

MINUTES FOR BOARD OF ALDERMEN MEETING

November 9, 2021

6:00 PM

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderwoman Morrow, Alderman Milton, Alderman Withers, and Alderman Huggins.

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Matthew Kanupp, Assistant Fire Chief; Sarah Hamrick, Town Clerk; Marcus Fleming, Police Captain; Bill Trudnak, Public Works Director; Brand Whitener, Recreation Director; and Tom Hunn, Town Attorney.

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

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

Approval of Agenda:

Mayor Coleman asked if there were any additions or deletions to amend the agenda. Alderman Huggins made a motion to approve the agenda, seconded by Alderman Cearley, and carried unanimously.

Approval of Minutes:

Alderman Milton motioned to approve the minutes from the October 12th Regular Board of Aldermen Meeting, as well as the minutes from the October 26th Work Session. Alderman Cearley seconded this motion and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to recognize the citizens.

Mike Fields, 1333 Philadelphia Church Rd., congratulated the candidates in the current election and thanked the recreation department on the success of the Halloween event at the Town Square.

Curtis Wilson, 438 S. Gaston St., requested to pray over the meeting.

Consent Agenda:

Item 5A Gaston County 175th Anniversary Proclamation

Gaston County is celebrating its 175th Anniversary in December. In coordination with the City of Gastonia, the County will host an event celebrating the anniversary on the afternoon of December 21, 2021 at the Rotary Pavilion. Further information concerning the celebration will be distributed closer to that time. Attached is a proclamation recognizing the 175th Anniversary of Gaston County (Exhibit 5A-1).

Item 5B Budget Amendment-Parking Restriping on S. Gaston Street

At the October 26th Work Session, the Board discussed options for parking on S. Gaston St. to address safety concerns that were originally raised at the October 12th Board of Aldermen Meeting. There are currently 160 parking spaces along S. Gaston St. with many of these spaces too close to intersections and driveways, based on standard parallel parking dimensions. Each space should be 25' long, 15' from driveways and/or intersections, and 10' from hydrants.

Staff made the following recommendations:

- Reconfigure the parking spaces along S. Gaston St. to meet standard parallel parking dimensions. This would result in a loss of approximately 50-55 parking spaces, but leaving approximately 105 spaces.
- Modify the parking ordinance to no longer allow parking of box trucks or box trailers in street parking.

The projected cost of reconfiguring the parking spaces is \$20,270.

After discussion the Board requested that a proposed ordinance change and budget amendment be brought for action. The budget amendment is required because this project was not included in the approved FY21-22 budget.

Attached is a budget amendment in the amount of \$20,270 to make the proposed reconfiguration of parking spaces.

Due to publishing issues with the newspaper, a revised ordinance will be presented at the December 14th Board of Aldermen meeting (Exhibit 5B-1).

Alderman Milton motioned to collectively approve all items under the consent agenda, seconded by Alderman Cearley, and carried unanimously.

Public Hearings:

6A YFKO LLC Annexation

Alderman Huggins made a motion to enter into a public hearing, seconded by Alderwoman Morrow, and carried unanimously.

An Annexation Petition, 2021-02, was submitted May 6, 2021, by William Gillespie Jr., managing member of YFKO LLC, property owner of Gaston County Parcel #304617.

2.50 acres of the existing 2.75-acre parcel are located within the Town of Dallas. The annexation petition will annex the remaining 0.25 acres. The existing portion within Town limits is currently zoned R-6, Multi-Family Residential, which is the requested zoning, pending annexation of the 0.25 acres.

The annexation and rezoning hearings have been advertised as required by State Statute and Town Ordinance in the Gaston Gazette 10/28 and 11/4, on site, and via first class mail to all property owners within five hundred (500) feet (Exhibit 6A, 1-11).

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

Alderman Withers made a motion to approve the Annexation, seconded by Alderwoman Morrow, and carried unanimously.

6B YFKO LLC Rezoning

Alderman Withers made a motion to enter into a public hearing, seconded by Alderman Cearley, and carried unanimously.

A Rezoning Application, 2021-02, was submitted May 6, 2021, by William Gillespie Jr., managing member of YFKO LLC, property owner of Gaston County Parcel #304617.

The rezoning request is to rezone 0.25 acres to R-6, Multi-Family Residential. Currently, 2.50 of the 2.75 acres is zoned R-6, Multi-Family Residential. This rezoning will remove the split-zoning which currently exists.

The Planning Board reviewed the rezoning request and unanimously recommended approval of the rezoning to R-6, Multi-Family Residential.

All Zoning Map amendments must include a statement of plan consistency, which is attached. Also, attached, is a rezoning ordinance for approval (Exhibit 6B, 1-12).

Russell Tanner, 320 Briarwood, had several questions concerning the rezoning. The Development Services Director, Nolan Groce, was able to answer his questions.

Alderwoman Morrow made a motion to go out of the public hearing, seconded by Alderman Huggins, and carried unanimously.

Alderwoman Morrow made a motion to approve the Rezoning, seconded by Alderman Withers, and carried unanimously.

6C Campbell Annexation

Alderman Huggins made a motion to go into a public hearing, seconded by Alderwoman Morrow, and carried unanimously.

An Annexation petition, 2021-03, was submitted June 10, 2021, by Jerry and Lynn Campbell for their property located at 1028 Rosewood Dr., further identified as Gaston County Parcel #171850. The petitioner is seeking annexation into the Town of Dallas as a Conditional Zoning District CD R-6, for a potential single-family detached subdivision.

The parcel is currently located outside of the Town of Dallas and is considered contiguous. The 2003 Land Use Map highlights this parcel as residential agricultural. The Planning Board recommends this property be rezoned to a Conditional District, CD R-6, if annexed into the Town.

The annexation and rezoning hearings have been advertised as required by State Statute and Town Ordinance in the Gaston Gazette 10/28 and 11/4, on site, and via first class mail to all property owners within five hundred (500) feet (Exhibit 6C, 1-12).

Mike Cloniger, 1031 Rosewood, has concerns that the houses will be too close together, there would not be enough parking, and it would have a great impact on our roads and schools. The Development Services Director, Nolan Groce, addressed Mr. Cloniger's concerns. The Mayor suggested that Town Staff send a letter to the Gaston County School System to inform them of the growth that may be begin to take place. The developer, Will Clayton, spoke on Mr. Cloniger's concerns about the parking.

A property owner, just south of the said property, on Rosewood, had concerns about cutting down trees, the utilities, and traffic. These concerns were also addressed by the Development Services Director.

Jack Etter, 1014 Rosewood, said that the development will border his property. Mr. Etter expressed his concerns about possible damage to his property from drainage and flooding. His concerns were also addressed by the Development Services Director.

Cody Smith, 1024 Rosewood, said his home will be beside the front entrance to the new development. He expressed concerns that he may loose part of his driveway and concerned that he may be forced to tap onto Town sewer. The Development Services Director assured him that he can not be forced to go on Town sewer and the front entrance of the new development will not affect his property.

Alderman Withers asked if any of the property owners on Rosewood would have to be annexed into the Town. The Development Services Director said the property owners can not be forced to be annexed, they have to request it themselves and they would continue to pay inside or outside rates on their utilities, depending where they live.

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

Alderman Withers made a motion to approve the Annexation, seconded by Alderman Cearley, and carried unanimously.

6D Campbell Rezoning

Alderman Milton made a motion to enter into a public hearing, seconded by Alderwoman Morrow, and carried unanimously.

A Conditional Rezoning Application, 2021-03, was submitted by authorized agents Moore and Seagle Holdings LLC, on behalf of the property owner of 1028 Rosewood Drive, further identified as Gaston County Parcel #171850. The requested zoning is a Conditional District, Multi-Family Residential, CD R-6.

The Conditional Rezoning proposal includes 56 single family detached lots spanning across approximately 17.01 acres. The site includes 2.90 acres of tree save, 11.12 acres of disturbed area, four (4) off street parking spaces per home, and eight (8) foot side yard setbacks.

The Planning Board reviewed the conditional rezoning proposal and after discussion and modification to conditions and allowances, unanimously recommended approval of the rezoning to CD R-6.

All Zoning Map amendments must include a statement of plan consistency, which is attached. Also, attached, is a rezoning ordinance for approval (Exhibit 6D, 1-10).

Catherine Valentin-Andaluz, 203 Stillwell, via zoom, expressed her concerns about people crossing her property and asked if there would be any greenery to divide the property lines. Ms. Valentin-Andaluz also expressed concerns if she would still remain in the county and would be able to keep her livestock. The homeowner also asked if there would be enough Fire and Rescue to cover the entire area and asked if there would be any issues with the water and sewer lines. The Development Services Director addressed all of her concerns.

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

Alderman Milton made a motion to approve the Rezoning, seconded by Alderman Withers, and carried unanimously.

6E Rhyne Annexation

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

An Annexation petition, 2021-05, was submitted June 16, 2021, by Helen Rhyne, property owner of Parcel #169184, no address assigned, located off of Dallas High Shoals Hwy. The petitioner is seeking annexation into the Town of Dallas as a Conditional Zoning District CD R-5, for a potential single-family detached subdivision.

The parcel is currently located outside of the Town of Dallas and is considered non-contiguous. The 2003 Future Land Use Map highlights this parcel as residential development. The Planning Board recommends this property be rezoned to a Conditional District, CD R-5, if annexed into the Town.

The annexation and rezoning hearings have been advertised as required by State Statute and Town Ordinance in the Gaston Gazette 10/28 and 11/4, on site, and via first class mail to all property owners withing five hundred (500) feet (Exhibit 6E, 1-10).

Jack Walls, 118 Meadowbrook Circle, expressed concerns about trespassers on his property and asked what the green markers represented. The Urban Design Representative explained that the markers represented the wetlands and stated that all the area homeowners had been notified by letter.

Alderman Huggins asked how many acres of land was in this development. The Development Services Director answered with 170.4 acres of land in this development.

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

Alderman Huggins made a motion to approve the Annexation, seconded by Alderwoman Morrow, and carried unanimously.

6F Finger Irrevocable Trust Annexation

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

An Annexation petition, 2021-04, was submitted June 15, 2021, by Rosemary Finger Routszong Trustee of property owner, Marilyn S. Finger Irrevocable Trust. The Petition includes three parcels, #303651, 170287, and 169122, no address assigned, located near Shepherds Way Dr. The petitioner is seeking annexation into the Town of Dallas as part of a Conditional Zoning District CD R-5, for a potential single-family detached subdivision.

The parcels are currently located outside of the Town of Dallas and are considered contiguous. The 2003 Future Land Use Map highlights these parcels for new residential development. The Planning Board recommends this property be rezoned to a Conditional District, CD R-5, if annexed into the Town.

The annexation and rezoning hearings have been advertised as required by State Statute and Town Ordinance in the Gaston Gazette 10/28 and 11/4, on site, and via first class mail to all property owners withing five hundred (500) feet (Exhibit 6F, 1-12).

Nancy Essary, 125 Kelly Dr, via zoom, had concerns about the traffic and over-crowding in the schools that the development may bring. The Mayor, again said, he would have a letter sent to the Gaston County School System, expressing the concerns of possible over-crowding in the schools from the new development. The Development Services Director explained that the developer is required to keep DOT standards and conduct traffic studies.

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

Alderman Withers made a motion to approve the Annexation, seconded by Alderwoman Morrow, and carried unanimously.

6G Little Long Creek Rezoning

Alderwoman Morrow made a motion to go into a public hearing, seconded by Alderman Huggins, and carried unanimously.

A Conditional Rezoning Application, 2021-04, was submitted by authorized agents Jeff Webb and Paul Pennell on behalf of the property owners of Gaston County Parcels

#301017,303651,170286, 170287, 169184, and 169122. The requested zoning is a Conditional District, Single Family Residential, CD R-5.

The Conditional Rezoning proposal includes 529 single family detached lots spanning across 170.56. The site includes 51.58 acres of open space and 6.15 acres of amenity area. Amenity areas to include: +/- 4,550 linear ft. of natural walking rails at 8 ft. wide; two (2) parks equipped with playgrounds, open air pavilions, picnic tables, grills and benches. The development will also include street trees on both sides of the road at approximate 50 ft. intervals.

The Planning Board reviewed the conditional rezoning proposal and after discussion and modification to conditions and allowances, unanimously recommended approval of the rezoning to CD R-5.

All Zoning Map amendments must include a statement of plan consistency, which is attached. Also, attached, is a rezoning ordinance for approval (Exhibit 6G, 1-18).

Paul Pennell, with Urban Design Partners, gave a presentation explaining that each home will have four parking spaces, the development would be under a HOA, and the Town would share utilities with REA. Mr. Pennell also explained that this would be a three- phase development, with the first homes built in the next 2-3 years and the first section will be off of Dallas-High Shoals Road, with 100-150 homes.

Alderwoman Morrow made a motion to go out of the public hearing, seconded by Alderman Withers, and carried unanimously.

Alderman Withers made a motion to approve the Rezoning, seconded by Alderwoman Morrow, passing four to one.

Old Business:

There was no Old Business to conduct.

New Business:

Item 8A Request to use the Dennis Franklin Gym by Monarch Media

Monarch Media, a film company, has reached out requesting to use the Dennis Franklin Gym to shoot a scene in their upcoming movie, "Something Here". The scene in the Gym is a Homecoming Dance and begins as the King and Queen are announced.

Monarch Media would set up the Gym on Tuesday, November 30th; film on Wednesday, December 1st, and clean up on Thursday, December 2nd.

Attached is an overhead map of the area, including their schedule. Also, attached, is information about Monarch Media (Exhibit 8A, 1-7).

The Town Manager, Maria Stroupe, explained that the Media Company would pay the Town \$500 per day to use the Gym and said they have sent in their Insurance and Tax forms to the Finance Department.

Alderman Cearley made a motion to approve the use of the Gym, seconded by Alderman Huggins, and carried unanimously.

Manager's Report:

The Town Manager, Maria Stroupe, reported that the Election was certified and the grant for the body cam's for the Police Department was approved. Ms. Stroupe announced the Veteran's Day Event would be held on November 11th at 10 a.m. and the Employee's Thanksgiving Cookout would be on November 16th at 1 p.m. (8:00 p.m.).

Closed Session:

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. NCGS §143-318.11(3).

Alderman Cearley made a motion to go into the Closed Session, seconded by Alderwoman Morrow, and carried unanimously (8:10 p.m.).

No action taken.

Alderman Huggins made a motion to go out of the Closed Session, seconded by Alderman Cearley, and carried unanimously (9:01 p.m.).

Alderman Withers made a motion to adjourn the Board of Aldermen meeting, seconded by Alderman Cearley, and carried unanimously (9:02 p.m.).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Gaston County 175th Anniversary Proclamation

WHEREAS, Gaston County will celebrate its 175th Anniversary on December 21, 2021; and

WHEREAS, Gaston County was first inhabited by Cherokee and Catawba Indians, and was later settled by German, Scotch Irish, and English immigrants, and now has a population of nearly 228,000 residents from a multitude of backgrounds; and

WHEREAS, Gaston County is now the ninth largest county population-wise in the State of North Carolina; and

WHEREAS, Gaston County has added more than 46,000 residents to its population since the County celebrated its Sesquicentennial in 1996; and

WHEREAS, The North Carolina General Assembly split Gaston County from Lincoln County to allow for smaller and more localized government; and

WHEREAS, Gaston County's original seat was in Dallas and was moved to Gastonia 110 years ago following a vote by its residents; and

WHEREAS, Gaston County has, through visionary leadership, diversified its economy and built upon the strengths of its citizens to grow a strong manufacturing base with good paying, long-lasting jobs; and

WHEREAS, Gaston County has a proud history with a bright and prosperous future; and

WHEREAS, all of Gaston County's 14 municipalities and their residents are invited to participate in the celebration.

NOW, THEREFORE, BE IT PROCLAIMED, that the Town of Dallas Board of Aldermen join with Gaston County in celebration of its 175th Anniversary to be celebrated in a ceremony on December 21, 2021, at the Rotary Pavilion in Gastonia, along with other events marked by an official 175th Anniversary Seal to celebrate the occasion, and encourage all citizens to join the celebrations.

Adopted this the 9th day of November, 2021.

Rick Coleman, Mayor

Attested by:

Sarah Hamrick, Town Clerk

Town of Dallas
Budget Amendment

Date: November 9, 2021

Action: Street - Line Painting

Purpose: To Appropriate Funds to Reconfigure Parking Spaces on S. Gaston St.

Number: STR-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Fund Balance Appropriated	\$292,256	\$312,526	\$20,270
10	5600	4504	Contr Services: Line Painting	\$4,000	\$24,270	\$20,270

Approval Signature
(Town Manager)

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS,
NORTH CAROLINA (Annexation PID# 304617)**

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on November 9, 2021, after due notice; and,

WHEREAS, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31:

NOW THEREFORE BE IT ORDAINED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of November 9, 2021:

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

BEGINNING at an iron pin set, located in the southern margin of the right of way of Robinson-Clemmer Road, said iron being located directly south +/- and across Robinson-Clemmer Road from the center line of Alder Ridge Way in Alder Ridge Subdivision as it intersects with Robinson-Clemmer Road as show on PG 75page 65 in the Gaston County Register of Deeds and thence from said iron S 29-45-36 W 74.56' to a new iron pin set, said iron pin being the beginning point of this description, thence S 56-44-03 E 329.15' to an iron pin set; thence N 71-04-57 W 267.34' to an iron pin set, thence N 13-21-55 W 96.48' to the place of beginning, containing 0.25 acres.

Section 2. Upon and after November 9, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of the Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

Adopted this 9th day of November, 2021.

Rick Coleman, Mayor

ATTESTED:

Sarah Hamrick, Town Clerk

Re: Annexation (PID# 304617)

2021-02

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: _____

FEE: \$500.00

Current Property Use: R-6 Requested Zoning: R-6

Planned Property Use: SINGLE FAMILY RESIDENTIAL

To the Board of Aldermen of the Town of Dallas:

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

Robinson Clemmer Rd, DALLAS, NC 28034, further identified as
parcel ID # 304617, be annexed to the Town of Dallas.

Print owner name(s) and information: YFKO L.L.C.

Name William Gillespie Jr. Phone 704-868-9703

Address PO BOX 550442 GASTONDA, NC 28055-0442

Name _____ Phone _____

Address _____

CONTACT: Name MICHAEL DICKSON Phone 704-678-5658

Address 548 DERWOOD DR. GASTONIA, N.C. 28054

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. \$500 Fee

Owner's Signature: [Signature] Manager Date: 3-30-2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: [Signature] Madam Grace Date: 5-6-2021


Reasons for Request of Annexation of PID# 304617

To whom it may concern:

The subject parcel has been recombined and currently has approximately .25 (point two five) acres outside and approximately 2.5 (two point five) acres inside the town limits of Dallas. Our desire is to have the portion currently located outside of the towns jurisdiction to be annexed in so that zoning will run concurrent to the larger portion of the subject parcel. Our intention is to be able to work exclusively with Town of Dallas for future development of this parcel. Our overall goal at this time is to have the subject parcel annexed and zoned for single family detached dwellings.

Best Regards,

YFKO LLC

By: 

Title: Manager

Date: 3-30-2021

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/29/2020 3:55:37 PM
Fee Amt: \$168.00 Page 1 of 3
Revenue Tax: \$140.00
Gaston, NC
Susan S. Lockridge Register of Deeds

BK 5186 PG 1698 - 1700

NORTH CAROLINA GENERAL WARRANTY DEED

Excess Tax: \$140.00

Parcel Identifier No. 225234 & 225231 Verified by _____ County on the _____ day of _____ 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street, Gastonia, NC 28052 (280) 571-1111

Brief description for the index: NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 29th day of December, 2020, by and between
GRANTOR GRANTEE

Alders Ridge, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

YPRC, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

Enter in appropriate block for each Grantor and Grantee name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 85 page 41

submitted electronically by "Hance & Hance, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter's Agreement with the Gaston County Register of Deeds.

EXHIBIT "A"

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-26 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-39 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-36 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a $\frac{1}{2}$ " rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

The foregoing is a combination of that parcel conveyed to Alders Ridge, LLC by deed recorded in Book 4913 at Page 215 and the remainder of that tract conveyed to Alders Ridge, LLC by deed recorded in Book 4731 at Page 1706, all in the Gaston County Public Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Alders Ridge, LLC (Entity Name) (SEAL) Print/Type Name:

Print/Type Name & Title: William W. Gillespie, Jr. (SEAL) Print/Type Name: Manager

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of _____ County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina County or City of Gaston I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that William W. Gillespie, Jr. personally came before me this day and acknowledged that he is the Manager of Alders Ridge, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (circle through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of December, 2020.

My Commission Expires: _____ (Affix Seal) Ashley S. Ballard NOTARY PUBLIC Gaston County North Carolina My Commission Expires August 11, 2024

Ashley S. Ballard Notary Public Notary's Printed or Typed Name _____

The first legal description is of the new parcel PID 304617 which has been recombined as a single parcel.

I believe that the second description is of only the old, smaller parcel that was and is still located outside of the city limits even though it is now a portion of a parcel inside the city limits.

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Abutting Parcels

PID# 225233 & 225232
James R. Sowell & Theresa V. Howell
209 Robinson Clemmer Rd
Dallas, NC 28034

PID# 172404
Rhonda R. Hughes
303 Briarwood Circle
Dallas, NC 28034

PID# 172405
Jaclyn P. Zapf
1107 Larkspur Lane
Dallas, NC 28034

PID# 172406
Katie H. Peeler
1109 Larkspur Lane
Dallas, NC 28034

PID# 172407
Karen Van Pelt & Others
2818 Tryon Courthouse Rd.
Bessemer City, NC 28016

PID# 206754
Sean Simpkins & Simone Hutton
1115 Larkspur Lane
Dallas, NC 28034

PARCELS ACROSS ROBINSON CLEMMER

PID# 216068
Donna Baldwin
5000 Broadleaf Ct.
Dallas, NC 28034

PID# 216069
Progress Residential Borrower 11 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216070
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

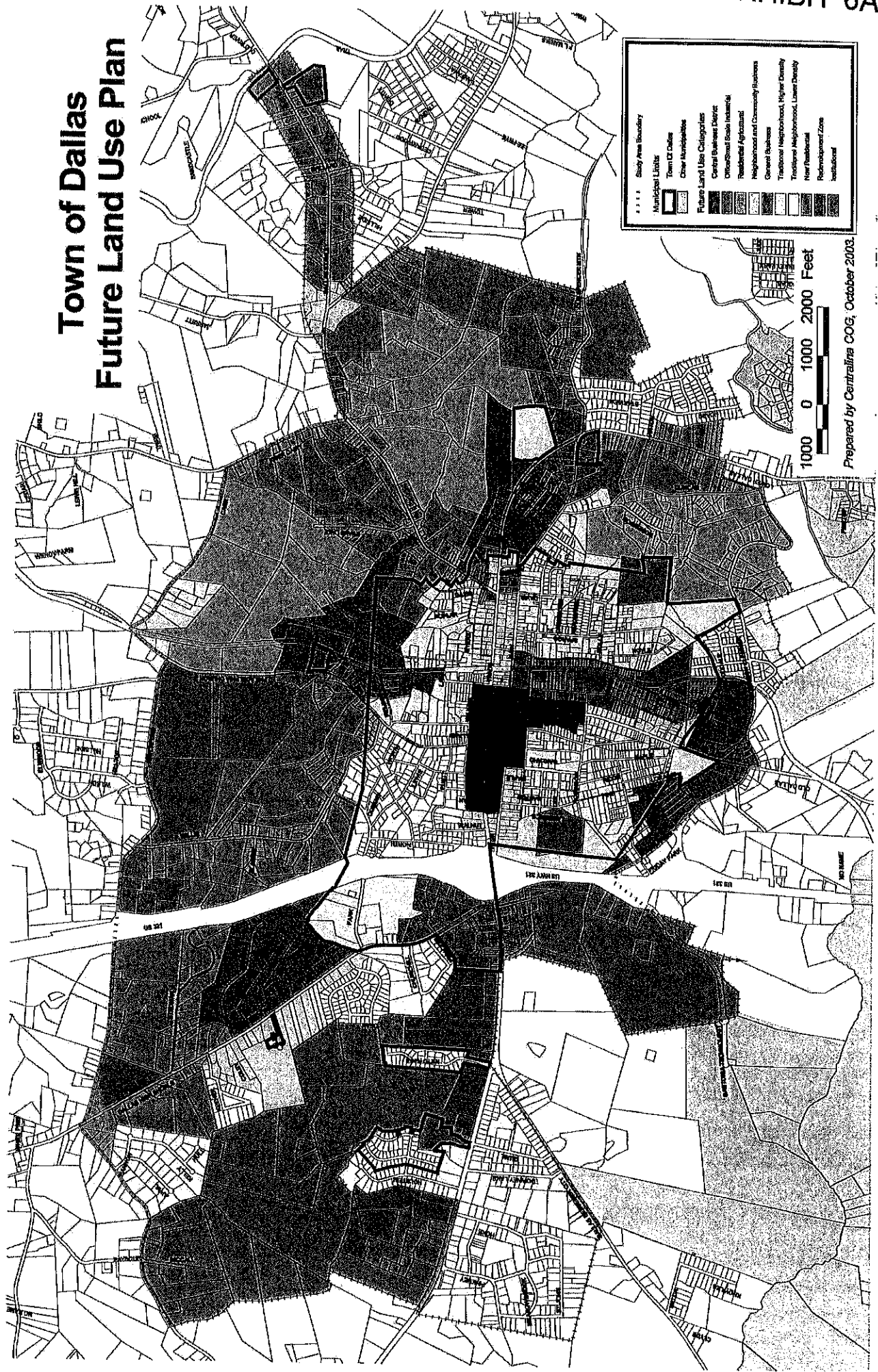
PID# 216071
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216072
2018-4 IH Borrower LP
C/O Invitation Homes
1717 Main St. STE 2000
Dallas, TX 75201

PID# 216073
David Scott Hannah II
5020 Broadleaf Ct.
Dallas, NC 28034

PID# 220505
James Hill
5044 Broadleaf Ct
Dallas, NC 28034

Town of Dallas Future Land Use Plan



**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING PETITION IN
THE TOWN OF DALLAS (PID# 304617)**

WHEREAS, YFKO LLC submitted an application for a zoning map amendment to Rezone Gaston County Parcel ID# 304617 from Single Family, RS-8 (Gaston County), to Multi-Family Residential, R-6 (Town of Dallas), for future development of the property; and,

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

WHEREAS, the Town of Dallas Planning Board has reviewed the Rezoning petition and voted unanimously (6-0) to recommend approval of the petition, finding it neither consistent nor inconsistent with the 2003 Land Use Plan; and,

WHEREAS, the Town of Dallas Board of Aldermen held the public hearing on November 9, 2021, and after the hearing, made the following finding:

The proposed zoning map amendment to Parcel #304617 is neither consistent nor inconsistent with the 2003 Land Use Plan's map designation, because this parcel was not in the study area, but it abuts property designated as Traditional Neighborhood, Higher Density, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning map amendment aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

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 November 9, 2021 and that the official zoning map of the Town be amended to reflect this adopted change of parcel #304617.

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 specifically declared to be invalid and unconstitutional.

Adopted this 9th day of November, 2021.

Rick Coleman, Mayor

ATTESTED:

Sarah Hamrick, Town Clerk

Re: Annexation (PID# 304617)

2021-02

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: _____

FEE: \$500.00

Current Property Use: R-6 Requested Zoning: R-6

Planned Property Use: SINGLE FAMILY RESIDENTIAL

To the Board of Aldermen of the Town of Dallas:

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

Robinson Clemmer Rd, DALLAS, NC 28034, further identified as
parcel ID # 304617, be annexed to the Town of Dallas.

Print owner name(s) and information: YFKO L.L.C.

Name William Gillespie Jr. Phone 704-868-9703

Address PO BOX 550442 GASTONIA, NC 28055-0442

Name _____ Phone _____

Address _____

CONTACTS
Name MICHAEL DICKSON Phone 704-678-5658

Address 548 DEERWOOD DR. GASTONIA, N.C. 28054

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. \$500 Fee

Owner's Signature: [Signature] Manager Date: 3-30-2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: [Signature] Mani Grace Date: 5-6-2021


Reasons for Request of Annexation of PID# 304617

To whom it may concern:

The subject parcel has been recombined and currently has approximately .25 (point two five) acres outside and approximately 2.5 (two point five) acres inside the town limits of Dallas. Our desire is to have the portion currently located outside of the town's jurisdiction to be annexed in so that zoning will run concurrent to the larger portion of the subject parcel. Our intention is to be able to work exclusively with Town of Dallas for future development of this parcel. Our overall goal at this time is to have the subject parcel annexed and zoned for single family detached dwellings.

Best Regards,

YFKO LLC

By:  _____

Title: Manager

Date: 3-30-2021

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/29/2020 3:55:37 PM
Fee Amt: \$166.00 Page 1 of 3
Revenue Tax: \$140.00
Gaston, NC
Susan S. Lockridge Register of Deeds

BK 5186 PG 1698 - 1700

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

Parcel Identifier No. 225234 & 225231 Verified by _____ County on the _____ day of _____ 20____

By: _____

Mall/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street Gastonia, NC 28052 (704) 791-1111

Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 29th day of December, 2020, by and between

GRANTOR

GRANTEE

Alders Ridge, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

YRKO, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

Enter in appropriate block for each Grantor and Grantee name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____ Dallas _____ Township, _____ Gaston _____ County, North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ 85 _____ page _____ 41 _____

EXHIBIT "A"

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-37-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a 1/2" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 236.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-23 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

The foregoing is a combination of that parcel conveyed to Alders Ridge, LLC by deed recorded in Book 4913 at Page 215 and the remainder of that tract conveyed to Alders Ridge, LLC by deed recorded in Book 4731 at Page 1706, all in the Gaston County Public Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Basements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Alders Ridge, LLC (Entity Name) (SEAL) Print/Type Name:

Print/Type Name & Title: William W. Gillespie, Jr. (SEAL) Print/Type Name: Manager

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name:

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name:

State of _____ - County or City of _____ and State aforesaid, certify that I, the undersigned Notary Public of the County or City of _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____ 20_____

My Commission Expires: _____ Notary Public (Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____ and State aforesaid, certify that I, the undersigned Notary Public of the County or City of _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____ 20_____

My Commission Expires: _____ Notary Public (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Gaston and State aforesaid, certify that I, the undersigned Notary Public of the County or City of Gaston personally came before me this day and acknowledged that William W. Gillespie, Jr. is the Manager of Alders Ridge, LLC a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (as applicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of December 2020

My Commission Expires: _____ Notary Public (Affix Seal) _____ Notary's Printed or Typed Name

Ashley S. Ballard
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires August 11, 2024

UNOFFICIAL

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PID# 216068
Donna Baldwin
5000 Broadleaf Ct.
Dallas, NC 28034

PID# 216069
Progress Residential Borrower 1.1 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216070
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216071
Progress Residential Borrower 6 llc
PO Box 4090
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PID# 216072
2018-4 IH Borrower LP
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1717 Main St. STE 2000
Dallas, TX 75201

PID# 216073
David Scott Hannah II
5020 Broadleaf Ct.
Dallas, NC 28034

PID# 220505
James Hill
5044 Broadleaf Ct
Dallas, NC 28034

DEED NORTH D6787 PG 1706

- NOTES:
- 1. SURVEY MADE ON PHYSICAL EVIDENCE
 - 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
 - 3. PROPERTY LINES ARE SHOWN TO RECORD OR UNRECORDED EASEMENTS NOT SHOWN OR RECORDED EASEMENTS NOT SHOWN
 - 4. PROPERTY LINES ARE SHOWN TO RECORD OR UNRECORDED EASEMENTS NOT SHOWN OR RECORDED EASEMENTS NOT SHOWN
 - 5. FLOOD ZONE UNLESS SPECIFIED ON SURVEY
 - 6. LEGAL RECORDS
 - 7. IRON FOUND
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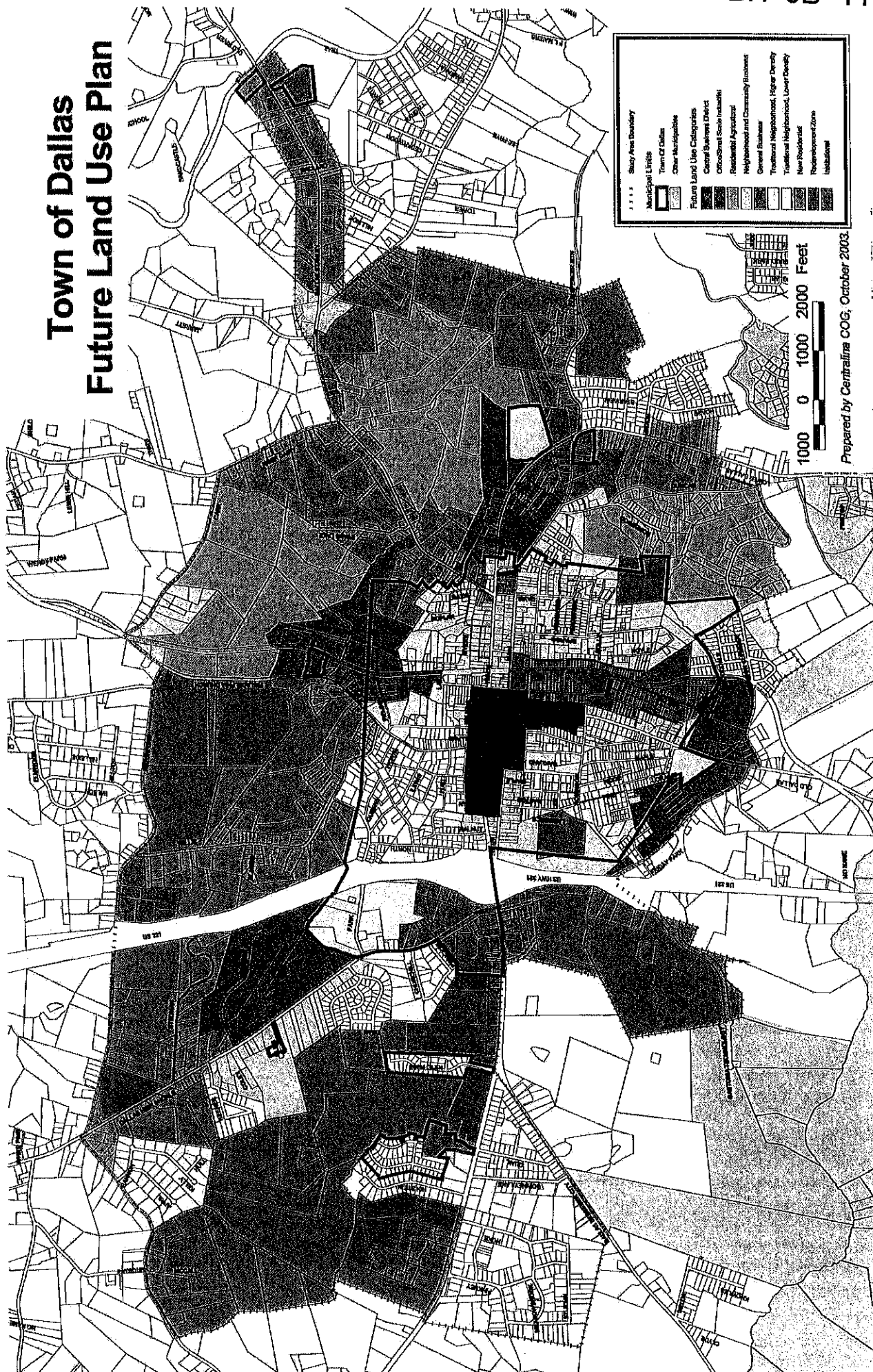
NORTH CAROLINA, GASTON COUNTY

THESE CERTIFY THAT THE BOUNDARIES OF THE SUBDIVISION SHOWN ON THIS MAP WERE APPROVED BY THE TOWN OF DALLAS BOARD OF ALDERMEN ON THE _____ DAY OF _____ 2023.

REVIEW OFFICER _____ DATE _____

Chain	Starting	Distance
1	0	53.631
2	53.631	53.631
3	107.262	53.631
4	160.893	53.631
5	214.524	53.631
6	268.155	53.631
7	321.786	53.631
8	375.417	53.631
9	429.048	53.631
10	482.679	53.631
11	536.310	53.631
12	589.941	53.631
13	643.572	53.631
14	697.203	53.631
15	750.834	53.631
16	804.465	53.631
17	858.096	53.631
18	911.727	53.631
19	965.358	53.631
20	1018.989	53.631
21	1072.620	53.631
22	1126.251	53.631
23	1179.882	53.631
24	1233.513	53.631
25	1287.144	53.631
26	1340.775	53.631
27	1394.406	53.631
28	1448.037	53.631
29	1501.668	53.631
30	1555.299	53.631
31	1608.930	53.631
32	1662.561	53.631
33	1716.192	53.631
34	1769.823	53.631
35	1823.454	53.631
36	1877.085	53.631
37	1930.716	53.631
38	1984.347	53.631
39	2037.978	53.631
40	2091.609	53.631
41	2145.240	53.631
42	2198.871	53.631
43	2252.502	53.631
44	2306.133	53.631
45	2359.764	53.631
46	2413.395	53.631
47	2467.026	53.631
48	2520.657	53.631
49	2574.288	53.631
50	2627.919	53.631
51	2681.550	53.631
52	2735.181	53.631
53	2788.812	53.631
54	2842.443	53.631
55	2896.074	53.631
56	2949.705	53.631
57	3003.336	53.631
58	3056.967	53.631
59	3110.598	53.631
60	3164.229	53.631
61	3217.860	53.631
62	3271.491	53.631
63	3325.122	53.631
64	3378.753	53.631
65	3432.384	53.631
66	3486.015	53.631
67	3539.646	53.631
68	3593.277	53.631
69	3646.908	53.631
70	3700.539	53.631
71	3754.170	53.631
72	3807.801	53.631
73	3861.432	53.631
74	3915.063	53.631
75	3968.694	53.631
76	4022.325	53.631
77	4075.956	53.631
78	4129.587	53.631
79	4183.218	53.631
80	4236.849	53.631
81	4290.480	53.631
82	4344.111	53.631
83	4397.742	53.631
84	4451.373	53.631
85	4505.004	53.631
86	4558.635	53.631
87	4612.266	53.631
88	4665.897	53.631
89	4719.528	53.631
90	4773.159	53.631
91	4826.790	53.631
92	4880.421	53.631
93	4934.052	53.631
94	4987.683	53.631
95	5041.314	53.631
96	5094.945	53.631
97	5148.576	53.631
98	5202.207	53.631
99	5255.838	53.631
100	5309.469	53.631
101	5363.100	53.631
102	5416.731	53.631
103	5470.362	53.631
104	5523.993	53.631
105	5577.624	53.631
106	5631.255	53.631
107	5684.886	53.631
108	5738.517	53.631
109	5792.148	53.631
110	5845.779	53.631
111	5899.410	53.631
112	5953.041	53.631
113	6006.672	53.631
114	6060.303	53.631
115	6113.934	53.631
116	6167.565	53.631
117	6221.196	53.631
118	6274.827	53.631
119	6328.458	53.631
120	6382.089	53.631
121	6435.720	53.631
122	6489.351	53.631
123	6542.982	53.631
124	6596.613	53.631
125	6650.244	53.631
126	6703.875	53.631
127	6757.506	53.631
128	6811.137	53.631
129	6864.768	53.631
130	6918.399	53.631
131	6972.030	53.631
132	7025.661	53.631
133	7079.292	53.631
134	7132.923	53.631
135	7186.554	53.631
136	7240.185	53.631
137	7293.816	53.631
138	7347.447	53.631
139	7401.078	53.631
140	7454.709	53.631
141	7508.340	53.631
142	7561.971	53.631
143	7615.602	53.631
144	7669.233	53.631
145	7722.864	53.631
146	7776.495	53.631
147	7830.126	53.631
148	7883.757	53.631
149	7937.388	53.631
150	7991.019	53.631
151	8044.650	53.631
152	8098.281	53.631
153	8151.912	53.631
154	8205.543	53.631
155	8259.174	53.631
156	8312.805	53.631
157	8366.436	53.631
158	8420.067	53.631
159	8473.698	53.631
160	8527.329	53.631
161	8580.960	53.631
162	8634.591	53.631
163	8688.222	53.631
164	8741.853	53.631
165	8795.484	53.631
166	8849.115	53.631
167	8902.746	53.631
168	8956.377	53.631
169	9009.008	53.631
170	9062.639	53.631
171	9116.270	53.631
172	9169.901	53.631
173	9223.532	53.631
174	9277.163	53.631
175	9330.794	53.631
176	9384.425	53.631
177	9438.056	53.631
178	9491.687	53.631
179	9545.318	53.631
180	9598.949	53.631
181	9652.580	53.631
182	9706.211	53.631
183	9759.842	53.631
184	9813.473	53.631
185	9867.104	53.631
186	9920.735	53.6

Town of Dallas Future Land Use Plan



1000 0 1000 2000 Feet
Prepared by Centralina COG, October 2003

CONSISTENCY STATEMENT

The proposed zoning map amendment assigning parcel #304617, to R-6 Multi-Family Residential, is neither consistent nor inconsistent with the 2003 Land Use Plan's map designation, because this parcel was not in the study area, but it abuts property designated as Traditional neighborhood, Higher Density, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the amendment aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS,
NORTH CAROLINA (Annexation PID# 171850)**

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on November 9, 2021, after due notice; and,

WHEREAS, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31:

NOW THEREFORE BE IT ORDAINED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of November 9, 2021:

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

Tract 1:

BEGINNING at an iron in the western margin of Rosewood Drive (SR 2271), northeast corner of the property of Beverly W. Farrar as described in Book 1010 at page 259, said point of beginning being approximately 180 feet in a northerly direction from the intersection of the center lines of SR 2271 and 2272, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron, thence North 41-41-32 West 660.71 feet to a new iron in the southern line of the property of Jack C. Etter, thence with Etter's line South 88-17-55 East 538.40 feet to an iron, corner with Ronnie D. Smith (Book 1987 at Page 361); thence with Smith's western line South 19-50-00 East 134.24 feet to an iron; thence with Smith's southern line, North 76-01-24 East 94.91 feet to an iron in the western margin of Rosewood Drive (SR 2271); thence with the western margin of Rosewood Drive, South 12-38-51 East 225.00 feet to the point and place of Beginning, and containing 4.50 acres, more or less. The foregoing description is shown as Tract 1 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

The foregoing property is subject to an easement and access right of way, 20' in width, running along the southern line of said property, the southern line of which is described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line South 61-35-19 West 324.72 feet to an iron.

Tract 2:

BEGINNING at an iron, common corner of the Grantor, Jack C. Etter (Book 1760 at Pages 702 and 704), Douglas Lepke (Book 2397 at Page 694), and Grover E. Laye (Book 1334 at Page 150), said point of Beginning being situate North 88-17-55 West 741.04 feet from an iron at the northwestern corner of the property of Ronnie D. Smith (Book 1987 at Page 361), and running thence with Etters' Southern line, South 88-17-55 East 202.64 feet to a new iron; thence South 41-41-32 East 660.71 feet to an iron, corner with Beverly W. Farrar (Book 1010 at Page 259), thence with Farrar's line, South 29-35-19 West 308.00 feet to an iron, thence with the center line of a branch, the following fourteen courses and distances: (1) South 69-51-58 West 46.76 feet; (2) South 11-26-10 West 13.81 feet; (3) South 62-05-06 West 39.21 feet; (4) South 26-03-05 West 48.16 feet; (5) South 51-55-08 West 50.73 feet; (6) South 38-55-23 West 6.50 feet; (7) South 35-46-50 West 61.97 feet; (8) South 41-04-58 West 84.62 feet; (9) South 66-02-28 West 44.60 feet; (10) South 51-47-38 West 93.11 feet; (11) South 85-23-32 West 311.91 feet; (12) South 59-37-03 West 79.29 feet; (13) North 62-17-47 West 33.44 feet; (14) South 81-32-00 West 90.00 feet; thence with the center line of another branch the following five courses and distances: (1) North 07-03-05 East 45.98 feet; (2) North 11-44-09 East 73.29 feet; (3) North 00-32-06 East 55.42 feet; (4) North 10-56-52 East 132.71 feet; (5) North 10-27-0 East 135.03 feet; thence North 74-16-40 West 11.14 feet to an iron; thence North 84-55-34 West 48.00 feet to an iron; thence North 08-19-27 East 736.23 feet to the point and place of Beginning, and containing 12.543 acres. The foregoing property is shown as Tract 2 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

Together with an easement, 20' in width, for ingress and egress and regress to Rosewood Drive (SR 2271), the

southern line of said easement being described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron.

Being a portion of the property conveyed to the Grantor by deeds recorded in Book 542 at Page 146 and Book 1878 at Page 27, Gaston County Registry. Mary Sue Cooke is also the executrix and sole devisee of the estate of Edna Smith Lineberry (see Estate File No. 97 E 996 in the Office of the Clerk of Superior Court of Gaston County). Mary Sue Cooke and Sue S. Cooke and Sue Smith Cooke and Sue S. Cook (SIC Deed Book 542, Page 146) are one and the same person.

Section 2. Upon and after November 9, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of the Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

Adopted this 9th day of November, 2021.

ATTESTED:

Sarah Hamrick, Town Clerk

Rick Coleman, Mayor

Re: Annexation (PID# 171850)

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-03

Contiguous

Non-Contiguous

DATE: 6/10/21

FEE: \$500.00

Current Property Use: Residential

Requested Zoning: COND R-6

Planned Property Use: Single Family Subdivision

To the Board of Aldermen of the Town of Dallas:

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

1028 Rosewood Drive, DALLAS, NC 28034, further identified as

parcel ID # 171850, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Jerry & Lynn Campbell Phone _____

Address 1028 Rosewood Drive

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

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. \$500 Fee

Owner's Signature: Jerry W. Campbell Date: 6/10/21

Owner's Signature: Lynn Campbell Date: 6/10/21

Owner's Signature: _____ Date: _____

Received By: Alan Scott Date: 6/10/2021

CERTIFICATE OF SUFFICIENCY

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

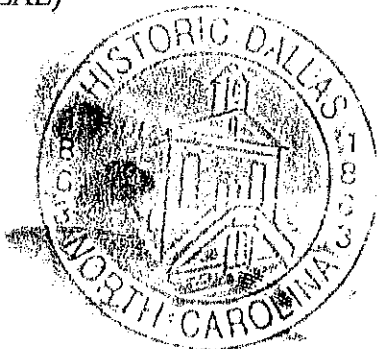
I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 6th Day of October 2021.

Re: Campbell Annexation - PID 171850

Sarah Hamrick
Town Clerk

(SEAL)





June 10, 2021

Town of Dallas
Board of Aldermen
210 N Holland Street
Dallas, NC 28034

RE: *Annexation Outline Letter*

Dear Board of Aldermen,

We like to annex parcel # 171850 (see zoning map attached for reference) into the Town of Dallas to achieve the town's Conditional R-6 Zoning and also tie into the town's public utilities to supply the proposed development (see development map attached for reference also).

We greatly appreciate your consideration in this matter and look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "William M. Moore".

William M Moore
Moore & Seagle Holdings, LLC

BK 2708 PG 809

GASTON COUNTY NC 01/30/97
15 \$195.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

TIME 2:02
BOOK 2708
PAGE 809
FILED 9-30-97

FIELD 14.00
REVENUE 193.00
TOTAL 207.00
CHANGE 235.00
CHANGE 26.00

Excise Tax 195.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 09/30/97 15 14102 0001 0137
Verified by County on the day of 19

Mail after recording to Grantee

This instrument was prepared by Richard D. Laws

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of September 19 97, by and between

GRANTOR

GRANTEE

Mary Sue S. Cooke and husband,
Steve Cooke, and Mary S. Cooke,
Executrix of the estate of Edna
Linsberry

Jerry W. Campbell and
wife, Lynn X. Campbell
1024 Rosewood Drive
Dallas, NC 28034

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Township,

Gaston County, North Carolina and more particularly described as follows:

TRACT 1:

BEGINNING at an iron in the western margin of Rosewood Drive (SR 2271), northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, said point of Beginning being approximately 180 feet in a northerly direction from the intersection of the center lines of SR 2271 and 2272, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron; thence North 41-41-32 West 660.71 feet to a new iron in the southern line of the property of Jack C. Sttar; thence with Sttar's line South 88-17-55 East 538.40 feet to an iron, corner with Ronnie D. Smith (Book 1987 at Page 361); thence with Smith's western line South 19-50-00 East 134.24 feet to an iron; thence with Smith's southern line, North 76-01-24 East 94.91 feet to an iron in the western margin of Rosewood Drive (SR 2271); thence with the western margin of Rosewood Drive, South 12-38-51 East 225.00 feet to the point and place of Beginning, and containing 4.50 acres, more or less. The foregoing description is shown as Tract 1 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

RECORDING FEE 14.00
REVENUE 193.00

9:00 PM
C. M. Assoc. Form No. 3A of 1977 - James W. Adams & Co., Inc. 121, York Road, N.C. 27608
Printed by Spectra-Print, P.O. Box 2000 1988

The foregoing property is subject to an easement and access right of way, 20' in width, running along the southern line of said property, the southern line of which is described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line South 61-35-19 West 324.72 feet to an iron.

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BEGINNING at an iron, common corner of the Grantor, Jack C. Etter (Book 1760 at Pages 702 and 704), Douglas Lewis (Book 2397 at Page 694), and Grover E. Lays (Book 1334 at Page 150), said point of Beginning being situated North 88-17-55 West 741.04 feet from an iron at the northwest corner of the property of Ronald D. Smith (Book 1987 at Page 361), and running thence with Etters' Southern line, South 88-17-55 East 202.64 feet to a new iron; thence South 41-41-32 East 660.71 feet to an iron, corner with Beverly W. Farrar (Book 1010 at Page 259); thence with Farrar's line, South 29-35-19 West 308.00 feet to an iron; thence with the center line of a branch, the following fourteen courses and distances: (1) South 69-51-58 West 46.76 feet; (2) South 11-25-10 West 13.81 feet; (3) South 62-05-06 West 39.21 feet; (4) South 26-03-05 West 48.16 feet; (5) South 51-55-08 West 50.73 feet; (6) South 38-55-23 West 66.50 feet; (7) South 35-46-50 West 61.97 feet; (8) South 41-04-58 West 84.62 feet; (9) South 66-02-28 West 44.60 feet; (10) South 51-47-38 West 93.11 feet; (11) South 85-23-32 West 31.91 feet; (12) South 59-37-03 West 79.29 feet; (13) North 62-17-47 West 33.44 feet; (14) South 81-32-00 West 90.00 feet; thence with the center line of another branch the following five courses and distances: (1) North 07-03-05 East 45.98 feet; (2) North 11-44-09 East 73.29 feet; (3) North 00-32-06 East 55.42 feet; (4) North 10-56-52 East 132.71 feet; (5) North 10-27-04 East 135.03 feet; thence North 74-16-40 West 11.10 feet to an iron; thence North 84-55-34 West 48.00 feet to an iron; thence North 08-19-27 East 736.23 feet to the point and place of Beginning, and containing 12.543 acres. The foregoing property is shown as Tract 2 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

Together with an easement, 20' in width, for ingress, egress and regress to Rosewood Drive (SR 2271), the southern line of said easement being described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron.

Being a portion of the property conveyed to the Grantor by deeds recorded in Book 542 at Page 146 and Book 1878 at Page 27, Gaston County Registry. Mary Sue Cooke is also the executrix and sole devisee of the estate of Edna Smith Lineberry (see Estate File No. 97 E 996 in the Office of the Clerk of Superior Court of Gaston County). Mary Sue Cooke and Sue S. Cooke and Sue Smith Cooke and Sue S. Cooke (SIC Deed Book 542, Page 146) are one and the same person.

BK2708P810

BK 2708PG 8 1 1

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

UNOFFICIAL

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Mary S. Cooke
Mary S. Cooke (SEAL)

Steve Cooke
Steve Cooke (SEAL)

Mary S. Cooke
Mary S. Cooke, Secretary of the Estate of Edna Lineberry (SEAL)

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

BR2708P6812



SEAL - STAMP

NORTH CAROLINA, Gaston County.

I, a Notary Public of the County and State aforesaid, certify that Mary Sue S. Cooke and Steve Cooke and Mary S. Cooke, Executrix of the Estate of Edna Linsberry, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of September, 1997.

My commission expires: 12/28/98 W. J. Cady Notary Public

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, seated with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, seated with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificate of W. J. Cady NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

W. J. Cady REGISTER OF DEEDS FOR Gaston COUNTY
Deputy/Assistant-Register of Deeds.

Abutting Property Owners List		Parcel ID#
1	<i>Jaime A & Norma M Aristizabal</i>	171852
2	<i>Cloninger Family Properties LLC</i>	171872
3	<i>Robert O & Gail S Breest</i>	171874
4	<i>Town of Dallas</i>	132813
5	<i>Catherine Valentin-Andaluz & Edwin Andaluz</i>	300098
6	<i>Amanda P Spargo</i>	171843
7	<i>Jack C Etter</i>	203226
8	<i>Lowrance McKenny Prop LLC</i>	203227
9	<i>Robert C Smith</i>	171851

METROLINA
LAND SURVEYING, INC.
SURVEYING • PLANNING

1214 GARDNER LANE, SUITE 100
CHARLOTTE, NC 28217
PHONE 781-1200
FAX 781-1200

ANNEXATION BOUNDARY

1028 ROSEWOOD DRIVE
PARCEL # 171880, DB 2708 PG 809
DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

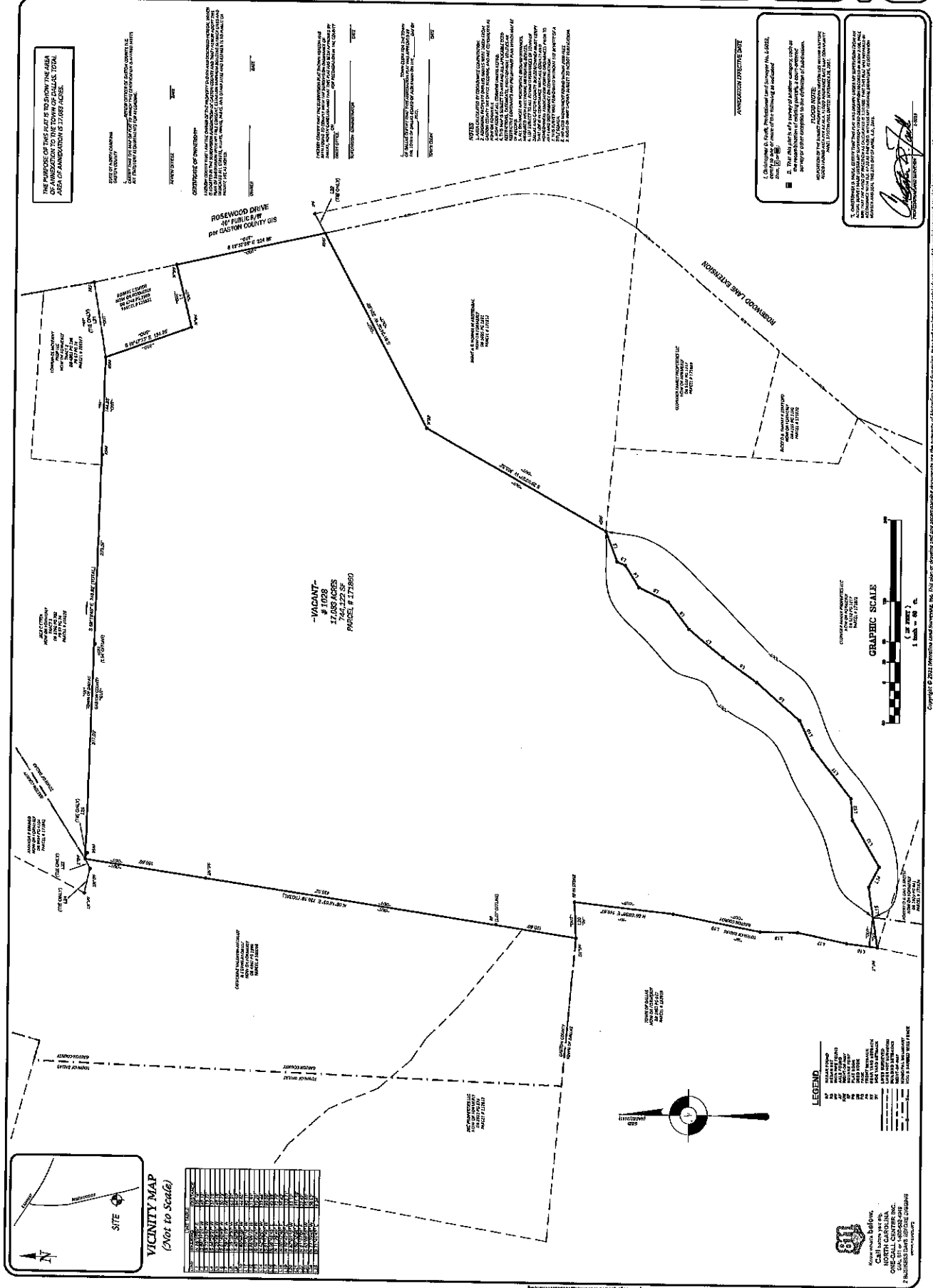
DATE: 01/21/2013
BY: 427121
JOB: CDE

SCALE: 1" = 66'

1 of 1



1



THE PURPOSE OF THIS PLAN IS TO SHOW THE AREA OF ANNEXATION TO THE TOWN OF DALLAS. THE AREA OF ANNEXATION IS 17.088 ACRES.

STATE OF NORTH CAROLINA
COUNTY OF GASTON

WE, THE UNDERSIGNED, COUNTY CLERK OF GASTON COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED AREA IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.

CONTRAST OF SURVEYING

DATE: _____

BY: _____

NOTES:

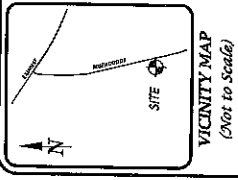
1. THIS PLAN IS A PART OF A LARGER PROJECT.
2. THE AREA OF ANNEXATION IS 17.088 ACRES.
3. THE AREA OF ANNEXATION IS PARCEL # 273860.
4. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
5. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
6. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
7. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
8. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
9. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.
10. THE AREA OF ANNEXATION IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.

TO ALL WHOM THESE PRESENTS SHALL COME, I HEREBY GIVE NOTICE THAT THE ABOVE DESCRIBED AREA IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.

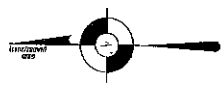
ANNEXATION EXISTING DATE

DATE: 01/21/2013

I, _____, COUNTY CLERK OF GASTON COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED AREA IS WITHIN THE UNINCORPORATED AREA OF ANNEXATION TO THE TOWN OF DALLAS, NORTH CAROLINA.



LOT	AREA (ACRES)	OWNER
1	0.10	...
2	0.10	...
3	0.10	...
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98	0.10	...
99	0.10	...
100	0.10	...



LEGEND

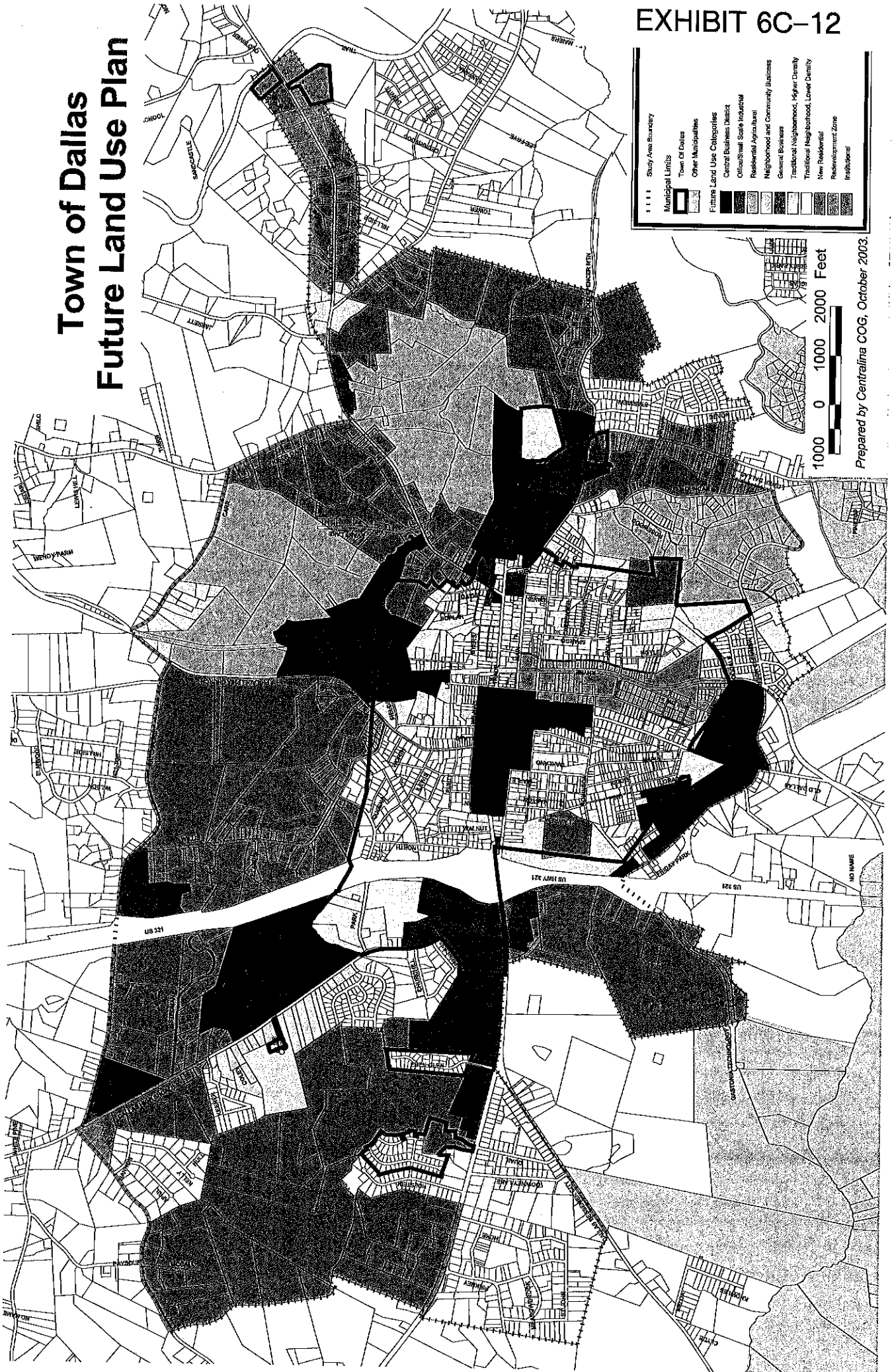
- SOLID LINE: BOUNDARY
- DASHED LINE: EASEMENT
- DOTTED LINE: UNINCORPORATED AREA
- ...

APPROVED BY:
NORTH CAROLINA
GASTON COUNTY
COUNTY CLERK

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Town of Dallas Future Land Use Plan

EXHIBIT 6C-12



- - - - Study Area Boundary
 Municipal Limits
 Town of Dallas
 Other Municipalities
 Future Land Use Categories
 Central Business District
 Office/Small Scale Industrial
 Residential Agricultural
 Neighborhood and Community Business
 General Business
 Traditional Neighborhood, Higher Density
 Traditional Neighborhood, Lower Density
 New Residential
 Redevelopment Zone
 Institutional



Prepared by Centralina COG, October, 2003.

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/CONDITIONAL ZONING
PETITION IN THE TOWN OF DALLAS (PID# 171850)**

WHEREAS, Moore & Seagle Holdings, LLC, submitted an application for a zoning map amendment to Conditionally Rezone 1028 Rosewood Drive (Gaston County Parcel ID # 171850) from Conditional Use/Residential Low Density, CU/RLD, to a Conditional District, Multi-Family Residential, CD R-6, to allow for the development of 56 single family lots; and,

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

WHEREAS, the Town of Dallas Planning Board has reviewed the Conditional Rezoning petition and voted unanimously (6-0) to recommend approval of the petition, finding it neither consistent nor inconsistent with the 2003 Land Use Plan; and,

WHEREAS, the Town of Dallas Board of Aldermen held the public hearing on November 9, 2021, and after the hearing, made the following finding:

The proposed zoning map amendment is technically inconsistent with the Town of Dallas Land Use Plan's map designation as residential agricultural, but is deemed reasonable and in the public's best interest as it supports an increased demand for housing in light of Dallas' current and anticipated growth and aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

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 Conditional Rezoning request effective November 9, 2021 and that the official zoning map of the Town be amended to reflect this adopted change of parcel #171850.

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 specifically declared to be invalid and unconstitutional.

Adopted this 9th day of November, 2021.

Rick Coleman, Mayor

ATTESTED:

Sarah Hamrick, Town Clerk

Re: Annexation (PID# 171850)

TOWN OF DALLAS, NORTH CAROLINA
PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: 6/10/21

FEE: \$500.00

Current Property Use: Residential Requested Zoning: COND R-6

Planned Property Use: Single Family Subdivision

To the Board of Aldermen of the Town of Dallas:

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

1028 Rosewood Drive, DALLAS, NC 28034, further identified as

parcel ID # 171850, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Jerry & Lynn Campbell Phone _____

Address 1028 Rosewood Drive

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

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. \$500 Fee

Owner's Signature: *Jerry W. Campbell* Date: 6/10/21

Owner's Signature: *Lynn Campbell* Date: 6/10/21

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____



June 10, 2021

Town of Dallas
Board of Aldermen
210 N Holland Street
Dallas, NC 28034

RE: *Annexation Outline Letter*

Dear Board of Aldermen,

We like to annex parcel # 171850 (see zoning map attached for reference) into the Town of Dallas to achieve the town's Conditional R-6 Zoning and also tie into the town's public utilities to supply the proposed development (see development map attached for reference also).

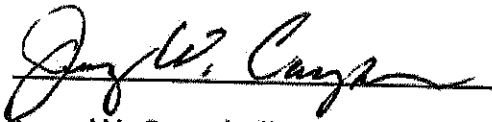
We greatly appreciate your consideration in this matter and look forward to your response.

Sincerely,

William M Moore
Moore & Seagle Holdings, LLC

Authorized Agent

Let this letter serve as formal notice that we, Jerry W. & Lynn Y. Campbell, owner of parcel #171850, further known as 1028 Rosewood Drive, give consent for Moore & Seagle Holdings, LLC to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas



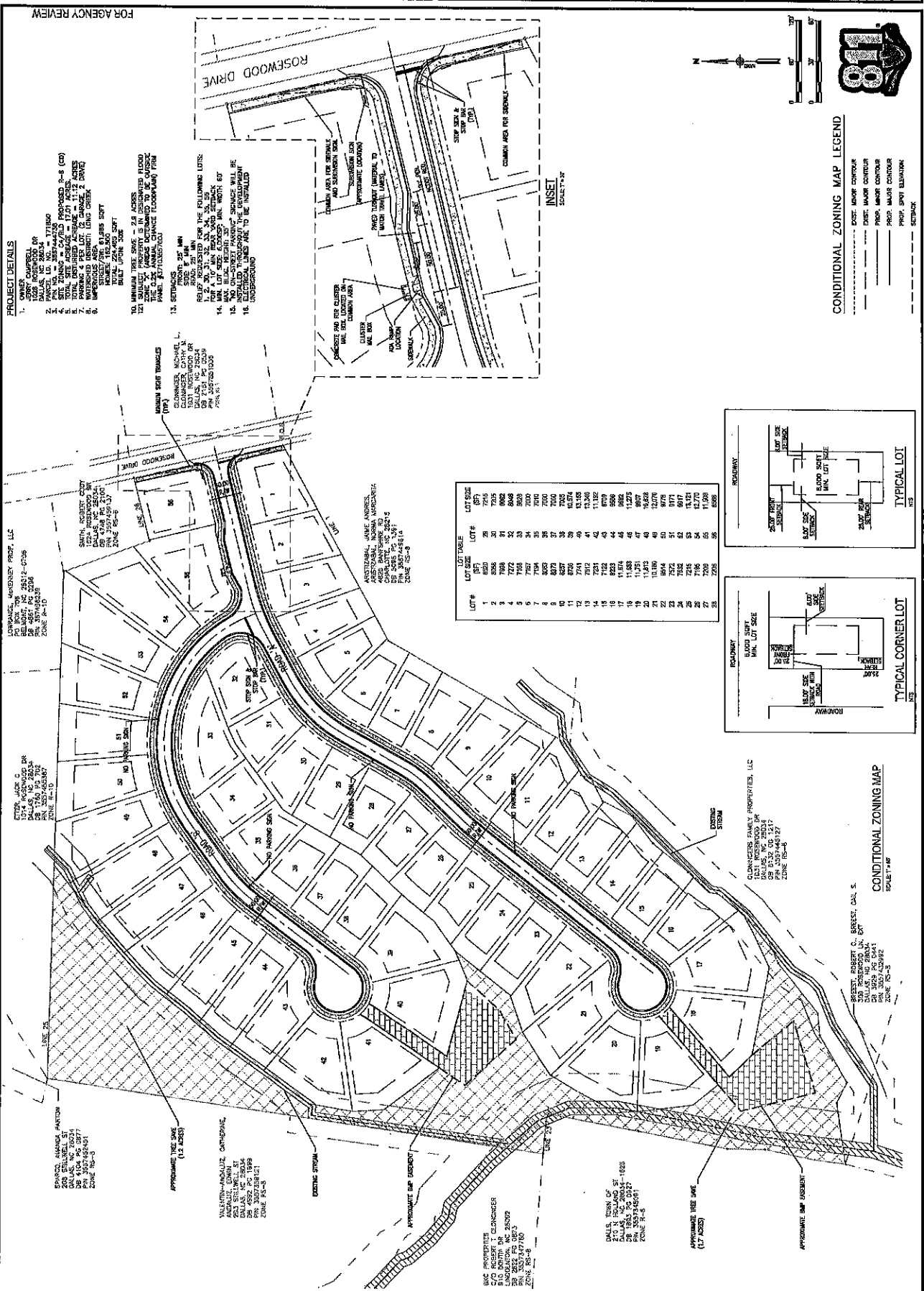
Jerry W. Campbell



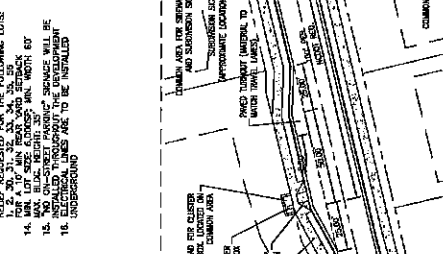
Lynn Y. Campbell

Date Signed: JUNE / 10th / 2021

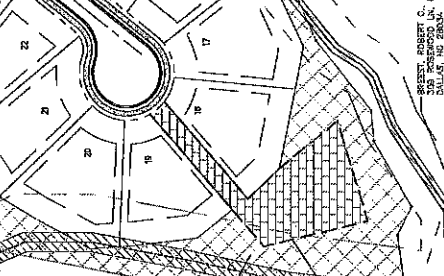
		<p>CLAYTON ENGINEERING & DESIGN</p> <p>1208 8TH AVE NE, PO BOX 2851 IRVING, TX 75039</p>	<p>JERRY CAMPBELL DALLAS TOWNSHIP, TARRANT CO., NORTH TOWNSHIP</p>	<p>CONDITIONAL ZONING MAP</p>	<p>CSN102</p>
--	--	---	--	-------------------------------	---------------



- PROJECT DETAILS**
1. JERRY CAMPBELL, BY
 2. PAVEL, LD. NO. 177850
 3. SITE PLAN NO. 2017-0011
 4. TOTAL ESTIMATED AREA = 11.52 ACRES
 5. TOTAL ESTIMATED LOT AREA = 11.52 ACRES
 6. APPROXIMATE 10' BUFFER
 7. APPROXIMATE 10' BUFFER
 8. APPROXIMATE 10' BUFFER
 9. APPROXIMATE 10' BUFFER
 10. MINIMUM TREE SWAYE = 25 ACRES
 11. MINIMUM TREE SWAYE = 25 ACRES
 12. MINIMUM TREE SWAYE = 25 ACRES
 13. SETBACKS: FRONT 25' MIN, SIDE 5' MIN
 14. RELAY REQUESTED FOR THE FOLLOWING LOTS: LOTS 1-10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 15. NO ON-STREET PARKING SPACES WILL BE INSTALLED
 16. UNDERGROUND



LOT #	LOT SIZE (SF)	LOT #	LOT SIZE (SF)
1	6820	11	6700
2	7815	12	7741
3	3018	13	7522
4	7272	14	8233
5	7180	15	7152
6	7194	16	11,825
7	7194	17	11,825
8	8063	18	11,825
9	8179	19	11,825
10	7000	20	11,825
11	7000	21	11,825
12	11,825	22	11,825
13	11,825	23	11,825
14	11,825	24	11,825
15	11,825	25	11,825
16	11,825	26	11,825
17	11,825	27	11,825
18	11,825	28	11,825
19	11,825	29	11,825
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21	11,825	31	11,825
22	11,825	32	11,825
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24	11,825	34	11,825
25	11,825	35	11,825
26	11,825	36	11,825
27	11,825	37	11,825
28	11,825	38	11,825
29	11,825	39	11,825
30	11,825	40	11,825
31	11,825	41	11,825
32	11,825	42	11,825
33	11,825	43	11,825
34	11,825	44	11,825
35	11,825	45	11,825
36	11,825	46	11,825
37	11,825	47	11,825
38	11,825	48	11,825
39	11,825	49	11,825
40	11,825	50	11,825
41	11,825	51	11,825
42	11,825	52	11,825
43	11,825	53	11,825
44	11,825	54	11,825
45	11,825	55	11,825
46	11,825	56	11,825
47	11,825	57	11,825
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53	11,825	63	11,825
54	11,825	64	11,825
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56	11,825	66	11,825
57	11,825	67	11,825
58	11,825	68	11,825
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60	11,825	70	11,825
61	11,825	71	11,825
62	11,825	72	11,825
63	11,825	73	11,825
64	11,825	74	11,825
65	11,825	75	11,825
66	11,825	76	11,825
67	11,825	77	11,825
68	11,825	78	11,825
69	11,825	79	11,825
70	11,825	80	11,825
71	11,825	81	11,825
72	11,825	82	11,825
73	11,825	83	11,825
74	11,825	84	11,825
75	11,825	85	11,825
76	11,825	86	11,825
77	11,825	87	11,825
78	11,825	88	11,825
79	11,825	89	11,825
80	11,825	90	11,825
81	11,825	91	11,825
82	11,825	92	11,825
83	11,825	93	11,825
84	11,825	94	11,825
85	11,825	95	11,825
86	11,825	96	11,825
87	11,825	97	11,825
88	11,825	98	11,825
89	11,825	99	11,825
90	11,825	100	11,825



CONDITIONAL ZONING MAP
SCALE 1" = 40'

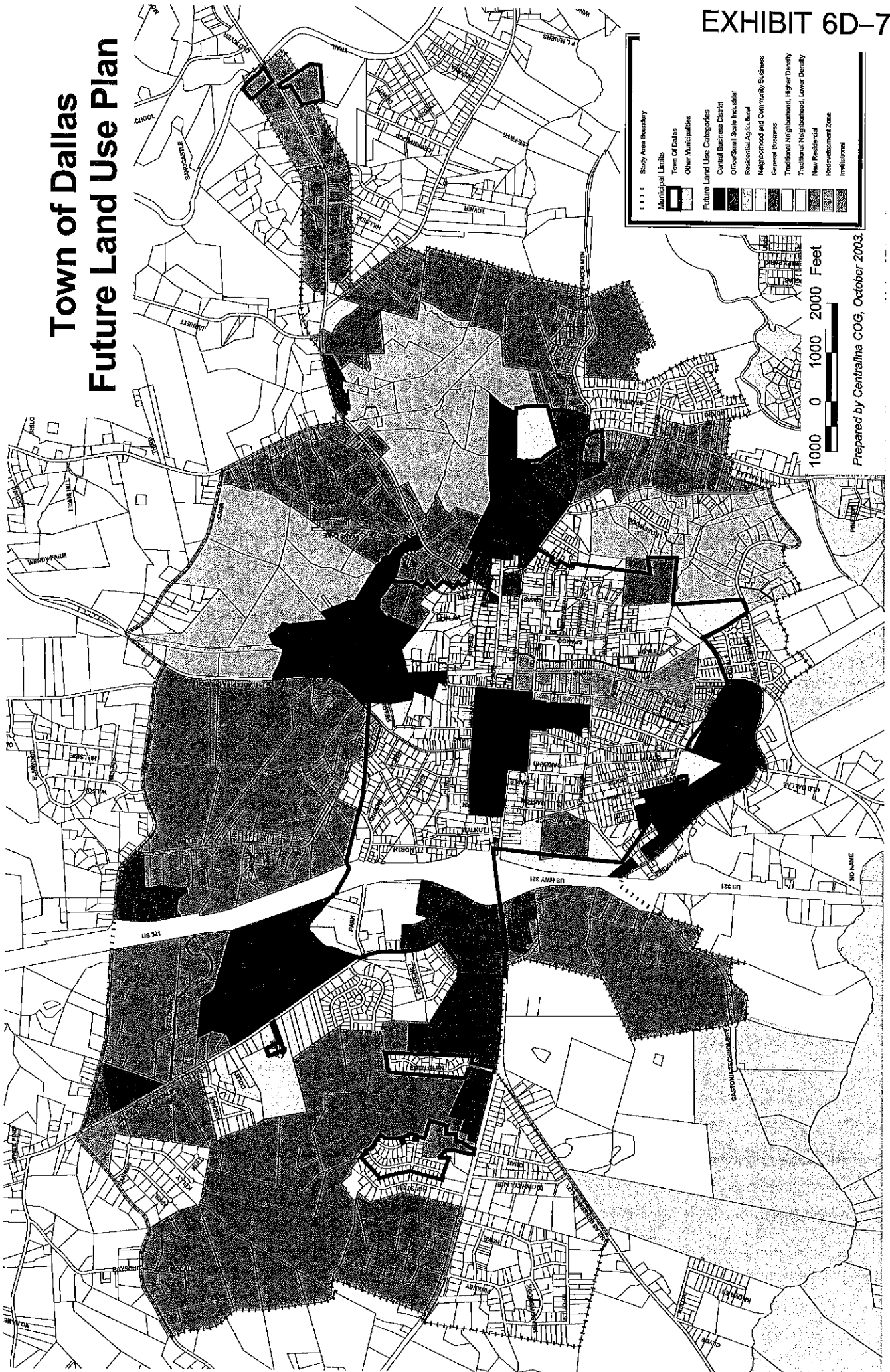
CLAYTON ENGINEERING & DESIGN, LLC
2009 HANCOCK STREET
DALLAS, TX 75201
PHONE: 972-442-7777
FAX: 972-442-7777
ZONE RS-3

CLAYTON ENGINEERING & DESIGN, LLC
2009 HANCOCK STREET
DALLAS, TX 75201
PHONE: 972-442-7777
FAX: 972-442-7777
ZONE RS-3

THIS DRAWING IS THE PROPERTY OF CLAYTON ENGINEERING & DESIGN, LLC. ANY AND ALL REVISIONS MUST BE MADE BY CLAYTON ENGINEERING & DESIGN, LLC. ANY AND ALL REVISIONS MUST BE MADE BY CLAYTON ENGINEERING & DESIGN, LLC. ANY AND ALL REVISIONS MUST BE MADE BY CLAYTON ENGINEERING & DESIGN, LLC.

Town of Dallas Future Land Use Plan

EXHIBIT 6D-7





Written Consent for Zoning Conditions

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

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Not requiring Town Collector Street detail from entrance on road A to intersection at road B
 - b. Rear yard setback relief from 25 feet to 10 feet on lots 1, 2, 30, 31, 32, 33, 34, 35, 56.
2. Developer to provide at least four (4) off-street parking space on each residential lot. This shall include garage space(s).
3. Development shall include minimum 8' side yard setbacks on interior lots and 18' on corner lots, with the exception of lots 18, 19, 40, and 41. These lots shall include 6' side yard setbacks to allow 20' BMP easement to be completely in common open space, to be maintained by the HOA.
4. Developer to install "no on-street parking" signs throughout development. Two per street, spaced 500 feet apart.
5. Single-Family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades.
6. Street frontage along Rosewood Dr. shall be designed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter along Rosewood Dr., the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
7. Developer to secure driveway permit for entrance from NCDOT
8. Developer shall extend Town of Dallas' water, sewer, and electrical lines to the site, at their expense. The development will be served by Town utilities: water, sewer, and electric.
9. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.
10. Developer shall separately secure demolition permits from Town and Gaston County.
11. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
12. Conditional Zoning approval is valid for a period of 24 months from the date of approval.

CLAYTON
ENGINEERING & DESIGN

July 12, 2021

**Re: Project Information Meeting (PIM) Rosewood Development
Dallas, NC (Virtual Zoom) 6:00pm**

Attendees: William Clayton, PE – Clayton Engineering
Mike Moore – Developer
Nolan Grace – Town of Dallas
Maria Stroupe – Town of Dallas
Paul Lowrance – Attendee
Catherine Valentin-Andaluz – Attendee

Meeting was opened at 6:00 pm

1. Will Clayton welcomed all attendees and opened the meeting. A description of the project was given.
2. Nolan informed attendees that this was the first of three public meetings to be held for the zoning/annexation process.
3. The meeting was opened for questions.
4. Paul Lowrance stated that he was please that the development would be a single family development. He also asked about the possibility of neighbors being able to tie-in to public sanitary sewer. Will Clayton informed the attendees that the developer hoped to utilize public water and sewer, but the design had not progressed that far enough to know locations etc.
5. Catherine Valentin-Andaluz joined the meeting and voice her concerns on increased traffic flow, the number of parcels, and the close proximity of the project to her property. She is concerned with her animals that range free on her property. Will Clayton informed her that all necessary buffers and setbacks would be met.

The meeting was closed at approximately 6:30pm.

If you have any questions or need additional information, please feel free to call me at (828) 455-3456 or email wclayton@clayton-engineering.net.

Sincerely,

Clayton Engineering & Design, PLLC

William S. Clayton

William S. Clayton, PE
President

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS,
NORTH CAROLINA (Annexation PID# 169184)**

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on November 9, 2021, after due notice; and,

WHEREAS, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31:

NOW THEREFORE BE IT ORDAINED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of November 9, 2021:

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

***BEGINNING** at a railroad spike in the paved portion of old U.S. Highway No. 321, said railroad spike being located South 28 degrees 17 minutes 28 second East 291.13 feet from the northernmost corner of that certain tract of land which was conveyed to Henry F. Rhyne and wife, Gertrude F. Rhyne, by E. Fritz Blankenship and wife, Evelyn Blankenship, by deed dated November, 1942 and recorded in the office of the Register of Deeds for Gaston County, North Carolina in Deed Book 434, at Page 560 and runs thence South 28 degrees 17 minutes 28 seconds East 291.14 feet to a railroad spike located in the right-of-way of old U.S. Highway No. 321; thence with the northwesterly boundary line of the property of Reuben Jerrell Stroup and wife, Blois Evans Stroup, as described in deed recorded in the abovementioned registry in Deed Book 1496, at Page 600, South 15 degrees 53 minutes 57 seconds West 306.50 feet to an existing iron pin; thence with Stroups westerly boundary line, South 29 degrees 54 minutes 18 seconds East 68.14 feet to an existing iron pin; thence with the westerly boundary lines of the property of Thomas Eyell Poston and wife, Charlotte Lee Poston, and Phyllis R. Long Mullis as described in deeds recorded in the abovementioned registry in Deed Book 1454, at Page 82 and Deed Book 334, at Page 524, respectively, South 29 degrees 45 minutes 20 seconds East 224.30 feet to an existing iron pin; thence with the westerly boundary line of the property of Lewis B. Clemmer and wife, Nollie Morton Clemmer as described in deed recorded in the abovementioned registry in Deed Book 1042, at Page 143, South 29 degrees 44 minutes 08 seconds East 75.03 feet to an existing iron pin; thence with the westerly boundary line of the property of E.M. Sartin and wife, Linda M. Sartin, as described in deed recorded in the abovementioned registry in Deed Book 1092 at Page 322, South 29 degrees 49 minutes 00 seconds East 143.84 feet to an existing iron pin; thence with the northerly boundary lines of the property of Jimmy D. Norman, Joseph P. Moffit and wife, Billie L. Moffit, Harold L. White and wife, Iris C. White, Larry K. Foster and wife, Mildred B. Foster, Mitchell B. McClure and wife, Nancy Frye McClure, and Douglas B McClure and wife, Kimberly W. McClure, as described in deed recorded in the abovementioned registry in Deed Book 1176, at page 73, Deed Book 1110, at Page 388, Deed Book 1098, at Page 540, Deed Book 1030, at Page 167, Deed Book 1060, at Page 21, Deed Book 974, at Page 132, Deed Book 870, at Page 545 and Deed Book 1450, at Page 140, respectively, South 75 degrees 08 minutes 01 seconds West 1,2365.39 feet to an existing iron pin located in the easterly boundary line of the property of Pearl J. Summey as described in deed recorded in the abovementioned registry in Deed Book 546, at Page 59; thence with Pearl J. Summey's easterly boundary line, North 18 degrees 08 minutes 14 seconds West 106.82 feet to an existing iron pin; thence with Pearl J. Summey's northerly boundary line, North 80 degrees 04 minutes 28 seconds West 165 feet to and iron pin set; thence with another new line, North 13 degrees 01 minutes 33 seconds East 666.72 feet to the point of beginning and containing 12.429 acres.*

Section 2. Upon and after November 9, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of the Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

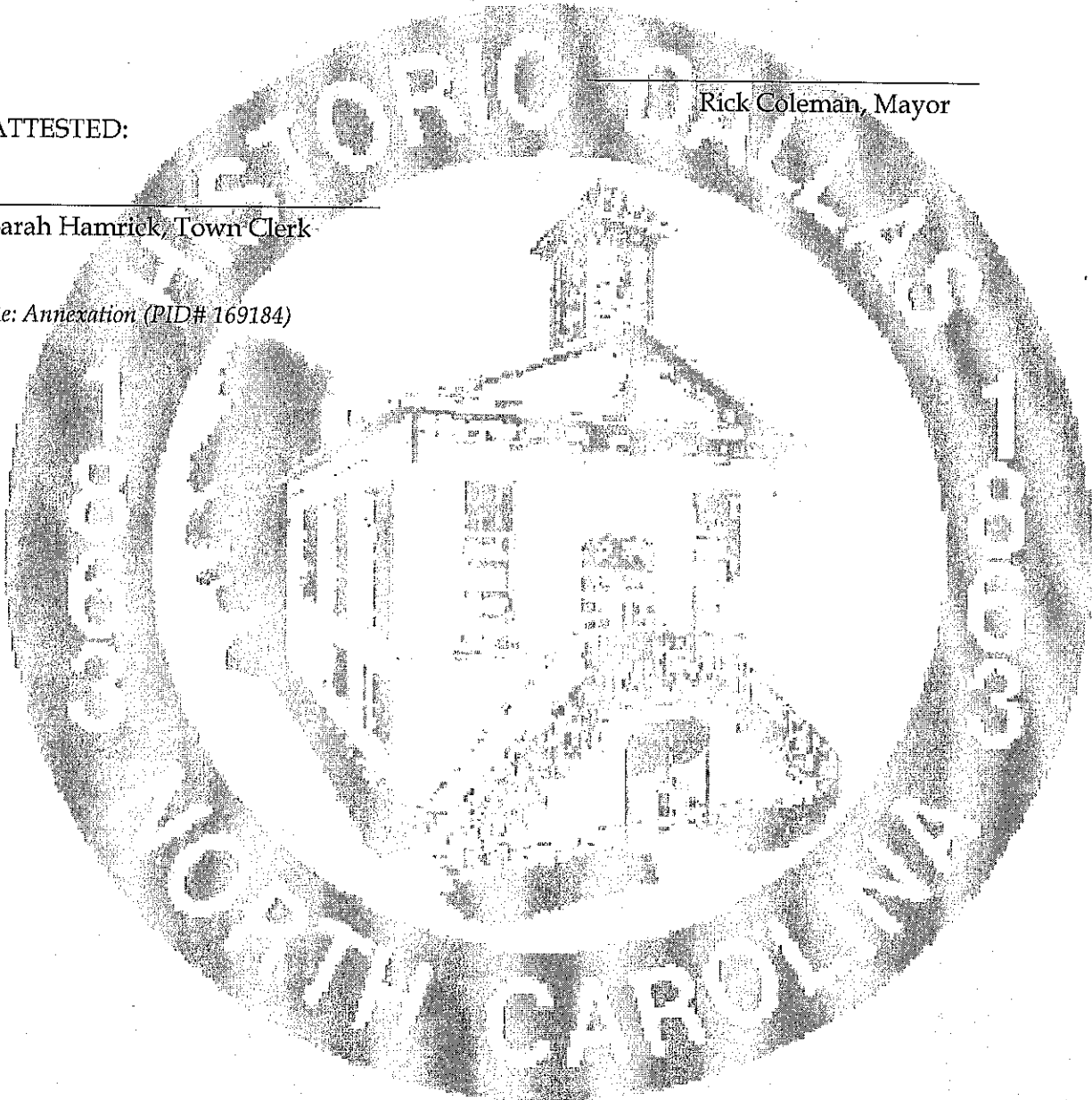
Adopted this 9th day of November, 2021.

ATTESTED:

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Re: Annexation (PID# 169184)



TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-05

Contiguous

Non-Contiguous

DATE: 6-16-2021

FEE: \$500.00

Current Property Use: Vacant Requested Zoning: Conditional Zoning R-5

Planned Property Use: Single Family Detached Subdivision

To the Board of Aldermen of the Town of Dallas:

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

No address assigned, DALLAS, NC 28034, further identified as

parcel ID # 169184, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Helen Rhyne Phone 704-922-3625

Address 3633 Dallas Cherryville Hwy. Dallas NC 28034

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

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. \$500 Fee

Owner's Signature: Helen Rhyne Date: 6-16-21

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: Nolan Grov Date: 6-16-2021

CERTIFICATE OF SUFFICIENCY

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

I Sarah Hamrick, 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-58.1, *et seq.*

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 6th Day of October 20 21.

Re: Rhyne Annexation- PID 169184

Sarah Hamrick
Town Clerk

(SEAL)



Helen P. Rhyne - Petition for Annexation
Parcel # 169184

Letter outlining reason for annexation request:

We want this piece of property (Parcel # 169184) on Dallas High Shoals Hwy. annexed into the town of Dallas for possible residential development.

Applicant Signature:


Helen P. Rhyne

Made by: Davis A. Rhyne, Route 1, Box 286, Dallas, N.C. 28034

This instrument was prepared by: William G. Holland, Attorney at Law

BOOK 1831 PAGE 531

WARRANTY DEED-Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N.C. 27053

STATE OF NORTH CAROLINA, Gaston County.

THIS DEED, made this 20th day of January, 1987, by and between EUGENE F. RHYNE and wife, HELEN P. RHYNE; and BOBBY H. RHYNE and wife, FRANCES S. RHYNE; and DAVIS A. RHYNE

of Gaston County and being in North Carolina hereinafter called GRANTOR, and DAVIS A. RHYNE and wife, HELEN P. RHYNE, as tenants by the entirety

of Gaston County and State of North Carolina, hereinafter called GRANTEE,

WITNESSETH: That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold, aliened, conveyed, confirmed, released, quit, released, quit, released, quit and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, as tenants by the entirety, Dallas Township Gaston County, North Carolina, described as follows:

BEGINNING at a railroad spike in the paved portion of old U.S. Highway No. 321, said railroad spike being located South 28 degrees 17 minutes 28 seconds East 291.13 feet from the northernmost corner of that certain tract of land which was conveyed to Henry F. Rhyne and wife, Gertrude F. Rhyne, by E. Fritz Blankenship and wife, Evalyn Blankenship, by deed dated November, 1942 and recorded in the office of the Register of Deeds for Gaston County, North Carolina in Deed Book 434, at Page 360 and runs thence South 28 degrees 17 minutes 28 seconds East 291.14 feet to a railroad spike located in the right-of-way of old U.S. Highway No. 321; thence with the northwesterly boundary line of the property of Rauben Jerrell Stroup and wife, Blois Evans Stroup, as described in deed recorded in the abovementioned registry in Deed Book 1496, at Page 600, South 15 degrees 53 minutes 57 seconds West 306.50 feet to an existing iron pin; thence with Stroups' westerly boundary line, South 29 degrees 54 minutes 13 seconds East 68.14 feet to an existing iron pin; thence with the westerly boundary lines of the property of Thomas Ewell Poston and wife, Charlotte Lee Poston, and Phyllis R. Long Mullis as described in deeds recorded in the abovementioned registry in Deed Book 1254, at Page 82 and Deed Book 1334, at Page 524, respectively, South 29 degrees 45 minutes 20 seconds East 224.30 feet to an existing iron pin; thence with the westerly boundary line of the property of Lewis B. Clemmer and wife, Nollie Morton Clemmer, as described in deed recorded in the abovementioned registry in Deed Book 1042, at Page 143, South 29 degrees 44 minutes 08 seconds East 75.09 feet to an existing iron pin; thence with the westerly boundary line of the property of E.M. Sartin and wife, Edna M. Sartin, as described in deed recorded in the abovementioned registry in Deed Book 1092, at Page 322, South 29 degrees 49 minutes 00 seconds East 143.84 feet to an existing iron pin; thence with the northerly boundary lines of the property of Jimmy D. Norman, Joseph P. Moffitt and wife, Billie L. Moffitt, Harold B. White and wife, Iris C. White, Larry K. Foster and wife, Mildred B. Foster, Mitchell B. McClure and wife, Nancy Frye McClure, and Douglas B. McClure and wife, Kimberly W. McClure, as described in deeds recorded in the abovementioned registry in Deed Book 1176, at Page 73, Deed Book 1110, at Page 388, Deed Book 1098, at Page 540, Deed Book 1030, at Page 167, Deed Book 1060, at Page 21, Deed Book 974, at Page 132, Deed Book 870, at Page 545 and Deed Book 1450, at Page 140, respectively, South 75 degrees 08 minutes 01 seconds West 1,265.39 feet to an existing iron pin located in the easterly boundary line of the property of Pearl J. Summey as described in deed recorded in the abovementioned registry in Deed Book 546, at Page 30; thence with Pearl J. Summey's easterly boundary line, North 18 degrees 08 minutes 10 seconds West 106.82 feet to an existing iron pin; thence with Pearl J. Summey's northerly boundary line, North 80 degrees 04 minutes 28 seconds West 165 feet to an iron pin set; thence with a new line, North 60 degrees 37 minutes 23 seconds East 1,101.88 feet to an iron pin set; thence with another new line, North 13 degrees 01 minutes 33 seconds East 666.72 feet to the point of beginning and containing 12.429 acres.

The above description by courses and distances is taken from a plat entitled "Survey Made at the Request of Gertrude F. Rhyne Est." made by John W. Lineberger, Registered Surveyor, dated July 30, 1946, on which subject property is identified as Tract No. 2, a conv of which said

Abutting Properties

PID # 170287 & 169122
Marilyn S Finger Irrevocable Trust
2701 Jackson Square,
Anderson, SC 29625

PID #169115
Jerry & Pamela Buller
110 Hull Dr.
Dallas, NC 28034

PID# 169183
Wilson Family Rentals LLC
PO Box 1422
Gastonia, NC 28053

PID #169177 & 217241
Gastonia Flea Market LLC
C/O Barnyard Flea Market-Dallas
PO Drawer 12187
Columbia, SC 29211

PID# 169187
Thomas Goodson
175 Terry Lane Dr.
Dallas, NC 28034

PID# 169188 & 169189
Jams Kidd
3723 Dallas High Shoals HWY.
Dallas, NC 28034

PID#169191
Jeffrey & Patricia Scronce
3715 Dallas High Shoals HWY.
Dallas, NC 28034

Parcel #169190
Brittany Peeler
3713 Dallas High Shoals HWY.
Dallas, NC 28034

Parcel#169218
Gita & Binita Patel
2011 Fairways Dr.
Cherryville, NC 28021

Parcel #169219
Joe & Billie Moffitt
220 Keener Dr.
Dallas, NC 28034

Parcel #169221
Joseph & Skylar Garrett
226 Keener Dr.
Dallas, NC 28034

Parcel #169222
Phillip D Ammons
230 Keener Dr.
Dallas, NC 28034

Parcel #169223
Laura Quezada
322 Keener Dr.
Dallas, NC 28034

Parcel # 226034 & 169186
Mitchell & Nancy McClure
226 Keener Dr.
Dallas, NC 28034

NC GRID NORTH: NAD 83 2011
ALL DISTANCES GROUND
COMBINED FACTOR: 0.999839751

NORTH CAROLINA, GASTON COUNTY

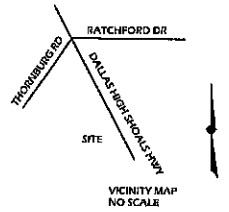
REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Ordinance of Dallas, North Carolina and that this plat has been approved by _____ on _____ for recording in the County Deeds Office.

Subdivision Administrator _____ Date _____

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Gaston County and that I hereby adopt this plan of subdivisions with my free consent and establish minimum lot size and building setback lines as noted.



Owners or Agent _____ Date _____
HELEN RHYNE

NOTES:

- SURVEY BASED ON PHYSICAL EVIDENCE
- NO FEATURES LOCATED OTHER THAN AS SHOWN
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED AND TITLE SEARCH PERFORMED BY THIS FIRM.
- PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
- ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
- 4/W SHOWN SUBJECT TO NC DOT VERIFICATION

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMARKED POINT

I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

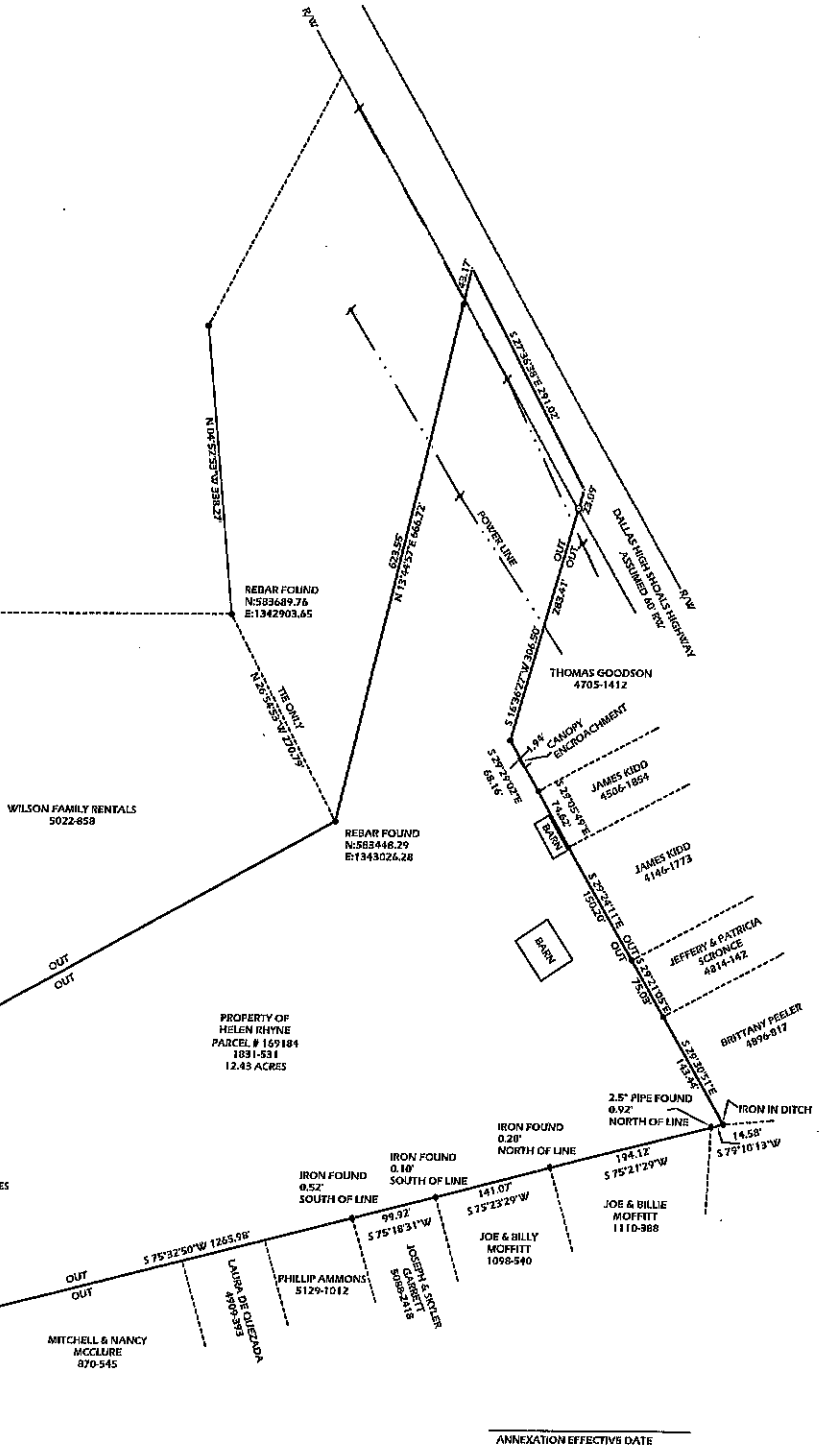
14 DAY OF JANUARY, 2021

D. Jason West NCPLS L-4992

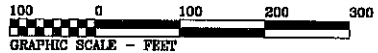


I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR COPY TO ONE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



ANNEXATION NOTE:
DALLAS TOWN LIMITS DOES NOT CURRENTLY ADJOIN OR CROSS THIS TRACT.



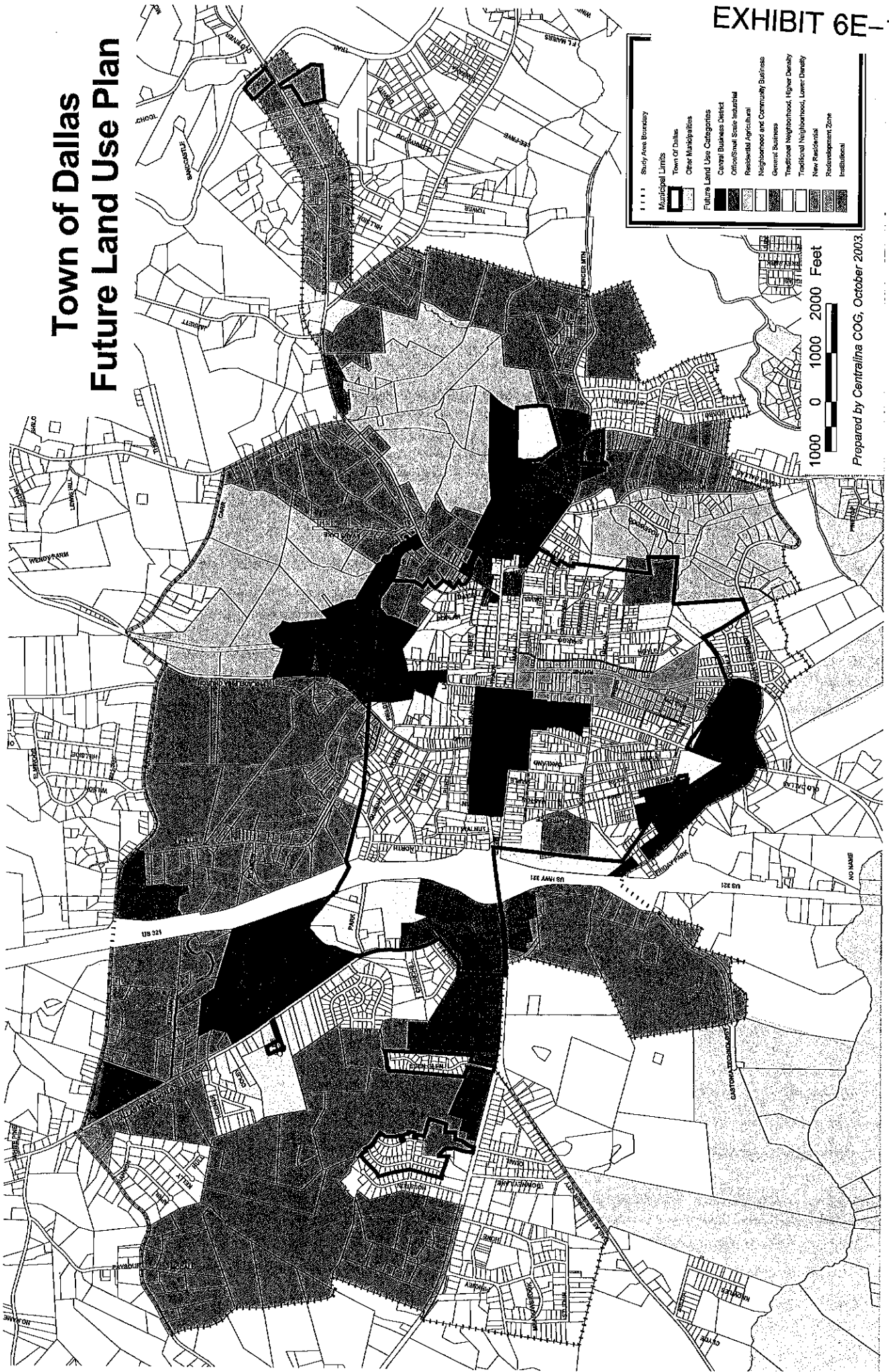
RETURN TO:
HELEN RHYNE
3633 DALLAS CHERRYVILLE HWY
DALLAS NC 28034

ANNEXATION EFFECTIVE DATE	
GAIL SUMMEY	
DALLAS TWP., GASTON COUNTY, NC	
PARCEL#	769184
DATE	JANUARY 14, 2021
SCALE	1"=100' DRAWN BY: DJW
FILE	DALLAS2020.DWG

LEDFORD & WEST
LAND SURVEYING & MAPPING, PLLC
228 W. DOUBLE SHOALS ROAD
LAWNDALE, NC 28050 704-912-8054
JW@SURVEYORREGMAIL.COM

Town of Dallas Future Land Use Plan

EXHIBIT 6E-10



Prepared by Centrainna COG, October 2003.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS,
NORTH CAROLINA (Annexation PID# 303651, 170287, 169122)**

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on November 9, 2021, after due notice; and,

WHEREAS, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31:

NOW THEREFORE BE IT ORDAINED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of November 9, 2021:

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

BEGINNING at an existing #5 rebar lying on the existing Dallas town limits and marking the southeast corner of the Ryan Dearing & wife, Christina Dearing property as described in Deed Book 4882, Page 2145 and runs thence with the Dearing property and the new Dallas town limits four (4) courses and distances as follows: (1) North 15-19-51 East 343.44 feet to an existing #5 rebar in the center of Meadow Way Drive, a 20' perpetual nonexclusive right-of-way; (2) North 73-02-02 West 281.90 feet to a point in the center of Meadow Way Drive; (3) North 85-14-22 West 92.90 feet to a point in the center of Meadow Way Drive; (4) South 70-25-09 West 41.38 feet to an existing #5 rebar in the center of Meadow Way Drive and lying on the eastern property line of the Jodie Depascale property as described in Deed Book 5157, Page 1988; thence with the Depascale property and the new Dallas town limits two (2) courses and distances as follows: (1) North 22-16-15 West 154.52 feet; (2) North 75-35-10 West 392.16 feet to an existing #4 rebar lying on the existing Dallas town limits and laying on the eastern property line of the William J. Summey & wife, Carole Rogers Summey property as described in Deed Book 1946, Page 708; thence with the Summey property and the existing Dallas town limits three (3) courses and distances as follows: (1) North 14-25-00 East 211.92 feet to a point; (2) North 13-07-44 East 1200.35 feet to a point; (3) North 13-32-55 East passing an existing 1" iron pipe at 269.84 feet a total distance of 282.75 feet to a point on the southern property line of the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property as described in Deed Book 4777, Page 1938; thence with the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property and the new Dallas town limits South 79-35-41 East 156.05 feet to an existing #4 rebar marking the southwest corner of the Jerry Wayne Buller and wife, Pamela A. Buller property as described in Deed Book 4825, Page 444; thence with the Buller property and the new Dallas town limits South 79-52-18 East 251.55 feet to an existing #5 rebar marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances as follows: (1) South 79-36-46 East 164.80 feet to an existing #10 rebar; (2) South 17-43-25 East 106.77 feet to an existing 3/4" iron pipe marking the western corner of the Mitchell McClure and wife, Nancy McClure property as described in Deed Book 2832, Page 737; thence with the McClure property and the new Dallas town limits South 18-43-56 East 99.95 feet to an existing #4 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4989, Page 1318; thence with the Morris property and the new Dallas town limits South 18-42-50 East 105.72 feet to an existing #5 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4988, Page 707; thence with the Morris property and the new Dallas town limits South 19-45-47 East 100.06 feet to an existing #5 rebar marking the western corner of the Stephen Webber and wife, Anthea Webber property as described in Deed Book 2857, Page 292; thence with the Webber property and the new Dallas town limits South 19-43-06 East 200.20 feet to an existing #5 rebar marking the western corner of the Leslie Fay Ferguson property as described in Deed Book 4691, Page 1567; thence with the Ferguson property, the Andrew Gibbon and wife, Lesly Gibbon property as described in Deed Book 4414, Page 473, the Laura Quezada property as described in Deed Book 4718, Page 970 and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-02-01 East 299.97 feet to an existing 2.5" axle; (2) South 20-26-49 East 39.95 feet to an existing 1/2" iron rod marking the western corner of the Charles Michael Brooks, et.al. property as described in Estate File 12E-1343; thence with the Brooks, et.al. property and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-07-12 East 4.46 feet to an existing 2.5" axle; (2) South 36-45-37 East 197.19 feet to an existing 2.5" axle lying on the existing Dallas town limits and marking the northwest corner of the Frances Kirby and

Samuel Summey property as described in Estate File 2018-872; thence with the Kirby and Summey property and the existing Dallas town limits four (4) courses and distances as follows: (1) South 09-26-57 East 379.52 feet to an existing 3/4" iron pipe; (2) South 09-30-47 East 300.59 feet to an existing 1" pinched top iron pipe; (3) South 09-26-54 East 199.23 feet to an existing 3/4" axle; (4) South 09-11-54 East 34.45 feet to an existing 2.5" iron pipe marking the northwest corner of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4218, Page 2058; thence with the Gaston Area Lutheran Foundation, Inc. property and the new Dallas town limits South 09-30-31 East 365.74 feet to a point in a 36" poplar tree lying on the existing Dallas town limits and marking a corner on the northern line of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4633, Page 377; thence with the Gaston Area Lutheran Foundation, Inc. property and the existing Dallas town limits two (2) courses and distances as follows: (1) North 68-04-26 West 531.53 feet to an existing 4" iron pipe with a square top; (2) South 78-52-31 West 366.70 feet to the Point or Place of **BEGINNING**; containing 51.5552 acres of land.

Section 2. Upon and after November 9, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of the Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

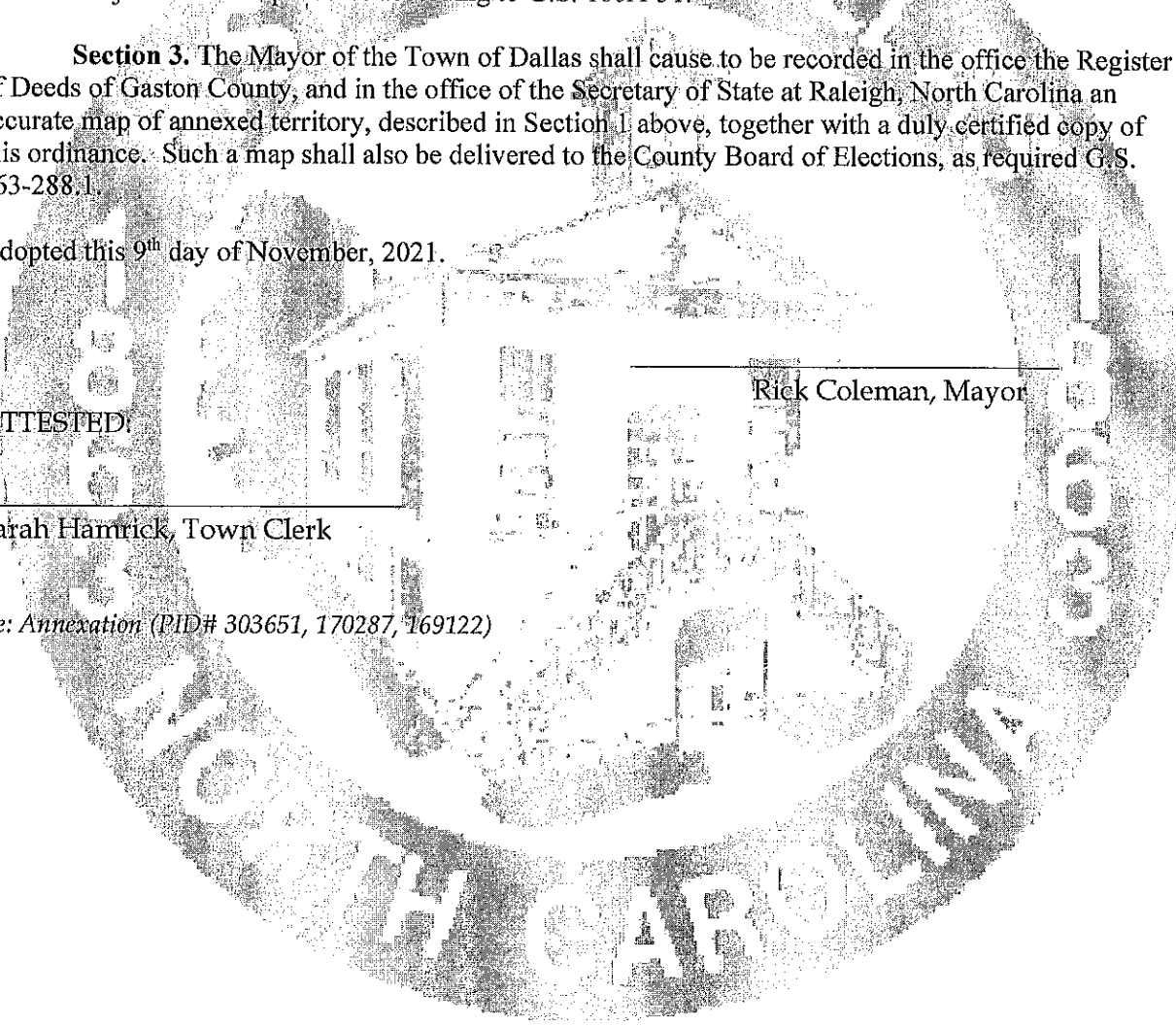
Adopted this 9th day of November, 2021.

ATTESTED:

Sarah Hamrick, Town Clerk

Rick Coleman, Mayor

Re: Annexation (PID# 303651, 170287, 169122)



TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-04

Contiguous

Non-Contiguous

DATE: June 14, 2021

FEE: \$500.00

Current Property Use: Vacant Requested Zoning: Conditional Zoning - R-5

Planned Property Use: Single Family Detached Subdivision

To the Board of Aldermen of the Town of Dallas:

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

No address assigned, DALLAS, NC 28034, further identified as
parcel ID # 303651, 170287, 169122, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Rosemary Finger Routszong Phone 704-674-2170

Address 2701 Jackson Square, Anderson, SC 29625

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

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. \$500 Fee

Owner's Signature: Rosemary Finger Routszong, Trustee
Marilyn S. Finger, Trustee Date: June 14, 2021
Trust

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: Robert Deane Date: 6/15/2021

June 14th 2021

I, Rosemary Finger Routsong,
trustee for the Marilyn S. Finger
Irrevocable Trust, would to annex
my property in to the Town of Dallas,
to be a part of the new conditional
rezoning of the Town of Dallas.

Sincerely,

Rosemary Finger Routsong

CERTIFICATE OF SUFFICIENCY

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

I, Sarah Hamrick, 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 6th Day of October 20 21.

Re: Finger Irrevocable Trust Annexation- PID 303651, 170287, 169122

Sarah Hamrick

Town Clerk

(SEAL)



**LEGAL DESCRIPTION
PROPERTY ANNEXED INTO THE TOWN OF DALLAS
51.5552 ACRES**

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

BEGINNING at an existing #5 rebar lying on the existing Dallas town limits and marking the southeast corner of the Ryon Dearing & wife, Christina Dearing property as described in Deed Book 4882, Page 2145 and runs thence with the Dearing property and the new Dallas town limits four (4) courses and distances as follows: (1) North 15-19-51 East 343.44 feet to an existing #5 rebar in the center of Meadow Way Drive, a 20' perpetual nonexclusive right-of-way; (2) North 73-02-02 West 281.90 feet to a point in the center of Meadow Way Drive; (3) North 85-14-22 West 92.90 feet to a point in the center of Meadow Way Drive; (4) South 70-25-09 West 41.38 feet to an existing #5 rebar in the center of Meadow Way Drive and lying on the eastern property line of the Jodie Depascale property as described in Deed Book 5157, Page 1988; thence with the Depascale property and the new Dallas town limits two (2) courses and distances as follows: (1) North 22-16-15 West 154.52 feet; (2) North 75-35-10 West 392.16 feet to an existing #4 rebar lying on the existing Dallas town limits and lying on the eastern property line of the William J. Summey & wife, Carole Rogers Summey property as described in Deed Book 1946, Page 708; thence with the Summey property and the existing Dallas town limits three (3) courses and distances as follows: (1) North 14-25-00 East 211.92 feet to a point; (2) North 13-07-44 East 1200.35 feet to a point; (3) North 13-32-55 East passing an existing 1" iron pipe at 269.84 feet a total distance of 282.75 feet to a point on the southern property line of the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property as described in Deed Book 4777, Page 1938; thence with the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property and the new Dallas town limits South 79-35-41 East 156.05 feet to an existing #4 rebar marking the southwest corner of the Jerry Wayne Buller and wife, Pamela A. Buller property as described in Deed Book 4825, Page 444; thence with the Buller property and the new Dallas town limits South

79-52-18 East 251.55 feet to an existing #5 rebar marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances as follows: (1) South 79-36-46 East 164.80 feet to an existing #10 rebar; (2) South 17-43-25 East 106.77 feet to an existing 3/4" iron pipe marking the western corner of the Mitchell McClure and wife, Nancy McClure property as described in Deed Book 2832, Page 737; thence with the McClure property and the new Dallas town limits South 18-43-56 East 99.95 feet to an existing #4 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4989, Page 1318; thence with the Morris property and the new Dallas town limits South 18-42-50 East 105.72 feet to an existing #5 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4988, Page 707; thence with the Morris property and the new Dallas town limits South 19-45-47 East 100.06 feet to an existing #5 rebar marking the western corner of the Stephen Webber and wife, Anthea Webber property as described in Deed Book 2857, Page 292; thence with the Webber property and the new Dallas town limits South 19-43-06 East 200.20 feet to an existing #5 rebar marking the western corner of the Leslie Fay Ferguson property as described in Deed Book 4691, Page 1567; thence with the Ferguson property, the Andrew Gibbon and wife, Lesly Gibbon property as described in Deed Book 4414, Page 473, the Laura Quezada property as described in Deed Book 4718, Page 970 and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-02-01 East 299.97 feet to an existing 2.5" axle; (2) South 20-26-49 East 39.95 feet to an existing 1/2" iron rod marking the western corner of the Charles Michael Brooks, et.al. property as described in Estate File 12E-1343; thence with the Brooks, et.al. property and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-07-12 East 4.46 feet to an existing 2.5" axle; (2) South 36-45-37 East 197.19 feet to an existing 2.5" axle lying on the existing Dallas town limits and marking the northwest corner of the Frances Kirby and Samuel Summey property as described in Estate File 2018-872; thence with the Kirby and Summey property and the existing Dallas town limits four (4) courses and distances as follows: (1) South 09-26-57 East 379.52 feet to an existing 3/4" iron pipe; (2) South

09-30-47 East 300.59 feet to an existing 1" pinched top iron pipe; (3) South 09-26-54 East 199.23 feet to an existing 3/4" axle; (4) South 09-11-54 East 34.45 feet to an existing 2.5" iron pipe marking the northwest corner of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4218, Page 2058; thence with the Gaston Area Lutheran Foundation, Inc. property and the new Dallas town limits South 09-30-31 East 365.74 feet to a point in a 36" poplar tree lying on the existing Dallas town limits and marking a corner on the northern line of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4633, Page 377; thence with the Gaston Area Lutheran Foundation, Inc. property and the existing Dallas town limits two (2) courses and distances as follows: (1) North 68-04-26 West 531.53 feet to an existing 4" iron pipe with a square top; (2) South 78-52-31 West 366.70 feet to the Point or Place of **BEGINNING**; containing **51.5552** acres of land.

Abutting Properties

PID # 212567 & 214259
Gaston Area Lutheran Foundation
916 S Marietta St.
Gastonia, NC 28054

PID #198469
Andrew B & Haley O Borchardt
1141 Meadow Way Dr.
Dallas, NC 28037

PID #303650
Jodie Depascale
1150 Meadow Way Dr.
Dallas, NC 28034

PID # 170286
William & Carole Summey
1506 Dallas Cherryville HWY
Dallas, NC 28034

PID #169115
Jerry & Pamela Buller
110 Hull Dr.
Dallas, NC 28034

PID #169183
Wilson Family Rentals LLC
PO Box 1422
Gastonia, NC 28053

PID #169186
Mitchell & Nancy McClure
240 Keener Dr.
Dallas, NC 28034

PID #226035 & 170151
Steven Morris
304 Keener Dr.
Dallas, NC 28034

EXHIBIT 6F-10

PID #170150
Stephen & Anthea Webber
306 Keener Dr.
Dallas, NC 28034

PID #170150
Leslie Ferguson
114 Bogus Dr.
Dallas, NC 28034

PID #170148
Andrew & Lesly Gibbon
416 Poplar Springs Church Rd.
Shelby, NC 28152

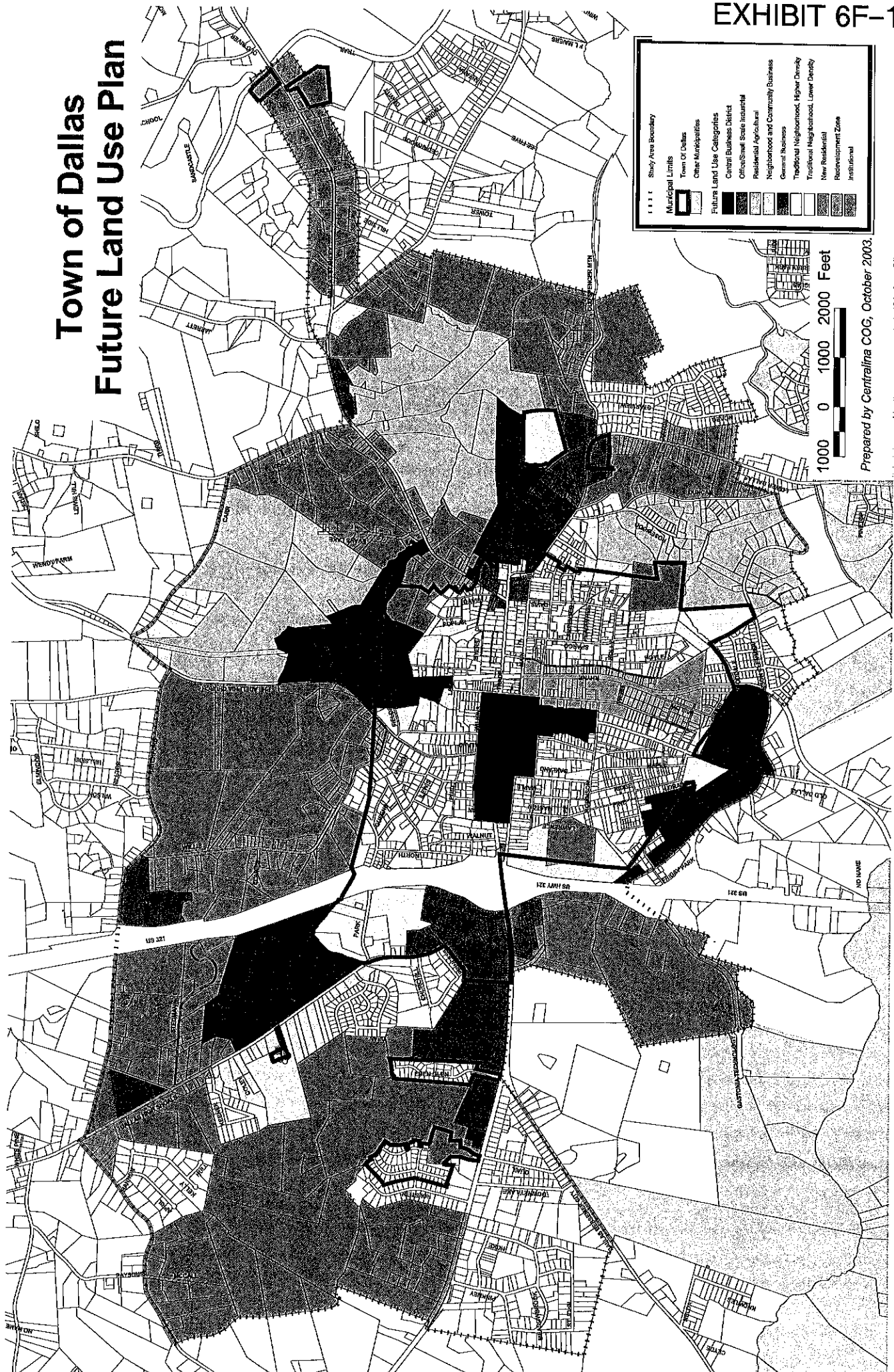
PID #220344
Laura Quezada
322 Keener Dr.
Dallas, NC 28034

PID #170143
Charles Brooks & Others
PO Box 822
Dallas, NC 28034

PID #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, SC 29910

PID #169184
Helen P. Rhyne
3633 Dallas Cherryville HWY
Dallas, NC 28034

Town of Dallas Future Land Use Plan



1000 0 1000 2000 Feet

Prepared by Centralina COG, October, 2003.

AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/CONDITIONAL ZONING PETITION IN THE TOWN OF DALAS (PID# 301017, 303651, 170286, 170287, 169184, AND 169122)

WHEREAS, Jeff Webb and Paul Pennell, submitted an application for a zoning map amendment to Conditionally Rezone property (Gaston County Parcel IDs # 301017; 169122; 170287; 303651; 169184; 170286) from Single Family Residential (R-10), Single Family Limited (R-1), and General Commercial (C-3) to a Conditional District, Single Family Residential, CD R-5, to allow for the development of 529 single family lots; and,

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

WHEREAS, the Town of Dallas Planning Board has reviewed the Conditional Rezoning petition and voted unanimously (6-0) to recommend approval of the petition, finding it neither consistent nor inconsistent with the 2003 Land Use Plan; and,

WHEREAS, the Town of Dallas Board of Aldermen held the public hearing on November 9, 2021, and after the hearing, made the following finding:

The petition is consistent with the Town of Dallas Land Use Plan's map designation as new residential; therefore is deemed reasonable and in the public's best interest as it supports an increased demand for housing in light of Dallas' current and anticipated growth and aligns with the 2003 Land Use Plan's recommendation for new residential to be clustered so as to preserve open space and heighten pedestrian accessibility.

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 Conditional Rezoning request effective November 9, 2021 and that the official zoning map of the Town be amended to reflect this adopted change of parcels #301017, 303651, 170286, 170287, 169184, and 169122.

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 specifically declared to be invalid and unconstitutional.

Adopted this 9th day of November, 2021.

Rick Coleman, Mayor

ATTESTED:

Sarah Hamrick, Town Clerk

Re: Annexation (PID# 301017, 303651, 170286, 170287, 169184, and 169122)

R2 2021-04

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: 3807 Dallas High Shoals Hwy, Dallas, NC 28034

Lot Size: 170.56 AC Current Zone/ Use: R-10, R-1, & C-3 Parcel ID# 301017, 303651, 170286, 170287, 169184, & 169122

Name of Owner: <u>Ralph E. Summey Land Holdings LLC</u>	
Address of Owner: <u>2608 Lakefront Drive, Belmont, NC 28012</u>	
Owner Phone #: <u>704-674-1454</u>	Email: <u>ncyclegirl56@aol.com</u>

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-10 to CZ-R-5 On the following described property:

3548015104, FURTHER IDENTIFIED AS PARCEL ID # 301017

See Pages 2-3 for additional Owner Information.

I certify that all the information provided in this application is accurate to the best of my knowledge, information and belief.

Paul Pennell & Jeff Webb
Applicant Agents: Paul Pennell & Jeff Webb
Signature of applicant

7/1/2021
Date

Nolan Drow
Development Services Director

7/8/2021
Date

Rezoning Application Fee can be found on the Town of Dallas' fee schedule.

Checks to be made payable to the Town of Dallas.

Name of Owner: <u>William J & Carol R Summey</u>	
Address of Owner: <u>1506 Dallas Cherryville HWY, Dallas, NC 28034</u>	
Owner Phone #: <u>704-913-1454</u>	Email: <u>ncyclegr156@aol.com</u>

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-1D to CZ-R-5 On the following described property:

3548111787, FURTHER IDENTIFIED AS PARCEL ID # 170286

Name of Owner: <u>Marilyn S Finger</u>	
Address of Owner: <u>2701 Jackson Square, Anderson, SC 29625</u>	
Owner Phone #: <u>704-674-2170</u>	Email: <u>rroutszong@att.net</u>

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCGS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

R-1 to _____ On the following described property:

3548128821, 3548220005, & 3548212115, FURTHER IDENTIFIED AS PARCEL ID # 169122, 170287, & 603651

Name of Owner: <u>Helen P Rhyme</u>	
Address of Owner: <u>3633 Dallas Cherryville HWY, Dallas, NC 28034</u>	
Owner Phone #: <u>704-964-1162</u>	Email: <u>ncocyclegirl56@aol.com</u>

The undersigned hereby respectfully requests that the Dallas Planning Board, pursuant to the provisions of the Dallas Zoning Code, Article VII, and in compliance with NCCS 160A-387, recommend to the Dallas Board of Aldermen, a Zoning Classification change from

C-3 & R-1 to CZ-R-5 On the following described property:

3548239202, FURTHER IDENTIFIED AS PARCEL ID # 169184

Authorized Agent

Let this letter serve as formal notice that I, Elizabeth Ann Wilson, representative for Ralph E Summey Landholdings, Inc., owner of parcel #301017 give consent for Paul Pennell with Urban Design Partners and Jeff Webb with LGI to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas.



Elizabeth Ann Wilson

Date 06 / 05 /2021

Authorized Agent

Let this letter serve as formal notice that I, Rosemary Routszong, representative for Marilyn S Finger Irrevocable Trust, owner of parcel(s) #169122; #170287; #303651 give consent for Paul Pennell with Urban Design Partners and Jeff Webb with LGI to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas.



Rosemary Routszong

Date June 13 6 2021

Authorized Agent

Let this letter serve as formal notice that I, Helen P Rhyne, owner of parcel #169184 give consent for Paul Pennell with Urban Design Partners and Jeff Webb with LGI to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas.

Helen P Rhyne

Helen P Rhyne

Date June 16 /2021

Authorized Agent

Let this letter serve as formal notice that we, William J & Carole R Summey, owner of parcel #170286 give consent for Paul Pennell with Urban Design Partners and Jeff Webb with LGI to act as the authorized agent(s) on our behalf for the Conditional Zoning request in the Town of Dallas.



William J Summey



Carole R Summey

Date JUNE 1 06 /2021

Little Long Creek SF

OVERALL CONDITIONAL REZONING SITE PLAN

3907 Dallas High Shoals Hwy, Dallas, NC 28034

LGI Homes, Inc.

0027 Glenview Drive
Lenoir, NC 28750



URBAN DESIGN PARTNERS
1000 W. HARRIS STREET
SUITE 100
RANDOLPH, NC 28134
704.771.1111

NO.	DATE	REV.	DESCRIPTION
1.	05/21/13	1	PRELIMINARY PLAN
2.	06/11/13	2	REVISED PLAN
3.	06/11/13	3	REVISED PLAN
4.	06/11/13	4	REVISED PLAN
5.	06/11/13	5	REVISED PLAN
6.	06/11/13	6	REVISED PLAN
7.	06/11/13	7	REVISED PLAN
8.	06/11/13	8	REVISED PLAN
9.	06/11/13	9	REVISED PLAN
10.	06/11/13	10	REVISED PLAN

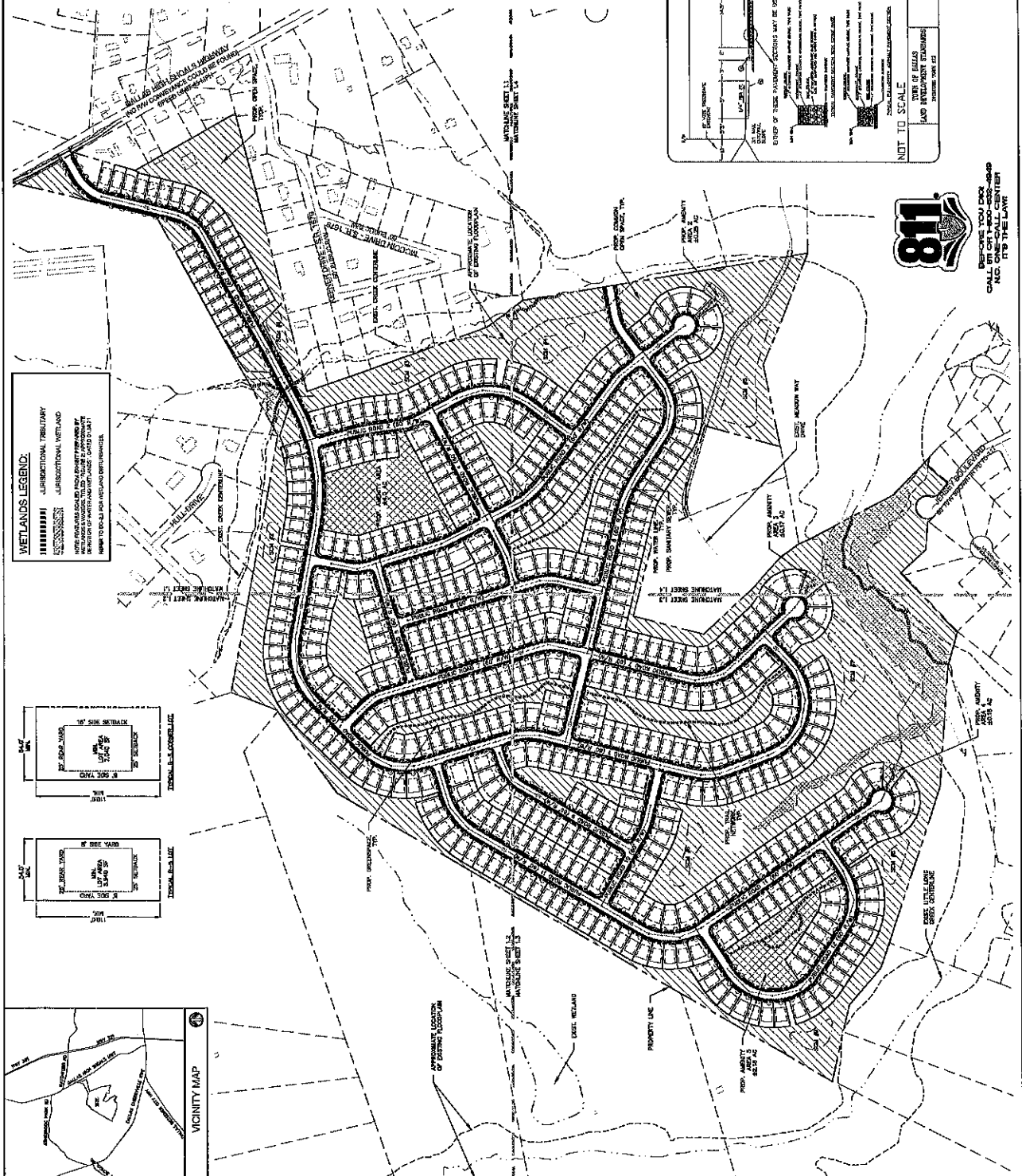
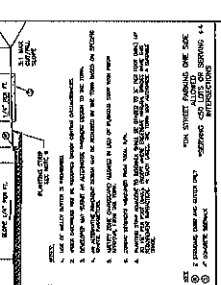
Project No: 24015
Date: 05/21/2013
Designed By: UDP
Checked By: UDP
Sheet No: RZ-1.0

DEVELOPMENT SUMMARY

TAX PARCELS ID NOS	00072, 00051, 70008, 10002, 10014, & 10012
TOTAL SITE AREA	172.56 AC (7,428,750 SF)
EXISTING ZONING	R-40, R-1.5, C-3
PROPOSED ZONING	PH-CC
PROPOSED USE	SINGLE-FAMILY DETACHED
SETBACKS	FRONT: 30 FT SIDE: 10 FT REAR: 10 FT
PROPOSED DENSITY	628 LOTS/24.33 AC (26 LOTS/AC) 10 LOTS/AC AT CORNER LOTS
PROPOSED AMENITY AREA	6.15 AC
COMMERCIAL OPEN SPACE	25.39 AC (20% OF SITE AREA) 6.15 AC (20% OF SITE AREA)
PROPOSED	

- ### NOTES:
1. ALL DIMENSIONS AND INFORMATION PROVIDED ON THIS PLAN SHALL BE CONSIDERED FINAL UNLESS OTHERWISE NOTED.
 2. CONTACT THE UTILITY COMPANY TO RESOLVE ANY EXISTING UTILITY CONFLICTS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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811
DIAL AHEAD TO REPORT
CALL OR 1-800-455-4545
N.C. ONE-CALL CENTER
IT'S THE WAY



PRELIMINARY PLANNING
PLANNING & DESIGN

LGI Homes, Inc.
3027 Sherrin Drive
Longview, NC 28026

Little Long Creek SF
& UTILITY PLAN A
CONDITIONAL REZONING SITE

DESIGNED BY: UCP
DATE: 08/10/2021
PROJECT NO: 21-015

PROJECT NO: 21-015
DATE: 08/10/2021
DRAWN BY: UCP
CHECKED BY: UCP
SHEET NO: RZ-2.1

DEVELOPMENT SUMMARY

TAX PARCELS: 170887, 170888, 170889, 170890, 170891, 170892

TOTAL SITE AREA: 175.06 AC (APPROX. 57)

EXISTING ZONING: R-10, R-1, S-C3

PROPOSED ZONING: PLD00

PROPOSED USE: SINGLE-FAMILY DETACHED

SETBACKS: 25' FRONT, 10' SIDE, 10' REAR

PROPOSED DENSITY: 8.5 U/L AC

PROPOSED UTILITY AREA: 25.00 AC (25% OF SITE AREA) INCLUDING SPACE PROPOSED

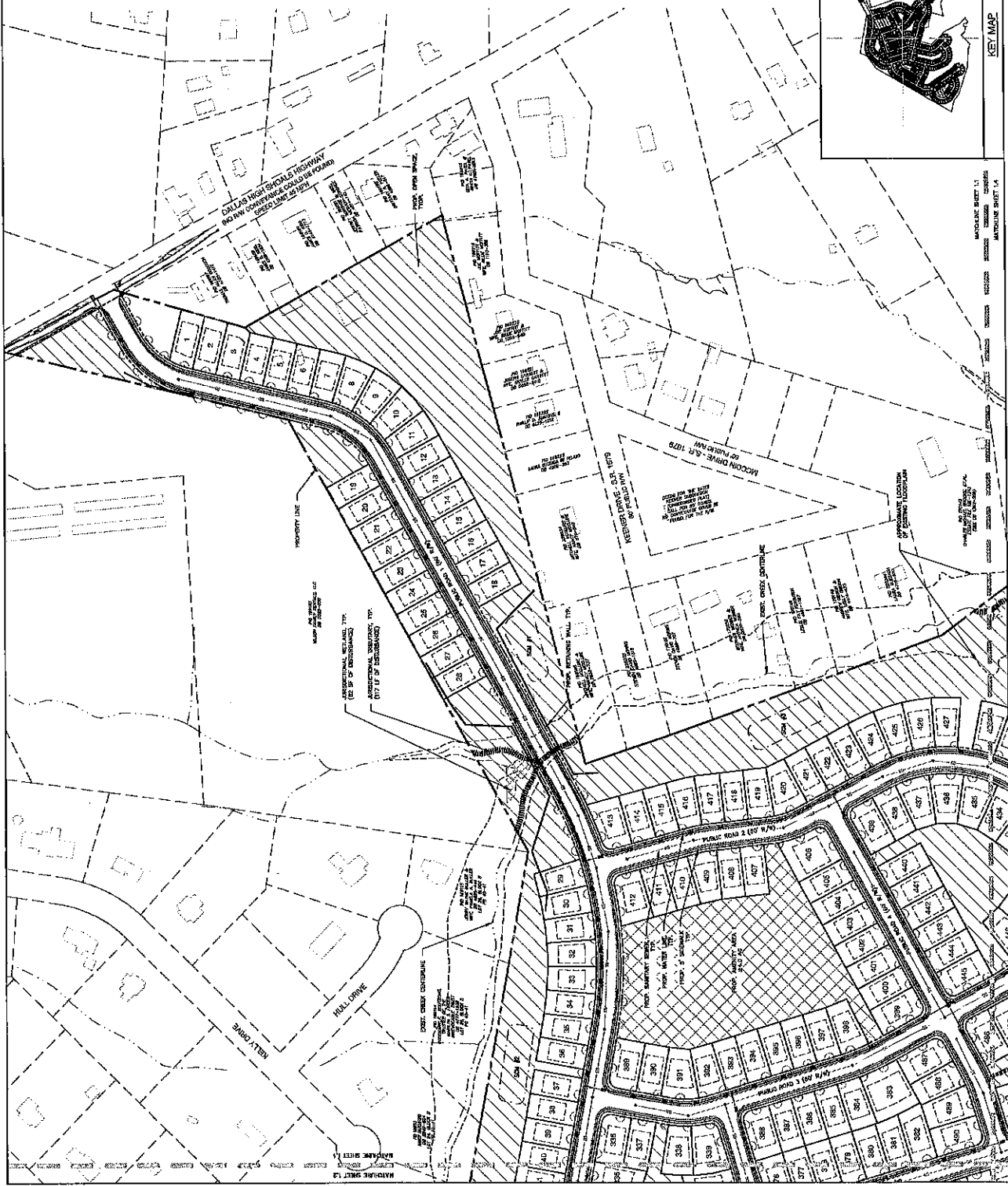
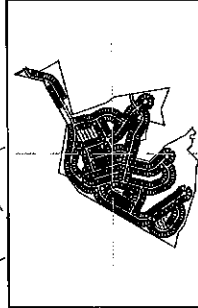
Parcel No.	Area (Ac)	Area (Sq Ft)
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99	0.10	6933
100	0.10	6933

NOTE: LOT DIMENSIONS ARE APPROXIMATE.



IF YOU SEE A PROBLEM
CALL THE ONE-CALL CENTER
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
1" = 100' FEET



KEY MAP
MUNICIPAL BOUND. LI
COUNTY BOUND. LI
STATE BOUND. LI
NATIONLINE SHEET 14

Project No: 21-015
 Date: 06/10/2021
 Designed By: UDP
 Checked By: UDP
 Sheet No:

NO. DATE BY REVISIONS
 15 05/21 UDP PER LANSING COUNTY COMMENTS
 14 05/21 UDP PER LANSING COUNTY COMMENTS

Little Long Creek SF
 & UTILITY PLAN B
 CONDITIONAL REZONING SITE

LGI Homes, Inc.
 3927 Shamrock Drive
 Lenoir, NC 28750



PERMANENT EASEMENT
 POWER OF ATTORNEY

NOTE: LOT DIMENSIONS ARE APPROXIMATE



DEVELOPMENT SUMMARY

TAXPARKED PK: 30377 20866 - 27886 17882;
 76734 & 76812

TOTAL SITE AREA: 170.86 AC (74,527,959 SF)

EXISTING ZONING: R4B, R4, L, O4

PROPOSED ZONING: SINGLE-FAMILY DETACHED (R4B)

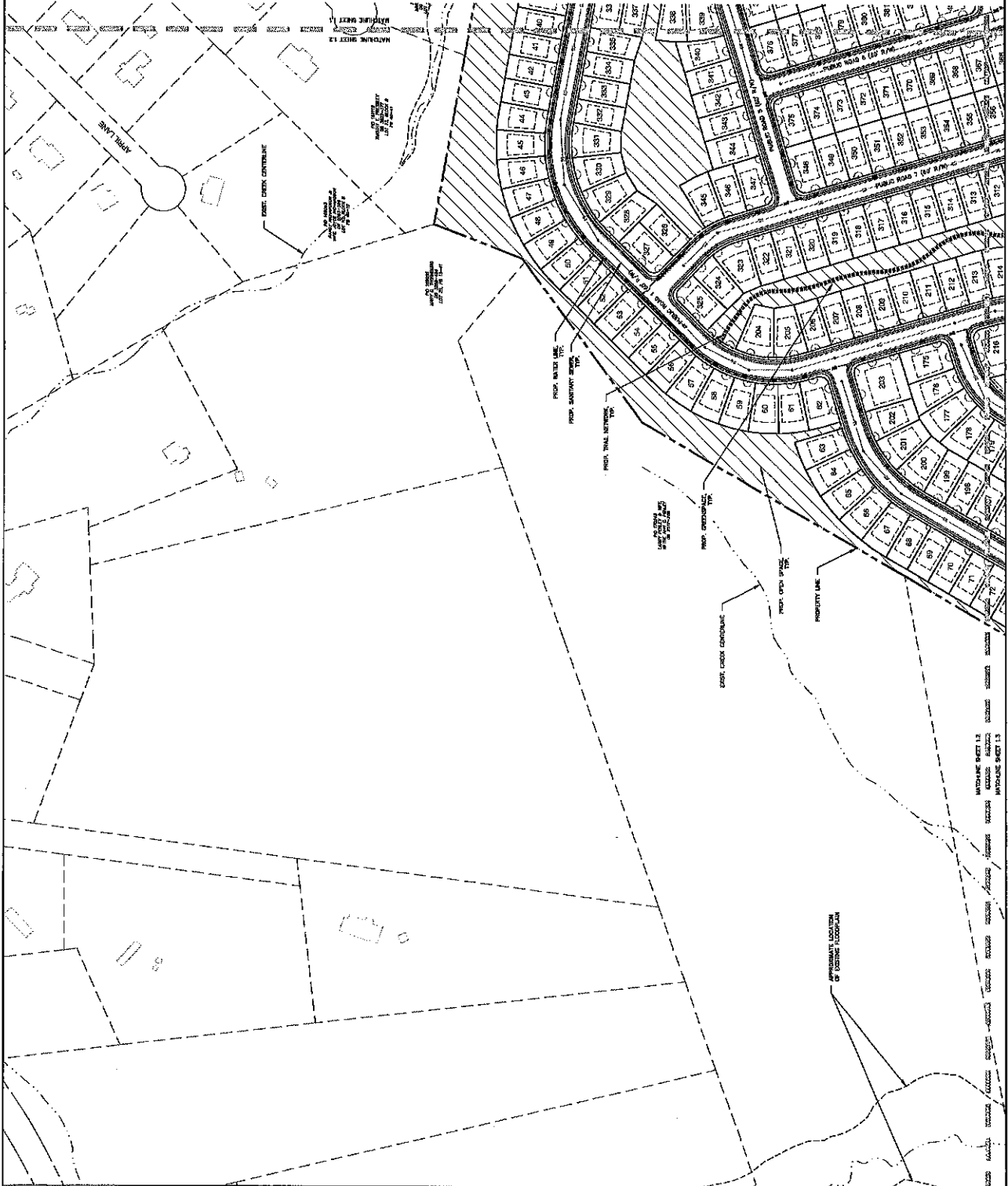
PROPOSED LOTS: 32

PROPOSED DENSITY: 2.16 AC PER LOT

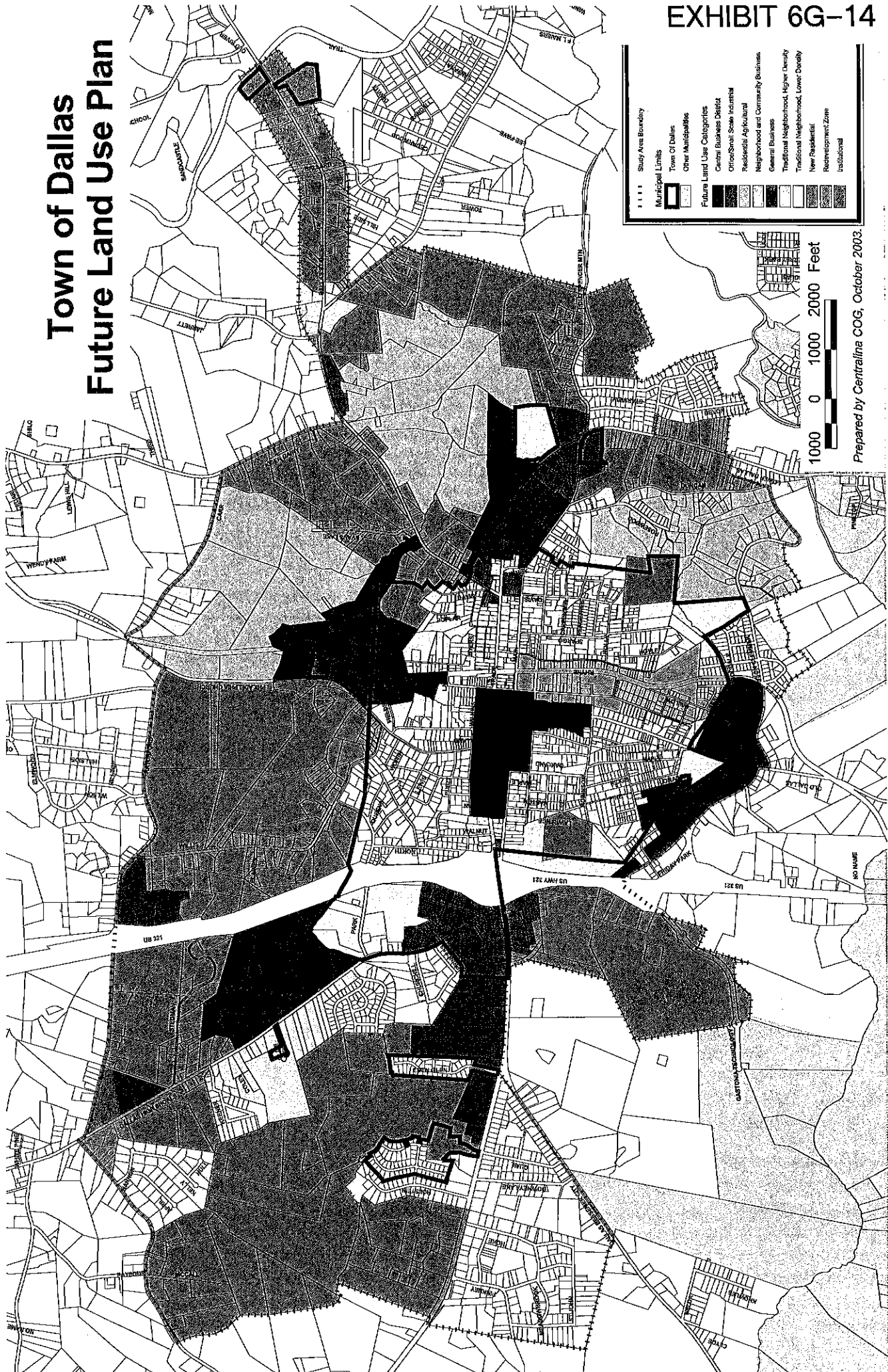
PROPOSED ADJUTANT AREA: 6.19 AC

COMMON OPEN SPACE: 5.15 AC (21% OF SITE AREA) PROPOSED

Lot No.	Area (sq ft)	Area (ac)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23



Town of Dallas Future Land Use Plan





Written Consent for Zoning Conditions

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

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Allowing 2'-0" valley curb and gutter throughout the entire development.
2. Side yard setbacks shall be 8ft throughout the development. Corner lot side yards shall be 16ft throughout the development.
3. Street frontage along Dallas High Shoals Highway shall be developed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
4. Improved open space shall include:
 - a. Approximate 4,550ft natural walking trail, to be a minimum of 8ft wide.
 - b. Two 20' x 24' open air pavilion with seating.
 - c. Two Tot lots
 - d. 10' paved access shall be provided to seating areas from cul-de-sacs at the end of proposed roads 7 and 11.
 - e. Grills and seating shall be provided at each pocket park
5. Street signs designating "no parking this side of street" to be installed throughout the development.
6. Development to include street trees on both sides of the road, approximately fifty feet apart.
7. Single Family homes shall be designed to include shaker accents and/or brick or stone veneer on front façade.
8. All open space, both improved and not improved, shall be maintained by the HOA, including but not limited to, lighting, landscaping, signage, built features, easements, etc. No open spaces in the community shall be allowed to be subdivided or sold without approval by the Town of Dallas.
9. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.

CONSISTENCY STATEMENT

The proposed zoning map amendment of Gaston County parcel #301017, 170286, 309651, 170287, 169122, and 169134 to a conditional zoning district, CD-R-5, is consistent with the 2003 Land Use Plan's map designation as New Residential, and supports an increased demand for housing in light of Dallas' current and anticipated growth and is therefore deemed reasonable and in the public's best interest as the zoning aligns with the 2003 Land Use Plan's recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.

Curtis Wilson, Planning Board Chairman

Date

COMMUNITY MEETING REPORT

Petitioner: Owners of Parcels: 301017, 303651, 170286, 170287, 169184 & 169122

Petitioner Agent: Paul Pennell, Urban Design Partners & Jeff Webb (LGI Homes)

Petition #: 2021-04

Meeting Date: August 3, 2021

Project: Little Long Creek

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 5:30-6:30 PM

Attendees: Reference Attachment

The Community Meeting was attended by neighboring residents, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition 2021-04 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives were invited.

This Community Meeting Report is being filed with the Town of Dallas Zoning and Planning pursuant to the provisions of the Town Ordinance.

Minutes: The following items were discussed:

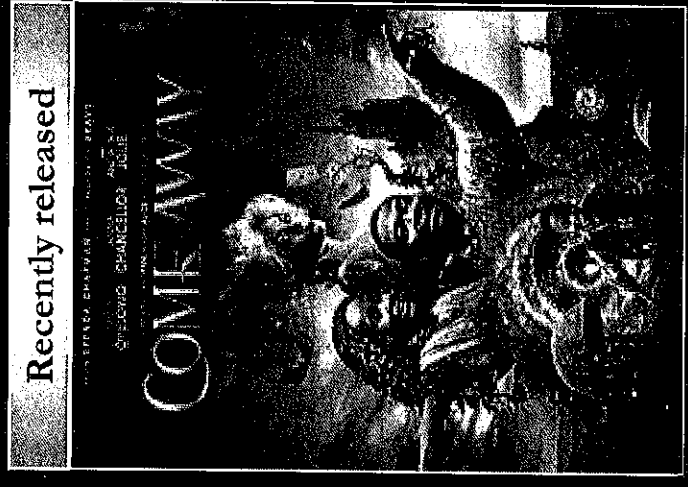
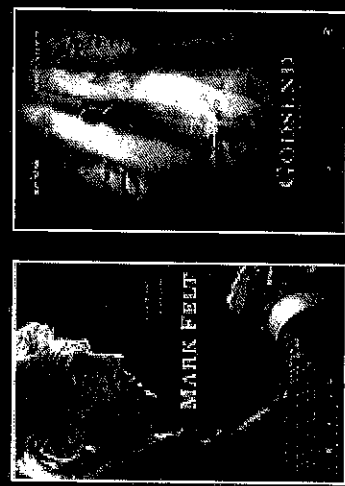
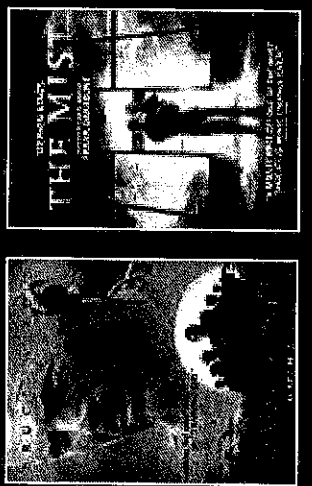
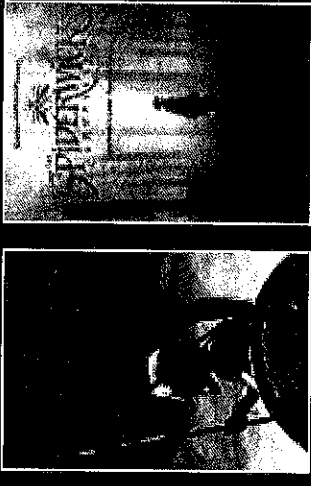
Mr. Pennell began by introducing himself and describing the project. The proposed rezoning site plan was described as well as the design considerations that were considered with the petition. A slide showing the proposed adjacent development in conjunction with the proposed rezoning site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

QUESTIONS/COMMENTS BY NEIGHBORS VIA ZOOM CHAT:

1. Charlotte Moore – Meadowway Drive, trucks coming down existing gravel road which was just redone for \$4500. Will we repair road?
A: No construction work is being done at this time, only surveyors. We will investigate.
2. Paul Pennell – A copy of this presentation and a recording of this evenings community meeting will be available for public viewing at urbandesignpartners.com

Meeting Adjourned with no new questions: 6:10 pm

BARNETT FILMOGRAPHY



- A Gentleman's Game (Executive Producer)
- Tears of the Sun (Executive)
- Intolerable Cruelty (Executive)
- Isn't She Great (Executive)
- A Walk to Remember (Executive)
- What a Girl Wants ((Executive)
- Cat Woman (Executive)
- Godsend (Executive)
- Timeline (Executive Producer)
- Land of the Dead (Executive Producer)
- 300 (Co-Producer)
- Spiderwick Chronicles (Co-Producer)
- Full of It (Producer)
- Piranha 3D (Executive)
- The Mist(Executive)
- The Longshots(Executive)
- Diary of the Dead (Executive Producer)
- The Marine (Executive)
- Legendary (Executive Producer)
- The Chaperone (Executive Producer)
- Knucklehead (Executive Producer)
- Priceless (Producer)
- Mark Felt (Executive)
- Just Getting Started (Executive Producer)
- Come Away (Executive Producer)
- A Week Away (Producer)

Global Box Office revenues
\$1,216,102,673

Recently released

March 26th, 2021

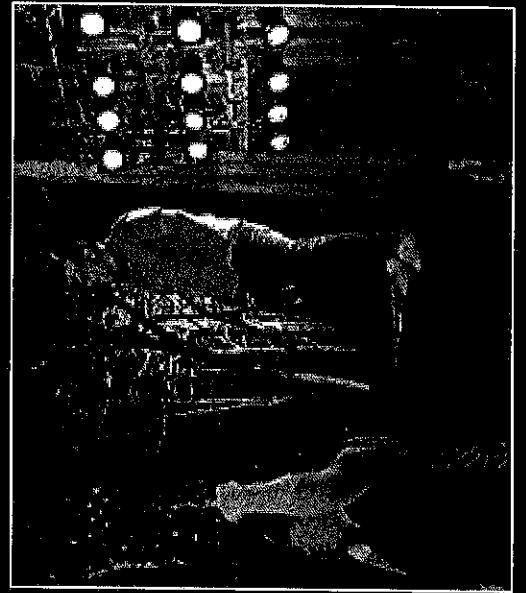
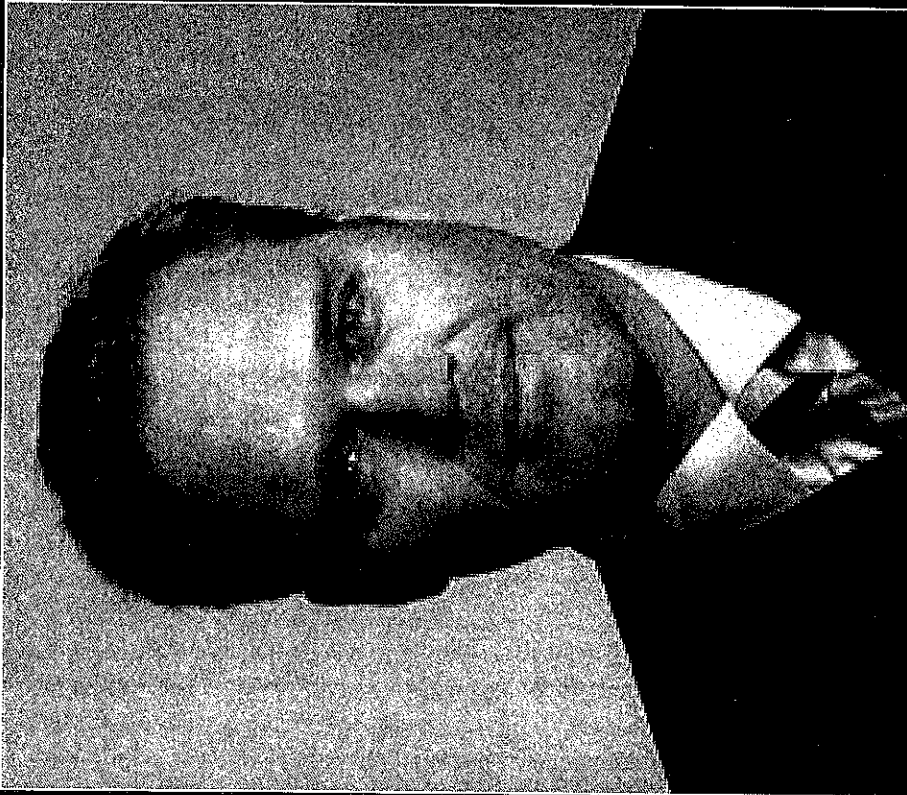
Steve Barnett

As a film producer and studio executive for over 25 years, Barnett has successfully participated in every aspect of the feature film business: development, production, financing, distribution, marketing, and business affairs. Throughout his distinguished career, Barnett has created and maintained a highly productive network of relationships at every studio, talent agency, production company and talent level within the entertainment industry. As result, Barnett has built an impressive track record of financially and creatively successful films that have generated global box office revenues in excess of \$1,000,000,000.

Barnett has produced, developed or supervised over 25 feature films covering all genre and budget ranges. Some of the titles Barnett has worked on are; the Warner Brothers' box office smash *300*, Paramount's family film *THE SPIDERWICK CHRONICLES*, the Frank Darabont/Stephen King horror film, *THE MIST*, to name just a few. Barnett most recently supervised the critically acclaimed political thriller *MARK FELT: THE MAN WHO TOOK DOWN THE WHITE HOUSE* starring Liam Neeson, and is in post-production on the fantasy, *COME AWAY* starring Angelina Jolie and David Oyelowo.

Barnett's interest in faith-friendly films began when he secured the film rights and developed the adaptation of the Nicolas Spark's novel *A WALK TO REMEMBER* for Warner Brothers. Since then Barnett has produced the acclaimed film *PRICELESS*, which was nominated for a Grammy Award and *KLOVE* Award and, under the Monarch banner, is currently in post-production on the first faith-friendly musical, *A WEEK AWAY*, which was bought by Netflix and will be released March 26th, 2021.

Barnett is currently, Partner/CEO of Monarch Media, where he manages the film development, production and financing of a robust slate of feature film and television projects.



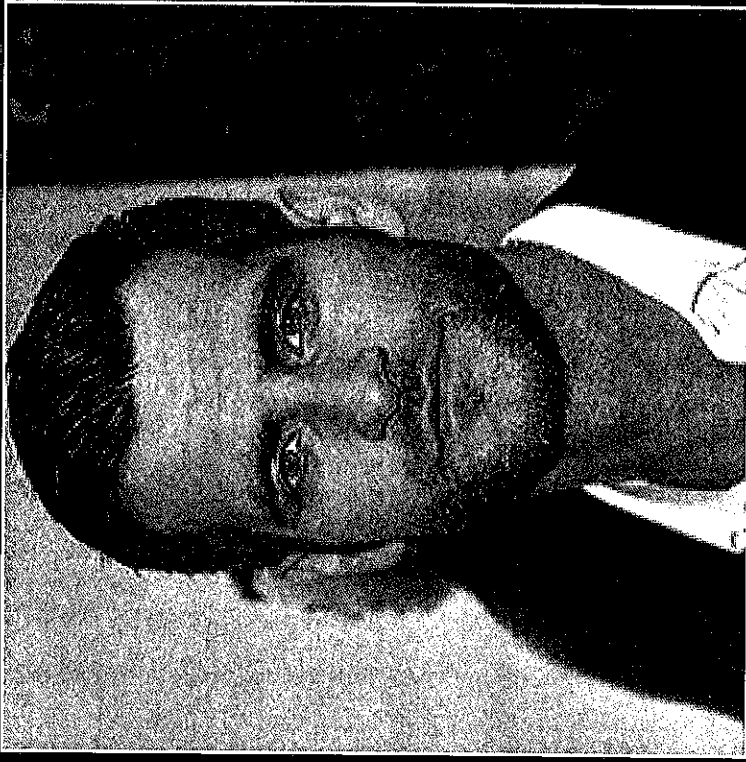
Alan Powell

Actor/writer/producer/musician Alan Powell is the co-founder and a principle of Monarch Media, a film and television production company based in Los Angeles. In his role at Monarch, he produced and co-wrote the screenplay for family musical "A Week Away," which Netflix will release in 2021. He is also producing the Chris Pratt comedy "The Black Belt," based on the Black List screenplay by Randall Green; an untitled country musical with award-winning duo Florida Georgia Line; military thriller "Havoc," hailing from South Korean filmmaker Byung-gil Jung; musical "The Road to Bethlehem," which is the directorial debut of Adam Anders ("The Prom"); and "Do the Birds Still Sing in Hell?," based on the acclaimed biography of a British WWII soldier and prisoner of war.

As an actor, Powell has worked in both feature films and television series. He was a series regular on the ABC military drama, "Quantico," and starred as an aspiring country singer in Samuel Goldwyn Films' "The Song."

The multihyphenate, whose background includes founding the band Anthem Lights and subsequently founding the band's own music label, also co-wrote the music for the Netflix musical "A Week Away."

He currently resides in Los Angeles, with his wife and six children.



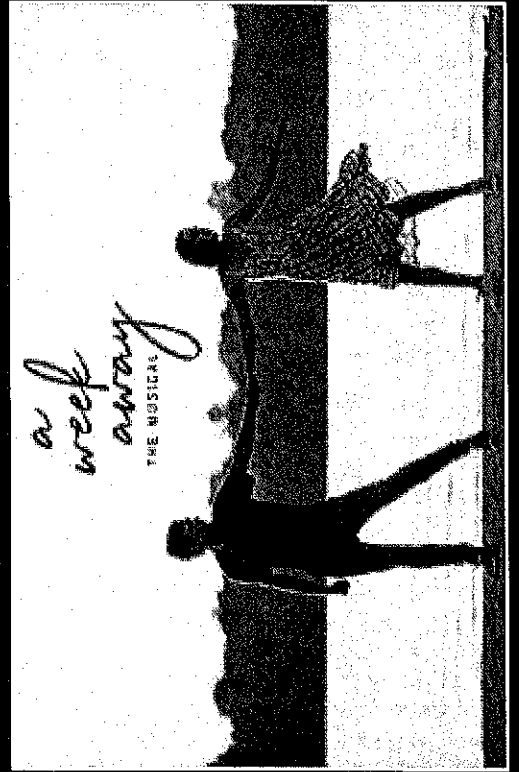
Vicky Patel

Producer and philanthropist Vicky Patel is a co-founder and principle of Monarch Media, a film and television production company based in Los Angeles.

In her role at Monarch, she executive produced the family musical "A Week Away," which Netflix will release in 2021. She is also executive producing the Chris Pratt comedy "The Black Belt," based on the Black List screenplay by Randall Green; an untitled country musical with award-winning duo Florida Georgia Line; military thriller "Havoc," hailing from South Korean filmmaker Byung-gil Jung; musical "The Road to Bethlehem," which is the directorial debut of Adam Anders ("The Prom"); and "Do the Birds Still Sing in Hell?," based on the acclaimed biography of a British WWII soldier and prisoner of war.

Patel is a dedicated supporter of Alzheimer's Disease and brain science research through her ongoing work with the Alzheimer's Association. Her personal commitment to finding a cure for the disease and supporting burdened Alzheimer's caregivers is a personal one, with her father having died from the disease a decade ago.

She currently resides in the San Francisco Bay-Area with her husband.



N

a week away



#3 in the world on Netflix's global films chart

#4 on the US films chart

#1 on the iTunes CCM chart

#12 on the mainstream albums chart

Albums



1. A Week



2. Believe For



3. Alone With



4. Burn


DEADLINE TOP UP

HOME / FILM / BREAKING NEWS

Netflix Nabs Faith-Based Musical 'A Week Away' With Bailey Madison & Sherri Shepherd

By Amanda M. DeLuca
April 25, 2020 12:05pm

f v e m +




DEADLINE TOP UP

HOME / FILM / BREAKING NEWS

Chris Pratt To Produce & Star In Monarch Media Comedy 'The Black Belt'

By Anthony D'Allesandro
December 5, 2020 11:00am

f v e m +



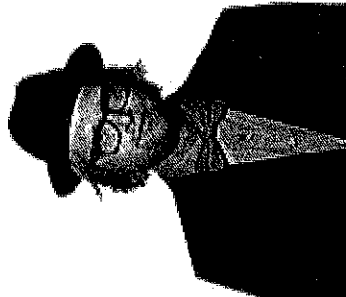
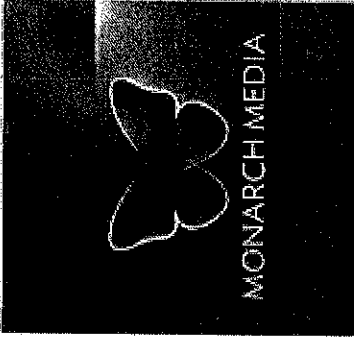
DEADLINE TOP UP

HOME / FILM / BREAKING NEWS

'The Prom' Producer Adam Aronoff Making Feature Directorial Debut On Monarch Media's Musical 'Road To Bethlehem'

By Anthony D'Allesandro
December 15, 2020 1:05pm

f v e m +


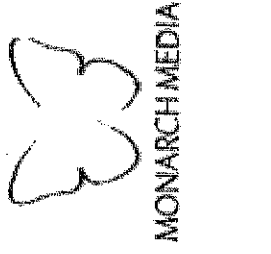
DEADLINE TOP UP

HOME / FILM / ACQUISITIONS

Monarch Media Acquires Ken Scott's 'Do The Birds Still Sing In Hell?'; Black List Scribe Jayson Rothwell Adapting

By Anthony D'Allesandro
October 28, 2020 12:26pm

f v e m +


DEADLINE TOP UP

HOME / FILM / BREAKING NEWS

Florida Georgia Line Country Musical Movie In The Works With Monarch Media

By Anthony D'Allesandro
November 21, 2020 11:58am

f v e m +



Shawn Holly and Tyler Hubbard with Florida Georgia Line performing during the Chart Day 1 ART Country Tour '18. Credit: Apple Music/Justin L. Lawrence for iStock

DEADLINE TOP UP

HOME / FILM / SCREENWRITING

'Palmer' Scribe Cheryl Guerrero To Pen Coming-Out Feature 'I Have Something To Tell You' For Monarch Media

By Anthony D'Allesandro
February 3, 2021 1:03pm

f v e m +




EXHIBIT 8A-7

