

**MINUTES FOR BOARD OF WORK SESSION**  
**March 24<sup>th</sup>, 2026**  
**3:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Tom Hunn, Town Attorney; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Lindsey Tysinger, Town Clerk; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Brittany Beam, Planner; Sonny Gibson, Electric Supervisor; Earl Withers III, Fire Chief; Alex Wallace, Parks and Recreation Director; Matt Denham, Assistant Parks and Recreation Director, and Captain Fleming.

Mayor Beaty called the meeting to order at 3:01 pm.

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

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Withers made a motion to approve the agenda as amended with additions of item D Evans Lake Rd Rezoning Z-2025-06, and Closed Session G.S. 143-318.11(a)(3) Purpose: Attorney-Client Privilege, seconded by Alderman Blythe and carried unanimously.

**New Business:**

Item 3A - Certificate of Sufficiency - Annexation Petition Z-2025-06 Evans Lake/Dallas Stanley Hwy  
**(Attachment 1)**

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). In order to move forward with the annexation request, the Board of Aldermen must direct the Town Clerk to investigate the sufficiency of the annexation petition to determine if it meets the standards of 160A-31. This is the first step in the process and does not oblige the Town to annex the property at this point.

Item 3B - Re-Zoning Petition Z-2026-01 Holy Communion Lutheran Church **(Attachment 2)**

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 zone. 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 have reviewed the petition application and found that the site is consistent with the Town of Dallas Future Land Use Map, and a rezoning would eliminate the split zoning, simplify future development and enforcement and reduce complications. On February 19th, 2026, the Planning Board voted to recommend approval to the Board of Alderman. Attached are the application, staff report, adjacent property owners list and the statements of consistency and reasonableness.

Item 3C - 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. This discussion will center on priorities in the development of the Fiscal Year 2026/2027 Budget.

Item 3D - Evans Lake Rd Rezoning Z-2025-06 (**Attachment 1**)

Rezoning petition Z-2025-06 requesting to establish CD/R-5 (Conditional Single-Family Residential-5).

Planning Director Stuart Valzonis discussed Items 3A, 3B, and 3D. The Board directed the Clerk to investigate the sufficiency of the annexation petition of item 3A and directed Staff to go forward with the public hearing for item 3B Re-Zoning Petition Z-2026-01 Holy Communion Lutheran Church for April 14<sup>th</sup>.

Mayor Beaty called for a five-minute recess at 3:10. Recess ended at 3:19.

Town Manager Jonathan Newton presented the budget draft for Fiscal Year 2026/2027. Board and Staff discussed the needs and requests of each Town department, personnel compensation, revenue projections, infrastructure needs and grant projects. This will determine the priorities to be considered for inclusion in developing the budget. Further budget discussion will be held in the upcoming work session in April.

**Adjourn:**

Alderman Martin made a motion to go into Closed Session, seconded by Alderman Milton and carried unanimously (5:28).

Alderman Blythe made a motion to go out of Closed Session, seconded by Alderman Martin and carried unanimously (5:48).

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

**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  
TRACY A PATE  
NOTARY  
PUBLIC  
GASTON COUNTY, N.C.

**LANDOWNER-BUILDER  
AGREEMENT**

(Attachment 1)

**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  
Roland & Elizabeth Barnes

Elizabeth Barnes by  
Roland Edwin Barnes POA

Name:

Title:

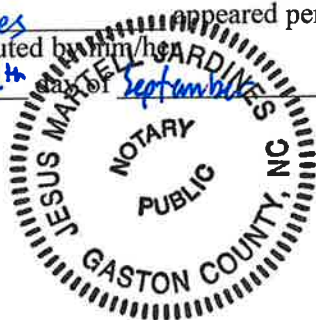
Company:

Address:

Telephone:

Email:

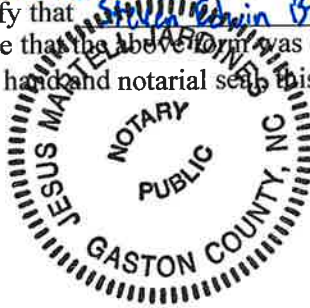
I, Jesus Martell Jardines, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Roland Edwin Barnes appeared personally before me this day and being duly sworn to acknowledge that the above form was executed by him/her. Witness my hand and notarial seal, this 12<sup>th</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, 2028  
 My commission expires: September 27, 2028

LANDOWNER-BUILDER  
AGREEMENT

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

**Date of Agreement:** August 22, 2024

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

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

To whom it may concern:

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

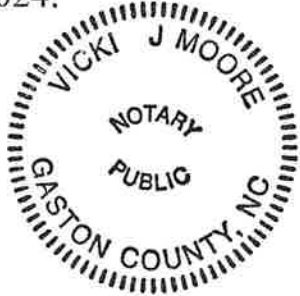
Sincerely,

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

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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: \_\_\_\_\_

CITY CLERK CERTIFICATION

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

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

OWNERSHIP CERTIFICATE

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

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

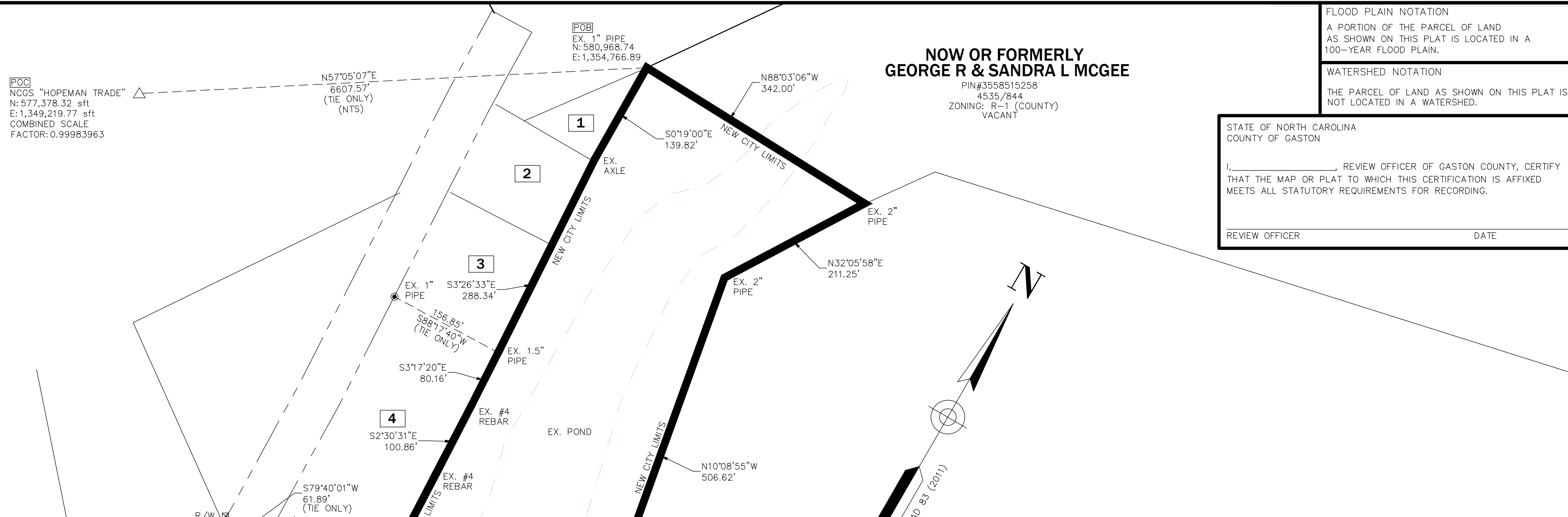
SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
DALLAS, NORTH CAROLINA

CERTIFICATE OF ANNEXATION

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

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

MAYOR, TOWN OF DALLAS \_\_\_\_\_ DATE \_\_\_\_\_



FLOOD PLAIN NOTATION  
A PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

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

STATE OF NORTH CAROLINA  
COUNTY OF GASTON

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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

OCTOBER 20, 2025

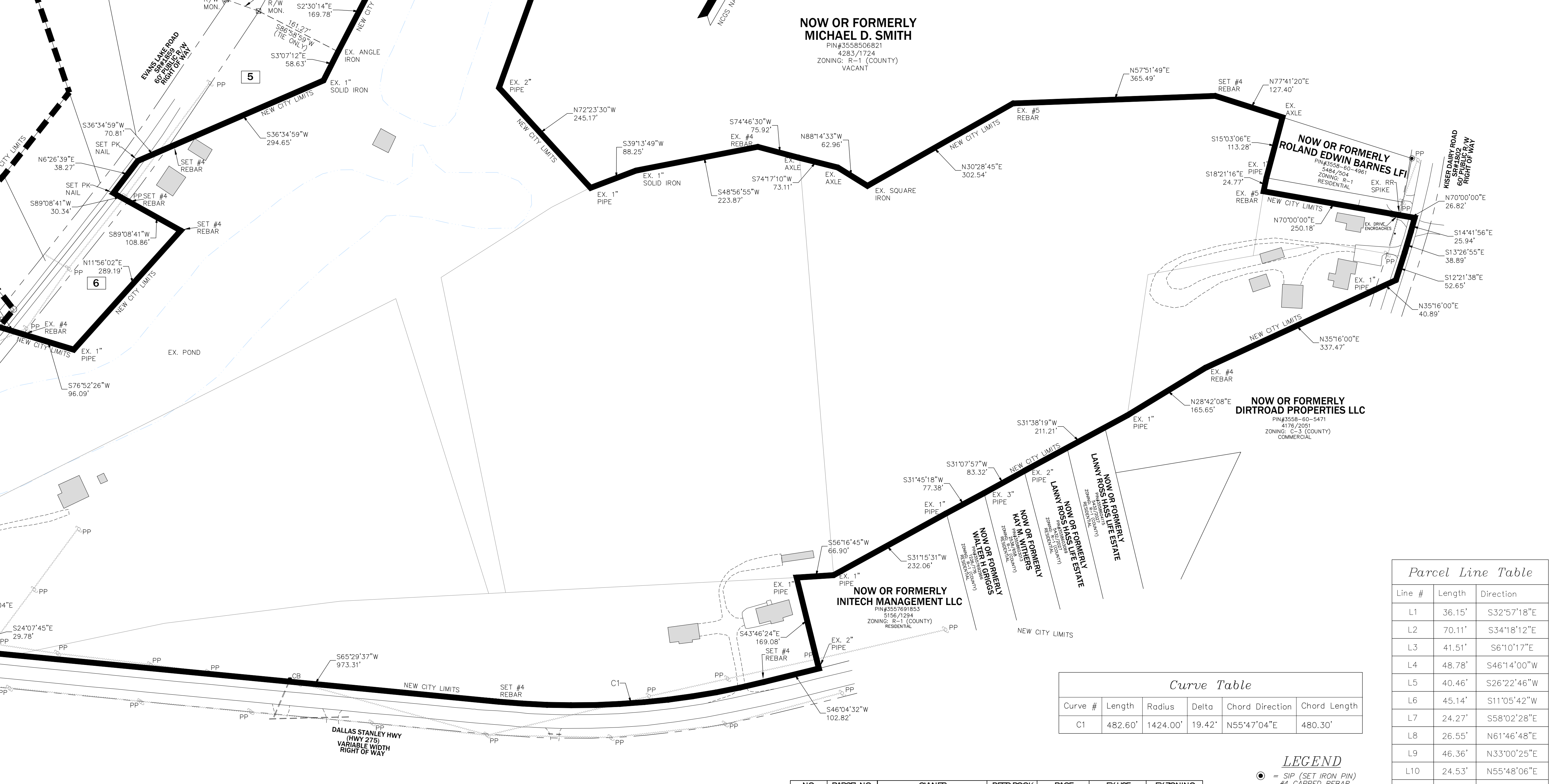
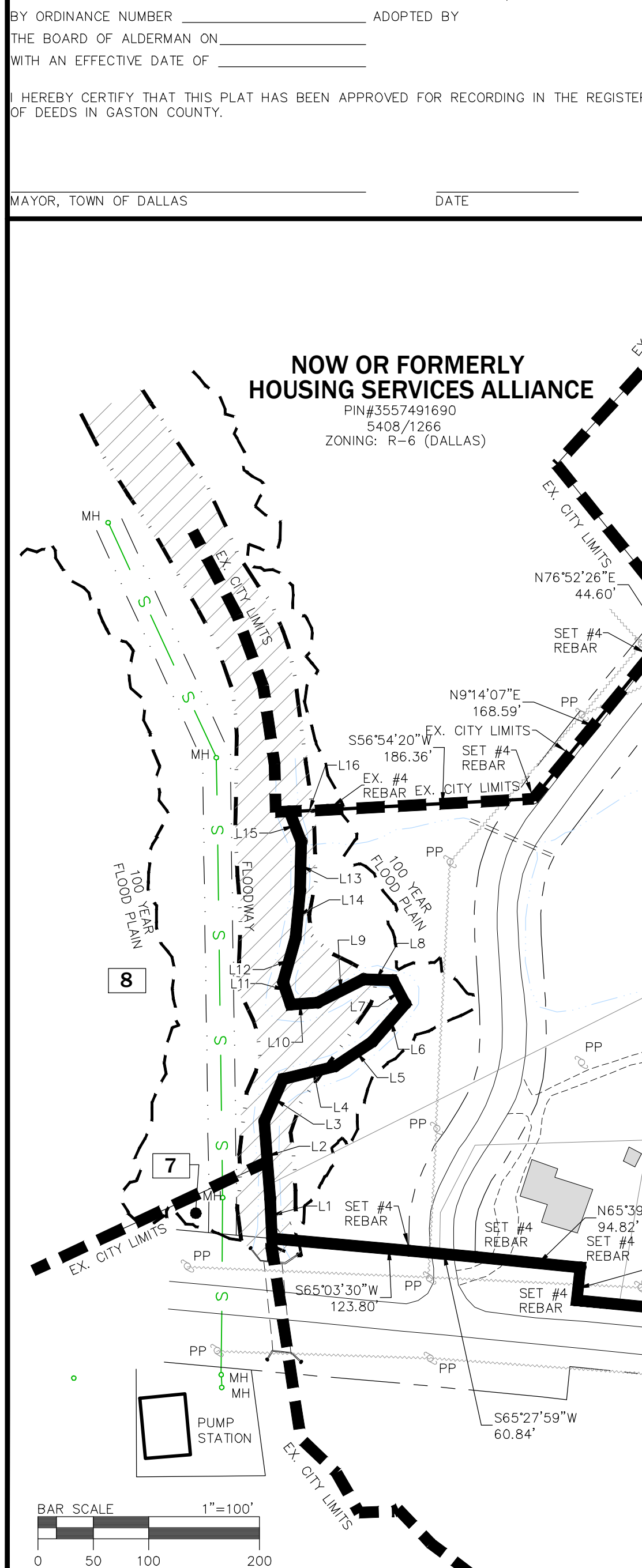
52.259 ACRES± TOTAL  
AREA BY DOUBLE MERIDIAN DISTANCE  
DALLAS TOWNSHIP  
GASTON COUNTY, NORTH CAROLINA

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

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

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

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



**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

**LEGEND**

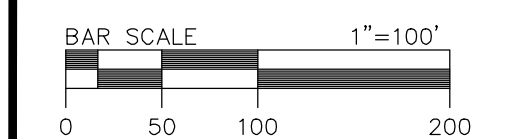
- = SIP (SET IRON PIN)
- = #4 CAPPED REBAR
- = EIP (EX. IRON PIN)
- = #4 REBAR OR AS DESC.
- × = NO PHYSICAL CORNER SET OR FOUND
- △ = NCGS MONUMENT
- = LINES NOT SURVEYED
- - - = TIE LINES
- - - - - = RIGHT OF WAY
- = PROPERTY LINE

**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

**Curve Table**

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



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

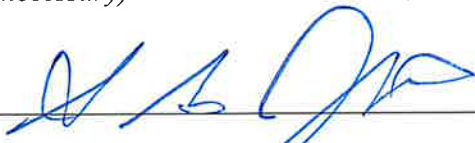
Phone Number See attached Email Address See attached  
*(attach separate sheet if necessary)*

**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



# 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.

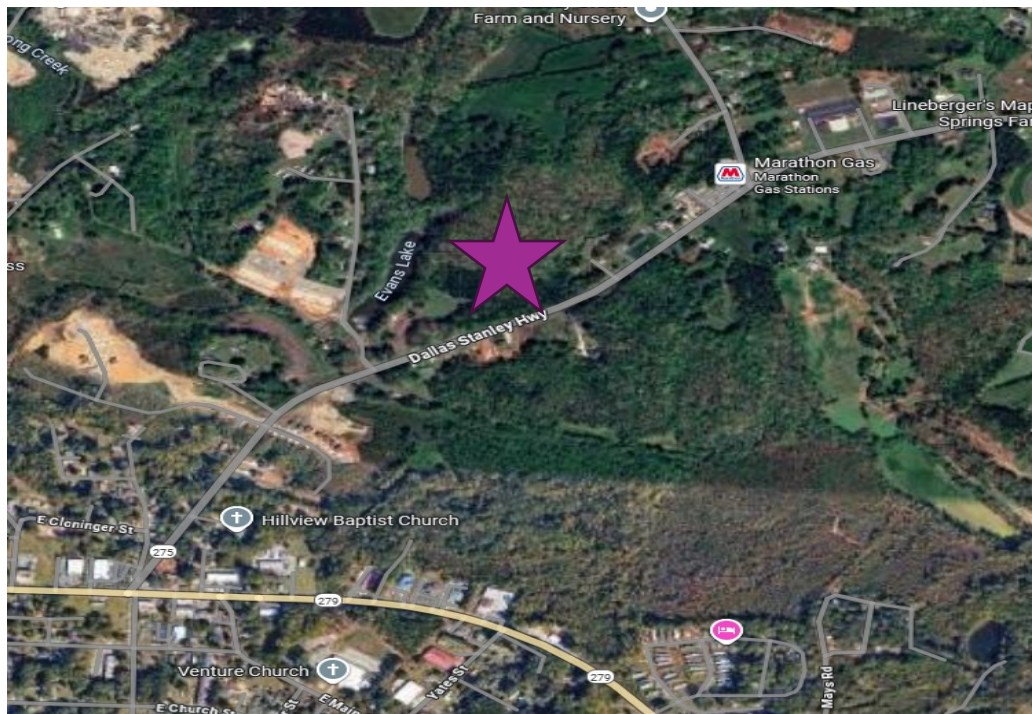
**Parcel ID:** 169881, 169933, 169883, 169880, 169934, 166945, 169884, 169878, & 169879

**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.

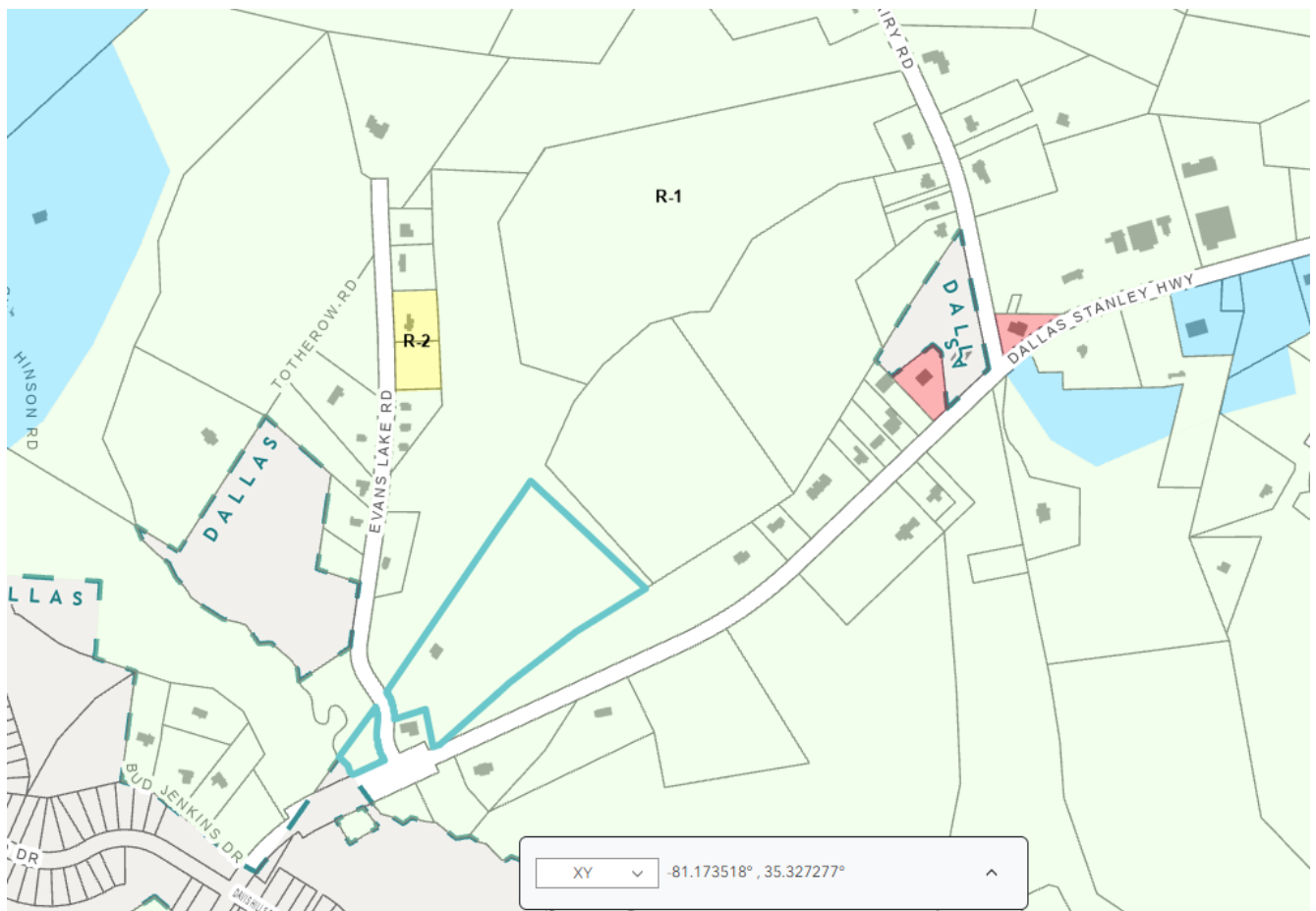


### 3. Planning Staff Review

- **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 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

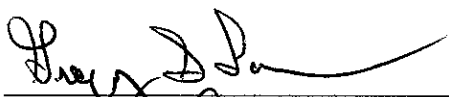
Owners Address PO Box 597, Dallas, NC 28034


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

**To:** Planning Board  
**From:** Stuart Valzonis, Planning Director  
**Date:** 02/19/2026  
**Re:** Z-2026-01 – Conventional Zoning Request for Holy Communion Lutheran Church

## 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.

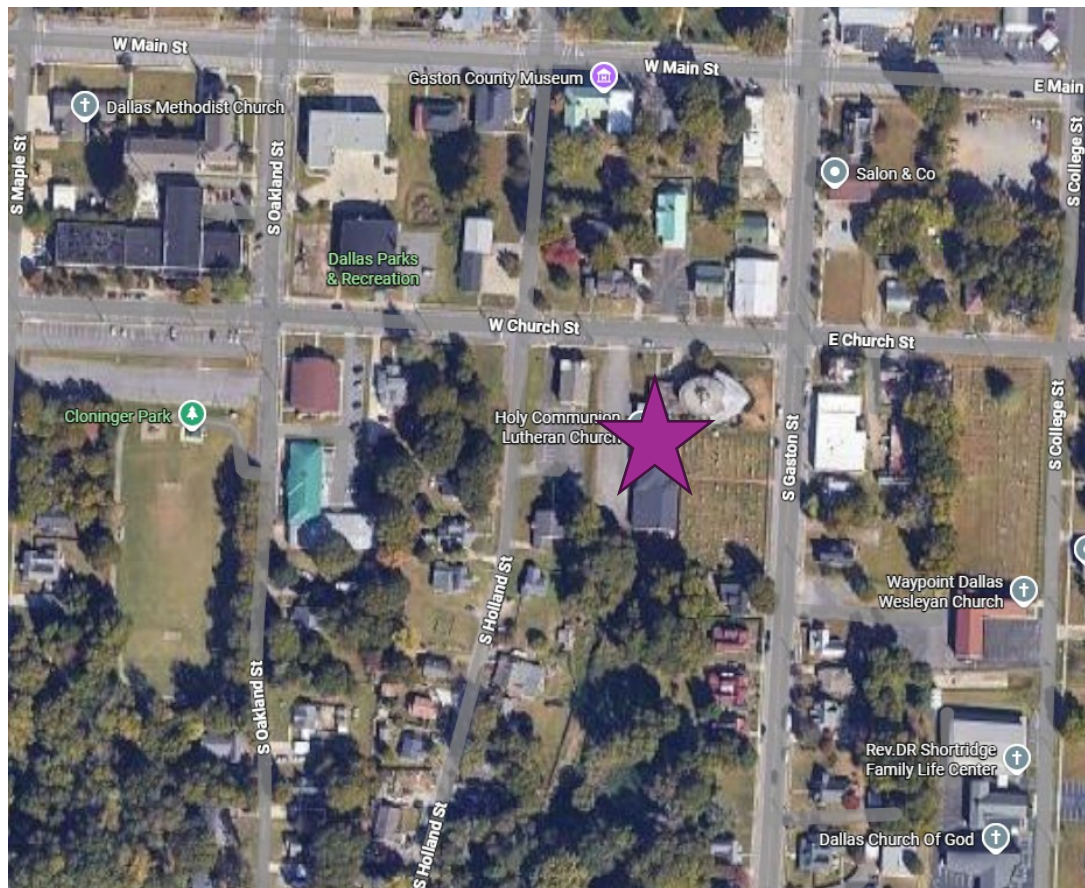
**Parcel ID:** 132487

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

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

## 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.



### 3. Planning Staff Review

- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan.
  - 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.

### 5. Site History

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

## 7. 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.

**Minutes  
Town of Dallas  
Planning Board  
Meeting of February 19<sup>th</sup>, 2026**

The meeting was called to order by Chairman Curtis Wilson at 6:31pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

**Members Present:** Curtis Wilson – Chairman; Glenn Bratton – Vice Chair; Carla Howell; Bradley Goins; John O’Daly; Troy Traversie and William Hairston.

**Also Present:** Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer and Marcus Fleming – Police Captain. Century Communities Southeast LLC had the following in attendance: Jared Carpenter, Gordon Johnston, Cole Ryan and Nick Burns.

Chairman Wilson announced that anyone that wished to speak on any items on the agenda, please sign up to speak, and also asked anyone that was representing either re-zoning petition to introduce themselves.

A motion was made by O’Daly to approve the agenda with changes moving item C to item A, seconded by Bratton and carried unanimously.

A motion was made by O’Daly to approve the minutes from the December 18<sup>th</sup>, 2025 meeting, seconded by Traversie and carried unanimously.

**New Business:**

***Item 9A. Re-zoning Petition Z-2026-01 Holy Communion Lutheran Church***

Tanner & McConnaughey, P.A on behalf of Holy Communion Lutheran Church, have submitted a conventional re-zoning petition on January 29<sup>th</sup>, 2026 for parcel ID: 132487, 105 W Church Street, Dallas, NC 28034. The site is currently split zoned B3-P (Central Business District Perimeter) and R-8(Single-Family Residential-8.) The re-zoning petition is requesting the B-2 (Highway Business) zoning district.

Stuart presented the re-zoning petition, and explained that the 2030 FLUM recommends Town Center for the entirety of the site and that the re-zoning is consistent with the Towns adopted future land use policy. Re-zoning this site would eliminate the split-zoning simplifying future development and enforcement, reducing complications.

Holy Communion Lutheran Church had no members present that wished to speak.

A motion was made by Bratton to recommend approval to the Board of Aldermen, seconded by Traversie and carried unanimously.

***Item 9B. Re-zoning Petition Z-2025-06 Evans Lake/Dallas Stanley Hwy***

Jared Carpenter, representing Century Communities Southeast LLC, has submitted a conditional re-zoning petition for approximately 49.6 acres across the following parcels: 169878, 169879, 169880, 169883, 169881, 169933, 169945, 169884 and 169934. The 9 parcels are currently in unincorporated Gaston County. Century Communities Southeast LLC are seeking annexation into the Town with a zoning district adopted as CD/R-5 (Conditional Single-Family Residential-5). Staff has reviewed the

requested petition and has determined this is neither consistent nor inconsistent with the 2030 Comprehensive Land Use Plan being that the site is located outside of the Towns ETJ.

Stuart presented the staff memo. The site 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. Planning staff after review determined this is a conditional rezoning petition with a site plan that permits single-family uses only. The site plan commits to a 5-foot concrete sidewalk on both sides of the road, improved open spaces to include a natural walking trail, preserving 46% of the site for open space and a maximum of 121 units. Stuart advised that the conditional zoning only permits single-family housing and could allow for a consistent development pattern with the surrounding community.

Jared Carpenter with Century Communities presented their Evans Run power point to attendees. He listed the history and locations of Century Communities and where they have developed across the United States. The housing development will have two professionally designed, landscaped entrances with community monumentation. Lot sizes will be 52 and 60 feet wide. There will be 4 parking spaces per dwelling, 2 of which are garage parking, and no on street parking. Amenities will include multi-purpose recreation areas, playground, walking trails and pocket parks. The homes will be listed as \$400,000 to \$475,000 for sale. Century is proposing a materially lower intensity use than what the approved Land Use Plan contemplates. The proposal eliminates the potential for townhomes, apartments and condominiums. Century believes that this represents a reasonable and appropriate scale of development that is consistent with and less dense than the Town's adopted vision. Plans are to preserve the recreational open space as correlated with NCDEQ. Jared touched on the concerns that were raised at the mandatory community meeting on January 20<sup>th</sup>, 2026. The following topics were discussed and presented:

1. **Density** – Century believes the proposed project represents a reasonable and appropriate scale of development and is largely consistent with but less dense than the Towns adopted Land Use Map.
2. **Traffic** – Century is committing to making any improvements required by NCDOT to mitigate the impact from this community. The development is projected to add approximately 87 trips during AM peak hour and 115 trips during PM peak hours.
3. **Long-Term Maintenance of the Community** – Century uses HOAs for all developments. The HOA will enforce architectural and maintenance standards to ensure the neighborhood remains well maintained over time. Evans Run home buyers will be making a significant investment in their homes and are motivated to preserve and enhance their property values. Evans Run will be a professionally managed and maintained community.
4. **Existing Ponds** – Century is coordinating with NCDEQ regarding the ponds and any required safety measures. A new culvert was recently installed in the lower pond, lowering the water level and improving drainage.
5. **Utility Capacity** – The Town recently installed a new sewer pump station to accommodate future growth in this area. The Public Works department has confirmed that there is sufficient water and sewer capacity to serve the project. At full build out of all the projects in the pipeline, including Evans Run, water capacity is projected to be at 78% and sewer capacity is projected to be at 60%.

Chairman Wilson opened the floor for citizens that were signed up to speak.

*Chrystal Jenkins – 253 Kiser Dairy Road, Dallas, NC 28034* – Expressed concerns for the impacts on traffic and the left turning lane not being enough of a road improvement as well as the pavement issues on Kiser Dairy Road. Would prefer to see less dense development with better quality instead of more quantity. Mrs. Jenkins said she was at the March 2025 meeting with Gaston County for Planning and Zoning and also stood before the County Commissioners when this project was brought before the County. She stated that the development was shut down then, and the Town sent Century to the County, and she feels Century is trying to take a shortcut back into the Town. Concerns for schools being at capacity. Questioned what is going to happen when the initial homeowners sell and the new buyers come. Fearful of crime and problems coming. Doesn't believe this is changing Dallas for the better.

*Joe Lineberger – 251 Carr Road, Dallas, NC 28034* – Expressed concerns for the traffic from schools on Carr Road as well as Kiser Dairy Road and Dallas Stanley Highway. Problems turning in and out of traffic when schools let out and AM hours. Fearful of crime and larceny on his farm.

*Daren Smith – 702 Dallas Stanley Highway, Dallas, NC 28034* – Revisited previous concerns from prior citizens speaking. Informed the Board that the sewer manholes around his property were spilling sewage up in the air.

*Rebecca Messick – 1020 Kiser Dairy Road, Dallas, NC 28034* – Spoke on horrendous traffic conditions and everyone using Kiser Dairy Road as a cut through. With the chance of all these homes being build, will the Town of Dallas be hiring more Police officers, Public Works employees, Electric Employees. Expressed that the surrounding property owners do not want the quantity of homes, rather the quality.

*Vonn Beam McGee – 638 Dallas Stanley Hwy, Dallas, NC 28034* – Her property will be directly across from the project. Disappointed with the house plan. Concerns on water and sewer and rates being increased. Concerns for trespassing issues.

*George “Rick” McGee – 622 Ole Lamp Lane, Gastonia, NC 28056* – Uses his 11.5 acres on Evans Lake Road for hunting and target shooting. Concerned for safety and kids. Tired of developers calling to try and buy his property.

*Walt Griggs – 681 Dallas Stanley Hwy, Dallas, NC 28034* – How will this affect our taxes and values being shot up. Infrastructure needs to be focused on before more homes being built. Hospital waits are already lengthy. Doesn't want people out west buying and selling the homes to rent them out.

Chairman Wilson asked if Century Communities had any rebuttal to citizens comments.

Jared Carpenter informed all that their company coming through the “back door” with this project is not true. Explained that Century came to the Town of Dallas first to annex into the Town limits, and was informed by the interim Town Manager that they were in a high rate of turnover, and maybe try the county for starting the project first. Did not have a Planning Director at the time. Didn't believe the county was used to our site plan/plot plan. Project would be forecasted five years out for full sale.

Mr. Traversie asked Johnny Denton if he had any thoughts or input. He stated that the numbers for capacity are there and currently the Town is having a force main installed for the pump station that was previously installed in the last two years.

Chairman Wilson asked if there was any other discussion needed for the action item. Bradley Goins and Carla Howell stated they would like to see the minutes from the County Commissioners meeting.

Having no further discussion, a motion was made by John O’Daly, to deny the petition as it was found to be neither consistent nor inconsistent with the 2030 Future Land Use Map based on the information from the staff analysis and because the 2030 Future Land Use Map recommends Suburban Mixed-Use Center and the site is outside the Town’s ETJ. Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and because this development is not what the neighboring residents desire. Motion seconded by Hairston, and passed 4-3. Carla Howell and Troy Traversie explained they could not approve nor deny with the information given.

***Item 9C – Text Amendment T-2026-01 § 153.002 Definitions***

The requested text amendment has been initiated to define the phrase “single-family residential construction” in the Zoning Ordinance.

Section 153.013 and elsewhere of the Town of Dallas Zoning Ordinance exempts “single-family residential construction” from certain development standards and review requirements. The ordinance does not currently define this term. As a result, the exemption may be interpreted broadly to apply not only to construction of the SF dwellings on a single-lot, but also to multiple SF dwellings constructed on multiple lots by the same builder or developer over a short period of time.

If the requested text amendment is adopted, it will define “single-family residential construction” in the Zoning Ordinance. A concrete definition of phrases and terms used throughout the zoning ordinance is necessary to prevent variations in interpretation, between both staff and citizens. The clarification is necessary to prevent the unintended use of single-family exemptions to authorize multi-unit or multi-lot residential development without appropriate review, and to ensure the orderly development of land consistent with adopted plans and infrastructure capacity.

Stuart presented the item along with the staff memo.

Having no further discussion, Chairman Wilson requested a motion to approve or deny the Text Amendment as presented.

A motion to approve the petition was made by Vice-Chairman Bratton having found that the petition is consistent with the 2030 Comprehensive Land Use Plan based on the information from the staff analysis and because of Policy recommendation 6.4.1. Motion was seconded by Mr. Traversie and therefore found the petition to be reasonable and in the public interest based on information from the staff analysis and because it is needed for stormwater measurements.

Having no further business or staff reports, Chairman Wilson requested a motion to adjourn.

A motion to adjourn was made by Carla Howell, seconded by John O’Daly and passed unanimously.  
(8:10pm)