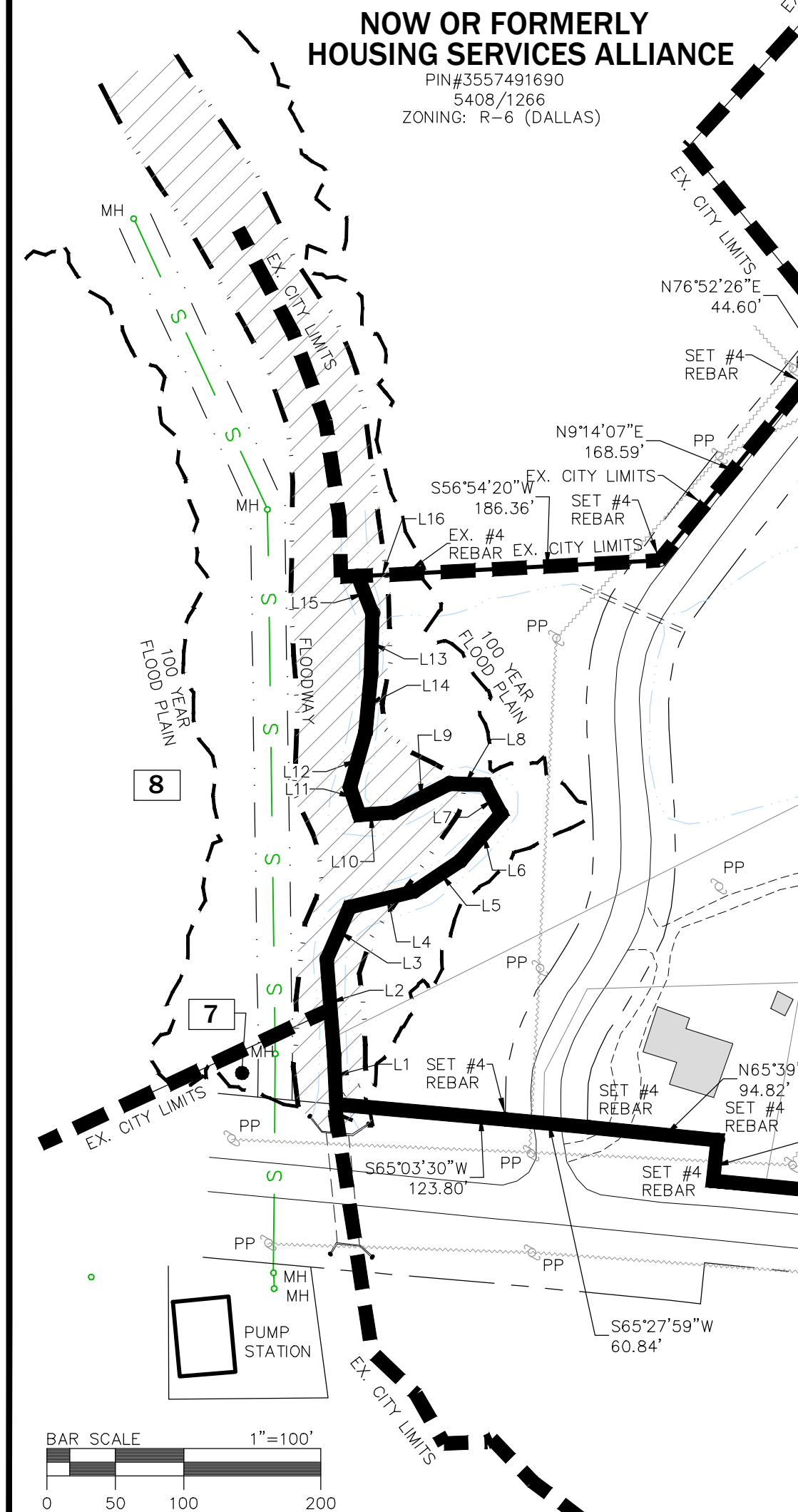
52.259 ACRES± TOTAL  
AREA BY DOUBLE MERIDIAN DISTANCE  
DALLAS TOWNSHIP  
GASTON COUNTY, NORTH CAROLINA

OWNERS: TERRY L BARNES  
100 FITES CREEK ROAD  
MT. HOLLY, NC 28120  
RONALD BARNES  
1274 KISER 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 : 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 AURY	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. 8B

MEETING DATE:4/14/2026

### 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.

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MANAGER RECOMMENDATION: Set a Public Hearing for May 12<sup>th</sup>, 2026, for the Rezoning of parcels 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934 per NCGS §160D-601.

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BOARD ACTION TAKEN:

Town of Dallas Zoning Map Amendment (Rezoning) Application

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

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

**Conventional Submittals:**

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

**Conditional Submittals:**

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

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 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.

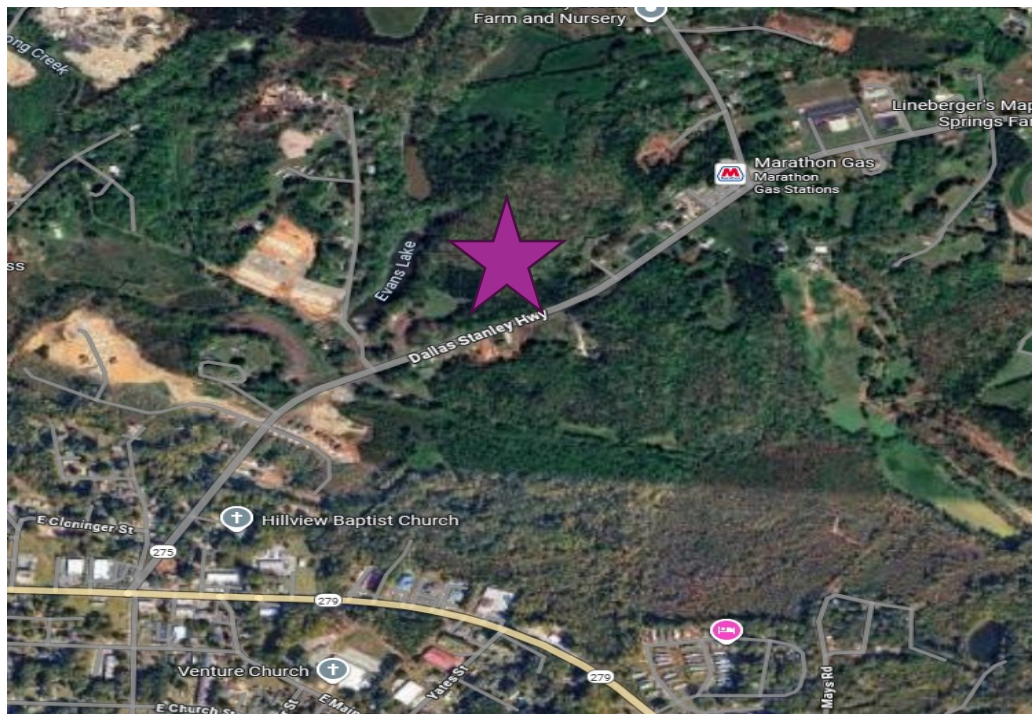
**Parcel ID:** 169881, 169933, 169883, 169880, 169934, 166945, 169884, 169878, & 169879

**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.

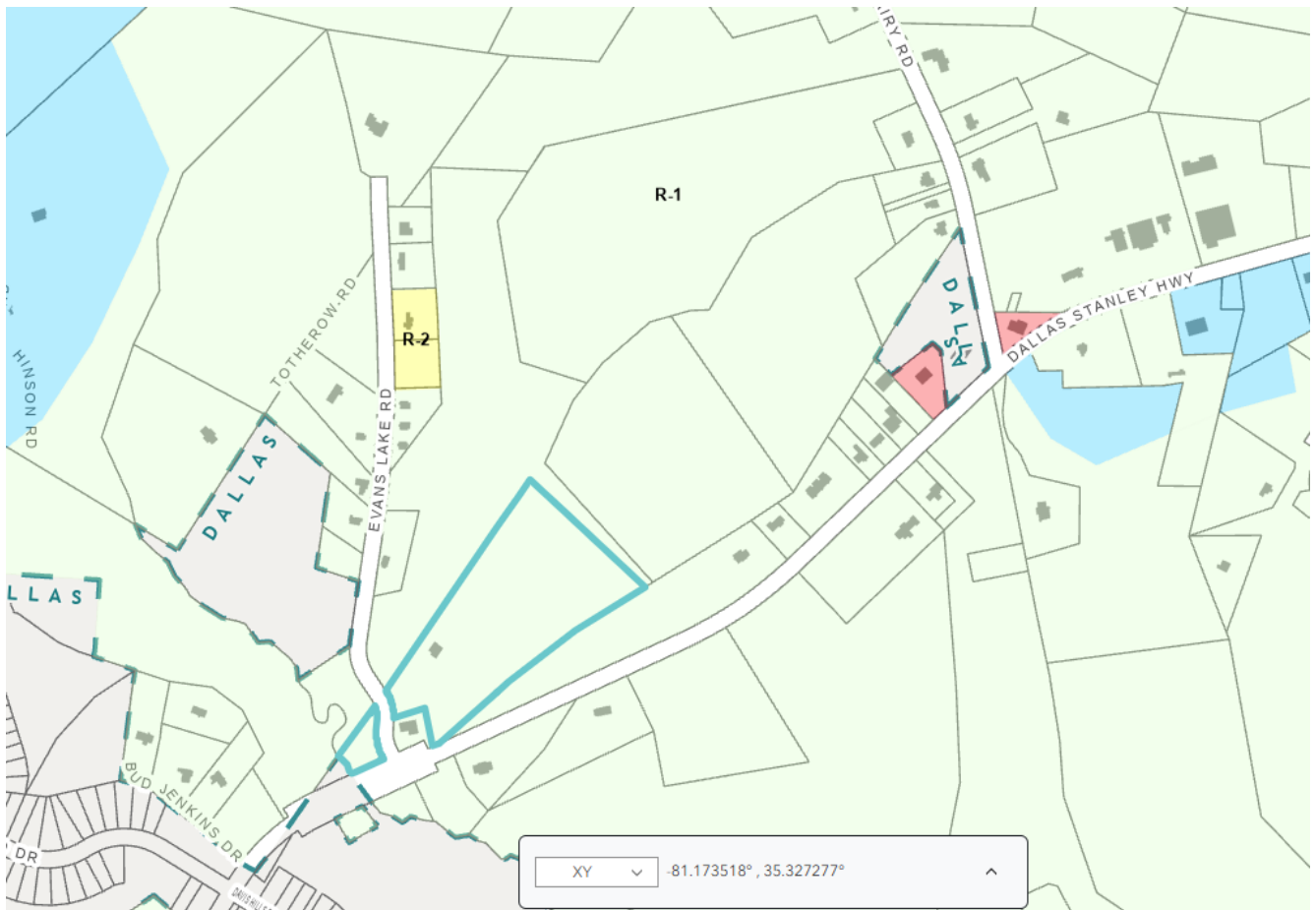


### 3. Planning Staff Review

- **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.

**§ 91.02 NOISES EXPRESSLY PROHIBITED.**

(A) Unnecessary noise. In order to maintain peace and quiet at all times, and to keep the residents of the town free from disturbance by loud noises, it shall be unlawful for any person to create or assist in creating, permit, continue or continue to permit any unreasonably loud, disturbing and unnecessary noise, sound or utterance of a character, intensity or duration as to be detrimental to the peace, repose or health of any individual in the town.

(B) Noises expressly prohibited.

(1) The sounding of any horn, gong, siren or signal device on any automobile, motorcycle, bus or other vehicle while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion, only as a danger signal, the creation, by means of any such signal device, of any unreasonably loud and harsh sound, and the sounding of the device for an unnecessary and unreasonable period except upon any police, fire or other emergency vehicle.

(2) The keeping of any animal, including but not limited to dogs, cats and/or birds, which habitually and regularly barks, howls, whines, cries, or mews in an excessive manner (**EXCESSIVE** to be defined as one or more times per minute, each minute, during any one or more continuous ten-minute period) so as to result in the documented annoyance to neighboring residents and which interferes with the reasonable use and enjoyment of the premises occupied by such residents.

(3) The use of any automobile, motorcycle or other vehicle so out of repair, so loaded or in a manner so as to create loud or unnecessary grating, grinding, rattling or other noise.

(4) The blowing of any steam whistle attached to any stationary boiler, except to give notice of time to begin work or stop work or as a warning of danger.

(5) The discharge into the open air of the exhaust of any steam engines, stationary internal combustion engine or motor vehicle, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

(6) The use of any mechanical device operated by compressed air, unless the noise created thereby is effectively muffled and reduced.

(7) The erection (including excavation), demolition, alteration or repair of any building in a residential or business district other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 6:00 p.m. on Saturdays and 1:00 p.m. and 5:00 p.m. on Sundays for which building permits have been issued or operations not requiring permits, provided all equipment is operated according to manufacturer's specifications and with all standard equipment manufacturers' mufflers and noise reducing equipment in use and in proper operating condition.

(8) The creation of any excessive noise on any street adjacent to any school, institution of learning, library, church, sanitarium or court while same is in session, or adjacent to any hospital, which unreasonably interferes with the working of the institution.

(9) The creation of loud and excessive noise in connection with loading or unloading any vehicle, or by opening and destruction of boxes, bales, crates and containers.

(10) The sounding of any bell or gong attached to any building or premises which disturbs the quiet or repose of any persons in the vicinity thereof, excluding churches using bells and/or for the purpose of calling to service and the local government using chimes and carillon for its clock.

(11) The shouting and crying of peddlers, barkers, hawkers and vendors which disturbs the quiet or repose of persons in the vicinity thereof.

(12) The use of any drum, loud speaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show, lecture or public speaking or to any sale, display or advertisement of merchandise, except by specific permit granted by the Town Manager or his or her designee.

(13) The use of any mechanical loud speakers or amplifiers affixed to any vehicle, buildings or other structure or property for advertising or for other purposes except by specific permit granted by the Town Manager or his or her designee.

(14) The firing of any squibs, fire crackers, gun powder or other combustible material in the streets or elsewhere for the purpose of making noise or disturbance except by specific permit granted by the Town Manager or his or her designee.

(15) The conducting, operating or maintaining of any garage or filling station in any residential district or business district so as to cause loud or offensive noises to be emitted therefrom between the hours of 9:00 p.m. and 7:00 a.m.

(16) The use or operation of any musical instrument, phonograph, radio, loudspeaker or any other instrument or sound amplifying device so loudly as to disturb persons in the vicinity thereof shall be unlawful, except for the below days, times, and decibel levels.

(a) Mondays - Thursdays, a maximum of 80 db(A) shall not be exceeded between the hours of 6:00 p.m. and 9:00 p.m. At all other times, a maximum of 60 db(A) shall not be exceeded.

(b) Friday-Saturday, a maximum of 80 db(A) shall not be exceeded between the hours of 2:00 p.m. and 11:00 p.m. At all other times, a maximum of 60 db(A) shall not be exceeded.

(c) Sundays, a maximum of 80 db(A) shall not be exceeded between the hours of 1:00 p.m. and 6:00 p.m. At all other times, a maximum of 60 db(A) shall not be exceeded.

(d) Measurements will be made at a minimum distance of ten feet from inside the property line of the complainant or ten feet from outside the property line of the property from which the noise is emanating.

(e) All measurements will be made using an A-weighted decibel meter **at peak level over a 30-second period of time.**

(f) If the Chief of Police or his or her designee determines that any property owner is violating the above provided for maximum decibel level, a written warning shall be issued

(g) If within six months of the first warning being issued for a violation of the above, the Chief of Police or his or her designee shall issue a state uniform citation for the violation of the Town of Dallas noise ordinance.

(C) Exemptions. The following are exempted from the regulations set forth above:

(1) Noises or sounds emanating from scheduled outdoor athletic events;

(2) Noises or sounds of safety signals, warning devices, church or school bells. For purposes of this division, the term **SCHOOL AND CHURCH BELLS** shall include electronic devices or artificial sound reproduction systems intended to sound like bells;

(3) Noises or sounds emanating from any authorized emergency or public safety vehicle;  
and

(4) Noises or sounds emanating from parades, street fairs, festivals, sporting events, or similar events which are conducted or sponsored by the town.

(D) Penalties. Unless otherwise prohibited through North Carolina General Statute, any person, firm or corporation violating any of the provisions of any section or division of this code of ordinances for which no other penalty is provided, or failing or neglecting or refusing to comply with same, shall, upon conviction, be guilty of a Class 3 misdemeanor and subject to a fine not to exceed \$500 and/or, when permitted by general statute and/or by a finding of criminal contempt for violation of a Court's previous order related to the same, imprisonment not to exceed 30 days, and each day that any of the provisions of this code of ordinances are violated shall constitute a separate offense.

(Prior Code, § K-II-2) (Ord. passed 6-11-1985; Ord. passed 3-14-2000; Ord. passed 10-8-2013; Ord. passed 6-10-2014; Ord. passed 2-11-2025)

## SCHEDULE I: PARKING PROHIBITED.

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see § 72.03):

On Street	Side	From	To	Added/ Amend
Alexander	Both	S. Davis	Dead end	10-13-1998
W. Church	North	Approx. 105 feet from Holland	Approx. 195 feet from Holland	3-14-2000
N. College	Both	E. Trade	End of N. College	7-8-1997
N. Davis	Both	E. Main St.	E. Trade St.	11-13-2012
S. Davis	West	E. Alexander	E. Holly	-
S. Davis	Both	E. Main Street	E. Church	3-9-1999
E. Gibbs	Both	S. Willow	S. Legion	1-8-1974
N. Hoffman	East	W. Trade	South side of first driveway entrance	12-29-1989
N. Hoffman	West	W. Trade	W. Main	12-29-1989
N. Hoffman	Both	W. Trade	W. Wilkins (except during church)	10-8-1996
N. Hoffman	Both	W. Wilkins	McSwain	10-8-1996
E. Holly	Both	S. Davis	End of E. Holly	-
Johnson	Both	Hoyle	S. Rhyne	4-17-2001
Lee	Both	Pine	150 feet from Pine to Ridge	10-9-1990
W. Lee	Both	S. Pine	Ridge	1-8-1974
S. Maple	Both	W. Robinson	200 feet south of intersection	8-13-1991
E. Peachtree St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
S. Pine St.	Both	Lee St.	W. Border St.	11-10-2020
Poplar	North and east	N. Davis	End of Poplar	12-3-1974
S. Rhyne	East	Driveway at First Baptist	End of brick wall in front of church	-
S. Ridge	Both	W. Carpenter	W. Lee	1-8-1974
E. Robinson	Both	S. Spargo St.	S. Davis St.	2-9-2021

St.				
W. Robinson	Both	S. Maple Street	Maple	11-9-1981
S. Spargo	West	E. Carpenter	Holly	9-9-1986
S. Spargo	Both	E. Robinson	Holly	12-12-1989
E. Trade	South	Southeast corner of Gaston-Trade	Entrance to tire service	1-13-1987
S. Willow	Both	E. Church	End of pavement on S. Willow	3-5-1975
W. Main	South	Pine	20 feet west of Pine	4-14-1998
E. Wilkins	Both	N. Gaston	Dead end	6-9-1998
S. Davis	Both	E. Church	E. Alexander	4-8-2008
E. Carpenter	Both	S. Spargo	S. Summey	4-8-2008
E. Jenkins	Both	S. Gaston	S. College	5-11-2010
S. Oakland	Both	W. Church	W. Robinson	12-13-2011
W. Robinson	Both	S. Ridge	S. Pine	12-11-2017
Park Rd.		Dallas High Shoal Highway	Town limits	8-10-2021
North St.	Both	W. Wilkins	Park Rd.	3-14-2023
Davis Hills Dr	Both	Dallas Stanley Hwy Entrance	End of Davis Hills Dr	10-14-2025
Overland Dr	Both	Dallas Stanley Hwy Entrance	End of Overland Dr	10-14-2025
Maxwell Ct	Both	Overland Dr Entrance	End of Maxwell Ct	10-14-2025
<b>E Trade St</b>		<b>N College St</b>	<b>Approx. 135 feet from N College/ E Trade</b>	<b>4-14-2026</b>
<b>N Gaston St</b>		<b>Left of Courthouse Exit/Egress</b>	<b>Approx. 35 feet from Courthouse Exit/Egress</b>	<b>4-14-2026</b>

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

(Prior Code, § H-Sch-II)