

Town of Dallas Board of Aldermen Regular Meeting
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Tuesday, August 12th, 2025 6:00 PM

Hayley Beaty, Mayor
Frank Milton
Hoyle Withers

Sam Martin, Mayor Pro-Tem
Jerry Cearley
Alan Cloninger



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- 1. Invocation and Pledge of Allegiance to the Flag**
 - 2. Motion to Approve Agenda with Additions or Deletions**
 - 3. Motion to Approve Minutes**
 - A. July 8th Minutes, July 22nd Work Session Minutes 2
 - 4. Recognition of Citizens: Time set by Mayor**
 - A.
 - 5. Motion to Approve Consent Agenda**
 - A. Parks and Recreation Master Plan 11
 - B. Resolution to Adopt the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan 13
 - C. Budget Amendment for FD Insurance Claim 16
 - D. Written Off Accounts 18
 - 6. Public Hearings**
 - A. Text Amendment - §90.01 – Chicken Ordinance (*Continued*) 19
 - B. TAP Properties Rezoning Z-2025-02 (**Motion to Defer**) 22
 - 7. Old Business**
 - A. Text Amendment – Cemetery §95.05 36
 - 8. New Business**
 - A. Stormwater Annual Update FY 24-25 38
 - B. Text Amendment - §92.06 Swimming Pool Safety Regulations 40
 - C. Primo Partners LLC Annexation Certificate of Sufficiency 42
 - 9. Mayor & Aldermen's Report**
 - A. Playground
 - 10. Manager's Report**
 - 11. Adjourn**

MINUTES FOR BOARD OF ALDERMEN MEETING

July 8th, 2025

6:00 PM

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lindsey Tysinger, Town Clerk; Tom Hunn, Town Attorney; Earl Withers, Fire Chief III; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Stuart Valzonis, Planning Director; Bill Trudnak, Public Works Director; Willie Smith, Electric Director; Alex Wallace, Parks and Recreation Director; and Patrick McSwain, Admin. Assistant/Cemetery Superintendent.

Mayor Beaty called the meeting to order at 6:01pm.

Mayor Beaty opened with the Pledge of Allegiance to the Flag and Invocation, followed by a Moment of Silence for those in Texas, Chapell Hill, and anyone affected by the flooding.

Approval of Agenda:

Alderman Withers made a motion to approve the agenda with additions of adding infrastructure, street issues, and trash dumping to the Mayor's Report, seconded by Alderman Cloninger and carried unanimously.

Approval of Minutes:

Alderman Cloninger motioned to approve the minutes from the June 10th Minutes, seconded by Alderman Cearley and carried unanimously.

Recognition of Citizens:

The Mayor opened the floor for the Recognition of Citizens and Public Comment.

Tammy Holbrook, 5011 Sam Rhyne Ct, spoke to the Board about a zoning violation she received for a carport that was built in the front of her house. Thought the contractor got permission. Scoured the Town and found 12 carports. According to the violation she is charged \$100 a day. Holbrook has paid the appeal fee.

Mike Fields, 1333 Philadelphia Church Road, congratulated the Town on the fireworks. Commended the Town for their hard work during the heat. Thoughts and prayers to the ones in Idaho and Texas.

Curtis Wilson of 438 S. Gaston St, Prayed over Town.

Consent Agenda:

5A - Budget Amendment for Duke Power True Up for FY 25

As part of the contract with Duke Energy, Dallas operates peak shaving generators. Each year, based on a pre-determined formula, there is a true-up component that is also part of the Duke Energy contract. This true-up component can result in the Town of Dallas paying additional funds to Duke Energy, or Duke Energy paying the Town of Dallas a refund of prior payments based upon criteria in the contract. While we are still waiting for a final number, we completed an amendment in June for what we were told the True- Up would be, however, the number has changed since that date. Attached is an additional amendment to cover the associated true up revenue for FY 2025. There are future needs to upgrade the Warehouse facility and much needed infrastructure repairs. Staff recommend placing the entire amount into the Capital Reserve Fund for these future needs in order to reduce dependence on debt. (Exhibit 5A-1)

Alderman Cloninger made a motion to approve the Consent Agenda, seconded by Alderman Milton and carried unanimously.

Public Hearings:

Item 6A - 90.01 – Chicken Ordinance Text Amendment

At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff made revisions to the amendment, presenting two options for discussion at the June 10th Meeting. Staff was directed to go with the second option ‘Lots less than half acre allowed, no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl’, and to set a public hearing for July 8th, 2025. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd. (Exhibit 6A 1-2)

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

Public comment from citizens.

John O’Daly, First of all, I want to apologize for not coming to these things like I used to come. Number two, Madam Mayor, I think we did a fantastic job getting you here. All right, back to my chickens. I don't know how many people were here five years ago or so when I know Jerry was here, I pretty sure Hoyle was here too, and everybody said no to chickens. For some crazy reason, and I can't figure this one out. With all the construction that I hear all around me, I think that building houses, I think more people have come here than not coming here. Now, I think being born on a farm with the chickens and horses and cows. Growing up with them, and no chickens. And they somehow got a crazy way of growing and the last time this came before the Board, Jerry and Mr. Hoyle both said, no. I just hope the heck that they didn't forget why they said, no and that was when the chickens were in the backyard of someone’s house in Summey Knoll. And here and I rest my case, thank you for hearing me out.

Jonathan Fletcher, I live at 606 Queens. I also have my wife Taylor with me, and my mom since she lives on N. Hill Street here in Dallas as well. Not the first time in my life I've been on the opposite

side of an issue with Mr. O'Daly, that we chatted about that earlier, but we're still friends. But of course, you all know that I'm passionate about chickens. I love our chickens more than just really, the biggest reason that I got them was for the eggs, but they had become more than that, they're pets now as well. I want to commend you for the language that you've put together, that staff put together for your consideration tonight. I believe that it's very well thought out, and I would encourage you to pass the language you have, I understand why there is some reservation from someone about having chickens, especially for those of many live in a smaller neighborhood, but I believe that the language that you've put together has put some very, very guard rails in place to prevent any kind of nuisance like that because you're specifically not allow roosters, you're taken care of noise because you specifically create a setback of where they can be on a property, you eliminated issues as far as odor, and of course you capped a number as well. I know I think I heard an idea that chickens multiply and they certainly will do, but if you don't have a rooster, there's no way for them to multiply. So, you take care of that issue as well. So just wanted to give you my appreciation for considering this and for those of you who did vote for it before, I hope you have reconsider, and we'll vote for it this time. So, thank you all.

Carla Howell, can I speak for a second about chickens. I see chickens in the backyards all the time. I see them and I experience them a lot because people have chickens, they're in the City of Belmont and the City of Gastonia. I just closed on a house, you just have to have some kind of control, you can't have five chickens on a half-acre, you can have two chickens if you care for it really well. Because I have to let them out and put them back in all the time when I'm showing a house because the sellers the will ask me, Carla, did you put the chickens up, so I've got used to putting them in. If you have any control over them, you have got to have a nice chicken coop, and you got to keep them up, you can't let them be flying on your neighbors' cars and stuff. I mean young people like to have their fresh eggs and everything now. I mean it's not that bad if you just have a couple, you can't have five or ten on a half-acre lot, you don't live in the country. If you're going to have that many you need to move to the country. If you're going to have two or four something like that, you can take care of that while maintaining that, if you don't, your chickens are gone, you're going to get fined.

No more Public Comment.

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

Alderman Cloninger made a motion to approve the 90.01 – Chicken Ordinance Text Amendment, seconded by Alderman Cearley.

In Favor: Alderman Cearley, Alderman Cloninger, Mayor Beaty
Opposed: Alderman Withers, Alderman Milton

Alderman Cloninger made a motion to move the Public Hearing to August and add a discussion at the next Work Session, seconded by Alderman Cearley.

In Favor: Alderman Cearley, Alderman Cloninger, Mayor Beaty
Opposed: Alderman Withers

Item 6B - Stroupe Rezoning Z-2025-01

Laura Stroupe submitted a conventional rezoning petition to rezone parcel 132160 from B-3 to BC-1 for purposes of leasing out to more business ventures. At the meeting on April 17th, the Planning Board voted to send a recommendation to the Board of Aldermen to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning. The Board advised Staff at the May 27th Work Session to set the Public Hearing for July 8th. All supporting documentation for the application is attached, including minutes from the Planning Board meeting, staff report, LOI, list adjacent property owner(s) with notice, and consistency statements. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Tuesday, June 17th, and Tuesday, June 24th. (Exhibit 6B 1-11)

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

Public comment from citizens.

Laura Stroupe, I own the property in question, this nice young lady came to me, Cassie, looking to expand her dog grooming business. She said she had no place else. She loves the space, it's been empty for a while, I said okay sure, we talked it out very thoroughly. She assured me of all things that I was concerned about. Entry ways in the back, proper coverage, noise, we got it all covered. Everything is going to be indoors. I would appreciate it if you said yay.

Cassie, Owner of Classy Cassie's Grooming, I just wanted to thank you guys for your consideration of letting me expand our business to bring it to Dallas.

No more Public Comment.

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

Alderman Cloninger made a motion to approve the Stroupe Rezoning Z-2025-01, seconded by Alderman Withers.

Old Business:

Item 7A - Cemetery Discussion

At the May work session, discussion was brought forth in regards to the following cemetery ordinance: §95.05 (E) No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot. At the conclusion of the work session, the Board of Aldermen directed Town staff and Town attorney to look into this ordinance for recommendations on the future use of. There are two recommendations from staff and the attorney: Option one being

remove §95.05 (E) in full - Option two being leave §95.05 (E) with removing the wording “No coping” but leave the remainder. (Exhibit 7A 1-2)

Alderman Cloninger – Bring back to Work Session and Number one, for someone to tell us if we know how to contact family that has any fencing or copping and number two, to look at the ordinance itself and see if it needs to be rewritten in another way, since there seems to be confusion. Alderman Milton made a motion to add to Work Session, seconded by Alderman Withers and carried unanimously.

New Business:

Item 8A - Appointing Carla Howell as Alternate #1 for the Planning Board

At the June 12th, 2025 Planning Board meeting, the Board asked about Carlas interests in taking an alternate seat on the Planning Board as there are two alternate vacancies. Carla Howell has lived in the Town of Dallas for 25 years. She has been a real estate broker for 30 years and has bought and sold many properties in Dallas. She has a passion and love for Dallas and is interested in helping develop the Town in the future. Staff have spoken with Carla, and she wishes to be an alternate for the Planning Board and has expressed interest in becoming a Planning Board member when the next vacancy opens.

Planning Director, Stuart Valzonis presented. Carla would be able to come in to vote. She has experience with real estate and knows Dallas.

Alderman Cearley made a motion to Appoint Carla Howell as Alternate #1 for the Planning Board, seconded by Alderman Withers and carried unanimously.

Item 8B - Update from Fire Chief Earl Withers III

Fire Chief Earl Withers III to update the Board with information regarding the recent house fire that occurred in the Park Place neighborhood on Tuesday 6/24/25.

Fire Chief Earl Withers III spoke on the house fire that occurred on June 24th and voiced his concerns about the materials used when the house was built that contributed to the house being a total loss. The house is in a R6 zoning development, having a 6-foot set back, totaling 12 feet between the houses. Houses on both sides of the house that caught fire also received damage. The house that caught fire did not have OSB (Oriented Strand Board) that contributed to the house being a total loss, meanwhile the house on both sides had OSB.

Mayor's Report:

Frank Milton – Addressed issues that are concerning. He thanked the Public Works department for their diligence during the recent water break. Has seen some negative comments on social media and wanted to take this time to thank them. There has been blatant dumping along the right-away on East Carpenter Street. Would like to see no dumping signs on Church and East Carpenter Street. We have very Narrow streets in Dallas that complicate two-way traffic. It becomes a problem for

trash collection. Trucks have difficulty getting around street parking. Need to get no parking signs and have a study done.

Mayor Beaty – Thank you for all you have done. The fourth of July was beautiful, our concert series was beautiful. We have a lot of businesses in Dallas that make Dallas what it is and it's continuing to grow, not just in numbers, but in spirit. It makes me really happy to see. Mike Fields requested a quarterly review. I did do a mid-year review and I'm waiting for approval from our Manager but those should be coming out soon.

Manager's Report:

Chief Walls – National Night Out, Tuesday August 5th at Cloninger Park. If anyone is interested in doing a booth, to speak with Nikki. Set up will be at 3pm, the event kicks off at 5:00pm and last until 7:30pm. Event is free and brings the community together. The following Monday we do a Tools for School from 5:30pm to 7:00pm to give out bookbags and supplies for free. You can drop off bookbags and supplies in the front lobby of the Police Department, the last day to drop off is August 4th, by 5:00pm.

Town Manager – A month or so ago we had a billing issue with a third-party company. We received a letter saying that the billing company we used previously has filed for bankruptcy. Will be out of Town at conference for the July Work Session. Few citizens reached out in regard to doing brick pavers by the Veterans Monument. So, more discussion on that to come.

Alderman Withers made a motion to adjourn, seconded by Alderman Milton and carried unanimously (7:29).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

MINUTES FOR BOARD OF WORK SESSION

July 22nd, 2025

5:00 PM

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

The following Staff members were present: Robbie Walls, Police Chief; Lanny Smith, Electric Director; Lindsey Tysinger, Town Clerk; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Alex Wallace, Parks and Recreation Director; and Patrick McSwain, Admin. Assistant/Cemetery Superintendent.

Mayor Beaty called the meeting to order at 5:01 pm.

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

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

New Business:

Item 3A - Cemetery Discussion

At the May work session as well as the July board meeting, discussion was brought forth in regards to the following cemetery ordinance: §95.05 (E) No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot. At the conclusion of the work session, the Board of Aldermen directed Town staff and Town attorney to look into this ordinance for recommendations on the future use of. The issue that we the Cemetery Superintendent is running into is the fencing that has been put up around some grave sites. The fencing, per our current ordinance, isn't allowed, as well as it's difficult for our contracted lawn care vendor to mow the lawns due to the fence blocking the access. Discussion is needed to move forward with amending this current ordinance. (Exhibit 3A 1-2)

The Board and Staff discussed concerns regarding the cemetery. Directed Staff to bring to next meeting.

Item 3B - 90.01 – Chicken Ordinance Text Amendment

At the July 8th, Public Hearing the text amendment was continued to the August 12th Meeting, in the meantime the Board recommended having more discussion at the July 22nd Work Session pertaining to the proposed text amendment. At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment, that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff made revisions to the amendment, presenting two options for discussion at the June 10th Meeting. Staff was directed to go with the second option 'Lots less than half acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl', and to set a public a hearing for July 8th, 2025. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd. (Exhibit 3B 1-2)

The Board discussed changing the amount of chickens allowed. Directed Staff to bring to the next Board Meeting with changes.

Item 3C - TAP Properties Rezoning Z-2025-02

Dave Hoyle submitted a conventional rezoning petition to rezone parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 from Residential R-12 to Residential R-5. At the meeting held on May 15th, the Planning Board voted to send a recommendation to the Board of Aldermen to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning. All supporting documentation for the application is attached, including minutes from the Planning Board meeting, staff report, LOi, list adjacent property owner(s) with notice, and consistency statements. (Exhibit 3C 1-9)

Alderman Cloninger excused himself from the discussion of item 3C. Dave Hoyle discussed with the Board the reasoning for the rezoning. The Board directed Staff to set a Public Hearing for the August 12th Board Meeting.

Item 3D - Brick Paver's Campaign

A few years ago, the Town offered a campaign for the purchase of brick pavers to be purchased and installed in and around the gazebo on the Courthouse Grounds. Recently, we have had interest in doing this campaign again. The town clerk and manager has reached out to the company that the Town used previously, and we would be able to use them again at a reasonable cost. Also, there is interest in doing a campaign for brick pavers to be purchased in honor of veterans and to be placed around the Veteran's monuments on the courthouse grounds. If we are able to proceed, we would open the campaign through the end of September or early October (depending on the turnaround time for engraving and install). (Exhibit 3D 1-2)

Dan Lineberger, member of the Dallas Veterans Group, spoke to the Board on working with the Town to do a campaign for brick pavers to honor Veterans. The Board suggested Dan to speak with the Town Manager.

Item 3E - No Parking Signs & Ordinance Discussion

At the July Board meeting, the Board instructed the staff to gather information regarding the parking ordinance, including the current parking schedule and penalty fees to discuss adding streets, installing no parking signs, and updating the ordinance. (Exhibit 3E 1-2)

The Board directed Staff to get with the Chief, Street Department, Town Manager, and Johnny to determine what streets to add to ordinance and to update the penalty to be in accordance with General Statute §14-4.

Item 3F - Appeal process

At the July board meeting, town board asked to bring the appeal process to the July work session for discussion. The appeal process, approved fee schedule amount of \$550, is to appeal the administrative support staffs decision of any given ordinance. There is an application to be filled out by the applicant and then the process will begin.

The Board discussed changing the appeal fee from \$550 to \$100 and refunding the appeal fee if citizen wins appeal. The Board directed Staff to see what other communities are doing for their appeal process and bring back findings to the next Work Session.

Item 3G - Ingles 4-Way Intersection

A few meetings ago, the Town Board asked for information to be brought back before the board to look at the 4-way intersection at the Ingles car wash and gas station. The Town Engineer, Johnny Denton, has some ideas for this area to possibly deter some traffic congestion. (Exhibit 3G 1-3)

Town Engineer Johnny Denton discussed the Ingles intersection with the Board. Explained there was a lot of surveying, a recombination done, but there was not a final plat done to un-dedicate the right-of -way. Informed them that incoming traffic has the right-of -way and it is a 3-way stop. Mayor Beaty informed the Board and Staff she will reach out to try and get an update.

Item 3H - Swimming Pool Safety Regulations 92.06

Staff has reviewed the current Swimming Pool Safety Regulations ordinance and found discrepancies. Attached is a revised version incorporating the changes recommended by staff for consideration as a proposed text amendment. (Exhibit 3H-1)

Staff explained that this came up as a code enforcement issue with a swimming pool, when reviewing the ordinance, it was found to have discrepancies. Staff updated the verbiage. The Board directed Staff to forward with the Amendment process.

Item 3I - Parks and Recreation Master Plan

RFP's were sent out in March 2025 for a Parks and Rec master plan, which was budgeted in the fiscal year 2024-2025 budget. Due to the timing of the bids, as well as going into a new budget year, staff decided to wait and award bid in June, beginning work in July 2025 for the new fiscal year, again a budgeted item. At the June board meeting, it was mentioned to not award the contract just yet, but to have further discussion on the topic at the next work session. (Exhibit 3I-1)

The Board and Staff discussed the importance of the master plan and how it would be beneficial for the Town with the amount of growth coming in. The Board directed Staff to bring the item to the next Board meeting for vote.

Mayor's Report: No Report

Aldermen's Report: No Report

Manager's Report: No Report

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:39).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Award Contract for Comprehensive Parks and Recreation Master Plan

AGENDA ITEM NO. 5A

MEETING DATE: 8/12/2025

BACKGROUND INFORMATION:

Requests for Proposals were sent out for the Town's Comprehensive Parks and Recreation Master Plan and were due on March 14th, 2025. WithersRavenel were the lowest, repsonbile, responsive bidder at \$87,000. The goal of the Parks and Recreation Master Plan is to guide the Town in expanding and updating its recreation programs, facilities, parks, and services over the next ten (10) years to better serve its growing population.

The Town just completed it's CORE program which will play a part in our Comprehensive Parks and Recreation Master Plan. Also, it's a known fact that municipalities who are looking for grants for recreation, must have a P&R Master Plan completed first before receiving grant funding.

Attached is a memo from staff. It is our recommendation to award contract to WithersRavenel to begin work on our Parks and Recreation Master Plan. This amount is budgeting in the current fiscal year, however; due to timing, majority of those funds were used in other items in the recreation department and it is budgeted in full in FY 2026.

MANAGER RECOMMENDATION: Award the bid to WithersRavenel, as presented.

BOARD ACTION TAKEN:

MEMORANDUM

Date: June 10, 2025

Subject: Motion to award a contract to WithersRavenel for the Parks and Rec Master Plan. The RFP's were open at 3:00 PM on March 14th, 2025. Two bids were viewed with the following costs: \$131,273 and \$87,000. WithersRavenel was the lowest, responsible, responsive bidder at \$87,000. This contract will cover the work to establish a Parks and Rec Master Plan for the Town of Dallas.

Recommendations: We recommend that the Town Board award the contract to WithersRavenel for the Parks and Rec Master Plan.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution to Adopt the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan

AGENDA ITEM NO. 5B

MEETING DATE: 8/12/2025

BACKGROUND INFORMATION:

The Cleveland Gaston Lincoln Hazard Mitigation Plan is a long-term strategy to reduce the area's vulnerability to natural disasters. This plan identifies hazards and potential hazards in our region and creates a framework to help community officials make decisions that may ultimately protect lives and property.

History shows that the physical, financial and emotional losses caused by disasters can be reduced significantly through hazard mitigation planning. The planning process encourages communities to integrate mitigation with day-to-day decision-making regarding land-use planning, floodplain management, site design, and other activities.

The Federal Emergency Management Agency (FEMA) reviews and approves local hazard mitigation plans, which are required as a condition for states and communities to receive certain types of disaster assistance, including funding for mitigation projects. Local mitigation plans must be approved at least once every five years.

FEMA has approved the 2025 update of the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan. The next step in the process is for all of the participating jurisdictions to officially adopt the plan by resolution. In order for Dallas to remain eligible for certain types of FEMA Hazard Mitigation Funding, the Board must adopt the attached resolution.

A copy of the entire plan is available in the Town Manager's office.

MANAGER RECOMMENDATION: To approve the attached Cleveland Gaston Lincoln Regional Hazard Mitigation Plan.

BOARD ACTION TAKEN:

RESOLUTION
ADOPTING CLEVELAND GASTON LINCOLN 2025 REGIONAL HAZARD
MITIGATION PLAN

WHEREAS, the citizens and property within Town of Dallas are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, Gaston County desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS Gaston County and the Town of Dallas has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and

WHEREAS, it is the intent of the Town of Dallas to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Town of Dallas Board of Aldermen hereby:

1. Adopts the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan.
2. Vests Gaston County Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Gaston County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town of Dallas Board of Aldermen for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 12th day of August, 2025.

Hayley Beaty, Mayor

Attest:

Lindsey Tysinger, Town Clerk

(SEAL)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment for FD Insurance Claim

AGENDA ITEM NO. 5C

MEETING DATE: 8/12/2025

BACKGROUND INFORMATION:

During a recent Fire Call where Dallas was assisting and responding to an emergency call, another fire department backed into the Town's Fire apparatus. In doing so, a claim was filed for the damages.

Attached, is a budget amendment for the insurance claim check in the amount of \$14,574.20 which will increase the Maintenance and Repair to Vehicles line item in the Fire Department to then pay the vendor repairing the damage.

MANAGER RECOMMENDATION: Approve budget amendment, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: August 12, 2025

Action: GF Budget Amendment

Purpose: To accept and appropriate funds for insurance claim payment

Number: FD 001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Misc GF	\$5,000	\$19,575	\$14,575
10	5200	1700	M&R Vehicles	\$19,500	\$34,075	\$14,575

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Uncollectable Accounts in the Amount of \$23,623.87 to be Submitted to NC Debt Set Off

AGENDA ITEM NO. 5D

MEETING DATE: 8/12/2025

BACKGROUND INFORMATION:

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

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

MANAGER RECOMMENDATION: Authorize uncollectable accounts totaling \$23,623.87 be submitted to the NC Debt Setoff Program.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: 90.01 – Chicken Ordinance Text Amendment

AGENDA ITEM NO. 6A

MEETING DATE:8/12/2025

BACKGROUND INFORMATION:

At the July 22nd Work Session, Staff was directed to change the number of chickens to be allowed. ‘Lots less than half an acre allowed no more than 7 fowl. Lots more than half an acre allowed no more than 14 fowl’

On July 8th, the Public Hearing text amendment was continued to the August 12th Meeting, in the meantime the Board recommended having more discussion at the July 22nd Work Session pertaining to the proposed text amendment.

At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff revised the amendment, presenting two options for discussion at the June 10th Meeting. Staff were directed to go with the second option ‘Lots less than half an acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl’, and to set a public a hearing for July 8th, 2025.

This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd.

MANAGER RECOMMENDATION: Approve the text amendment to allow chickens within the Town ordinance, as presented.

BOARD ACTION TAKEN:

§ 90.01 CERTAIN ANIMALS PROHIBITED.

(A) It shall be unlawful for any person to keep any livestock, animals, or poultry within town limits other than house pets **unless otherwise approved by permit**. No permit shall be issued, and no person shall keep cows, swine, pigs, sheep, goats, ducks, geese, turkeys, or other domestic fowl (excluding domesticated chickens).

(B) The provisions of this section shall not apply to those that were keeping livestock, animals, or poultry within the corporate limits of the town prior to November 12, 1996.

(C) Equine shall be permitted within the town limits under the following conditions.

(1) The property upon which the equine will be maintained must be greater than two acres.

(2) No area to be used for storage, care or exercise/grazing of the equine may lie within 100 feet of the nearest dwelling of another property owner. Adjacent property developed after placement of an equine shall be exempt from this clause.

(3) No property owner can exceed a ratio of two equine per two acres of land.

(4) Equine must be provided with an enclosure to protect the equine from the elements.

(5) All areas for use by the equine shall be securely fenced to maintain control of the equine.

(6) The areas of use by the equine shall be in the rear yard only as defined by the zoning regulations (Chapter 153).

(7) The equine shall not cause obnoxious odors on other properties.

(D) CHICKENS ALLOWED.

(1) A permit, to be issued by the Planning and Zoning Department of the town, must be obtained by the owner to keep any chickens within town limits and demonstrates that the chickens will be kept in a manner that satisfies each of the following conditions.

(2) No permit shall be issued, and no person shall keep cows, swine, pigs, sheep, goats, ducks, geese, turkeys, or other domestic fowl (excluding domesticated chickens).

(3) The Planning and Zoning Department shall issue a permit only when, in his or her sound judgment, the keeping of such an animal in a yard or building under the circumstances set forth in the application for the permit will not injuriously affect the public health.

(4) When chickens are kept within town limits, the building, structure, corral, pen, or enclosure in which they are kept shall always be maintained in a clean and sanitary condition. Excrement should be removed regularly from the living space of a penned animal adequate to the sanitation of quarters and the health of the animal and the general public.

(5) This section shall not apply to, and no permit shall be required for, any agricultural operation within G.S. § 106-700, Nuisance Liability of Agricultural Operation.

(E) CHICKEN KEEPING REQUIREMENTS.

(1) Keeping of domesticated chickens.

(a) Roosters are prohibited.

(b) For lots less than half an acre allowed no more than 7 fowl. For lots more than half an acre allowed no more than 14 fowl.

(c) No chickens shall be allowed in multi-family complexes, or any multi-family zoning districts.

(d) There shall be no on-site slaughter of chickens.

(e) A permit must be obtained and renewed on an annual basis through the Planning and Zoning Department.

(2) COOP, RUN, AND TRACTOR REQUIREMENTS.

(a) A predator proof coop or chicken tractor, no less than 18 inches in height, are required for the keeping of domesticated chickens and must be provided with adequate shelter to protect them from the elements.

(b) Chicken keeping area must be located in the rear yard of the property.

(c) Chicken keeping area must be at least 15 feet from any rear and side property lines.

(d) Number and type of fowl must be appropriate for the size and furnishings of the coop/run/tractor.

(1) Minimum of 4 square feet of floor area per chicken. The maximum area for all coop and run structures is 300 square feet.

(e) Coops, runs, and chicken tractors must be kept in a clean and sanitary condition with all droppings and organic waste material removed and disposed of in a proper manner.

(1) The coop or other secure enclosure must be well ventilated and well drained so there is no accumulation of odor or moisture.

(f) All chickens must be kept in a coop or chicken tractor during non-daylight hours. During daylight hours, chickens may be located in a coop, run, chicken tractor, or securely fenced area.

(Prior Code, § K-III-1) (Ord. passed 11-12-1996; Ord. passed 12-10-1996; Ord. passed 12-9-2003) Penalty, see § 10.99

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: TAP Properties Rezoning Z-2025-02 **(Deferred)**

AGENDA ITEM NO. 6B

MEETING DATE:8/12/2025

BACKGROUND INFORMATION:

Dave Hoyle submitted a conventional rezoning petition to rezone parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 from Residential R-12 to Residential R-5. At the meeting held on May 15th, the Planning Board voted to send a recommendation to the Board of Aldermen to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning.

The Board advised Staff at the July 22nd Work Session to set the Public Hearing for August 12th.

All supporting documentation for the application is attached, including minutes from the Planning Board meeting, staff report, LOI, list adjacent property owner(s) with notice, and consistency statements.

This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Friday, July 25th, and Wednesday, July 30th.

MANAGER RECOMMENDATION: Adopt the Zoning Map Amendment rezoning request and approve the Consistency Statement, as presented.

BOARD ACTION TAKEN:



Mayor
Hayley Beaty

Aldermen
Jerry Cearley
Sam Martin
Frank Milton
Hoyle Withers
Alan Cloninger

Town Manager
Jonathan Newton

Human Resources
Sarah Ballard

Town Clerk
Lindsey Tysinger

Finance
Kristin Boone

Town Attorney
J. Thomas Hunn

Police
Robert Walls

Electrical
Willie Smith

Public Works
Bill Trudnak

Planning
Stuart Valzonis

Fire Chief
Earl Withers III

Recreation
Alex Wallace

Town of Dallas
210 N. Holland St.
Dallas, NC 28034

Phone:
704-922-3176

Fax:
704-922-4701

Web Page:
www.dallasnc.net

MEMORANDUM

TO: Members of the Town of Dallas Board of Aldermen

FROM: Stuart Valzonis, Planning Director

RE: TAP Properties Rezoning

DATE: August 12, 2025

Mr. Dave Hoyle has requested the Board of Aldermen defer the Public Hearing of rezoning case Z-2025-02 (TAP Properties Rezoning) until further notice. This deferral is intended to allow additional time for the collection and review of more information related to the request.

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING
PETITION IN THE TOWN OF DALLAS
(ADOPTD BY THE DALLAS BOARD OF ALDERMEN (8/12/2025))**

Whereas, Dave Hoyle, on behalf of TAP Properties, submitted an application for a zoning map amendment to Rezone Parcels ID# (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W. Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 from Residential R-12 to Residential R-5; 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 to recommend approval of the petition, finding it consistent with the 2030 Land Use Plan; and,

Whereas, the Town of Dallas Board of Aldermen held the public hearing on August 12th, 2025, and after the hearing, made the following finding:

The proposed rezoning of parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 to R-5 from R-12 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Urban Neighborhood and Single-Family Residential areas. There are no surrounding areas zoned as R-5; however, this will give the owners dimensional lots that are buildable, this is a reasonable request and, in the Town's, best interest.

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 August 12th, 2025, and that the official zoning map of the Town be amended to reflect this adopted change.

Should any provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid and unconstitutional.

This Ordinance shall take effect and be in force from and after the date of adoption, August 12th, 2025.

Attest:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

Notice of Public Hearing - Town of Dallas, NC

The Town of Dallas Board of Aldermen will conduct a public hearing on Tuesday, August 12th, at 6:00 PM, taking place at the Historic Dallas Courthouse, located at 131 N. Gaston St., Dallas, NC 28034. This hearing will address a conventional rezoning request for parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691. The request seeks to rezone the parcels from Residential R-12 to Residential R-5, under case #Z-2025-02, submitted by applicant Dave Hoyle. All interested individuals are encouraged to attend. For assistance, contact Town Hall at 704-922-3176 at least 48 hours in advance. For further inquiries, reach out to Brittany Beam at (704) 922-3176 x230 or email bbeam@dallasnc.net.

July 25, 30 2025

LWLM0339508

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address <u>See attached</u>	
Tax Parcel Number <u>See attached</u>	Lot Size _____
Current Zoning <u>R12</u>	Requested Zoning <u>R5</u>
	Conventional <input checked="" type="checkbox"/> Conditional _____
Property Owner(s) <u>TAP Properties</u>	
Owners Address <u>P.O. Box 708, Dallas, NC 28034</u>	
Phone Number <u>704-913-1747</u> (attach separate sheet if necessary)	Email Address <u>davidwhoylej@gmail.com</u>
If different than owner:	
Applicant Name <u>Dave Hoyle</u>	
Applicant Address <u>P.O. Box 708, Dallas, NC 28034</u>	
Phone Number <u>704-913-1747</u> (attach separate sheet if necessary)	Email Address <u>Davidwhoylejr@gmail.com</u>
Signature of Applicant <u>[Signature]</u>	
Signature of Owner <u>[Signature]</u>	
Staff Only:	
Date of completed application _____	Received by <u>[Signature]</u>
Planning Board Meeting Date <u>5-15-25</u>	
Public Hearing Meeting Date _____	

**Minutes
Town of Dallas
Planning Board
Meeting of May 15th, 2025**

The meeting was called to order by Chairman Wilson at 7:33pm.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; Glenn Bratton – Co-Chairman; Reid Simms; John O’Daly and William Hairston.

Also Present: Brittany Beam – Town Planner; David Hoyle Jr agent for TAP Properties.

Announcements: Town Planner informed the Planning Board and members present that Tuesday night at the Board of Aldermen Meeting a motion was made to move William Hairston into the vacant seat leaving open the two alternates. Ms. Beam encouraged the members if they knew anyone that was interested in being an alternate to please ask them to apply.

A motion was made by Bratton to approve the agenda with no additions or deletions, seconded by Simms and passed unanimously.

A motion was made by Bratton to approve the January 16th minutes with corrections, and the April 17th minutes, seconded by Simms and passed unanimously.

New Business: *Tap Properties Rezoning Z-2025-02*

A motion was made to go into Public Hearing by Bratton, seconded by O’Daly and carried unanimously.

Chairman Wilson asked the Town Planner to read Staff Report first. Bratton asked for a general idea from the applicant. Mr. Hoyle informed the Board of the lots being undeveloped for the past 80 plus years. When the lots were first established, there was no zoning. Over the course of many years, the lots were zoned R-12. Majority of the lots have front and rear setbacks that are not buildable with the dimensions required in this zone. R-5 would make the most sense with the low acreage and setback requirements. A contract has been made between owner and contractor and the lots need to be buildable to move forward. In the contract, there are stipulations put in place that only single-family homes will be built. If we would have went a different route, a Variance would have had to be applied for, for every lot. Some lots will be subdivided to create more lots as we have lost a lot of footage already with the sewer line on Walnut Street.

Elizabeth Baker of 403 North Street asked about the certainty of no duplexes or apartments being built.

Barbara Lanford of 401 North Street spoke on being the first home on North Street 72 years ago. Informed the Board and members present that she is 90 years old now. She remembered with the road was first paved and how it has been a pleasure to live in Dallas all these years. She stated there has never been many troubles, little increase in traffic when the Park Road homes were built. All in all, the Town of Dallas has been wonderful, and all the employees have been helpful every time she has needed anything. When Patrick worked out front he was wonderful and always so helpful.

Charles Jones of 608 Lewis Street asked questions about the difference in R-12 and R-5.

Rhonda Jackson of 401 North Street came to listen to the meeting and was thankful the goal here was single-family homes only.

Mr. Hoyle said he would always look out for the Town's best interest. His mother lives in this general area as well. It took TAP Properties and him a long time to find an appropriate builder for this project.

O'Daly questioned Mr. Hoyle about the unused land.

Mr. Hoyle answered that anything unused would be offered for purchase to adjacent property owners and/or a park being constructed.

A motion was made by Bratton to go out of Public Hearing, seconded by Simms and passed unanimously.

A motion was made by Hairston to send the recommendation to the Board of Alderman for approval, seconded by Bratton, the motion passed with a 4 to 5 vote as Chairman Wilson voted against.

Staff Report:

In addition to the staff report from the TAP Properties application, the Town Planner informed the Board that a Planning Director has been hired. His start date is June 2nd.

A motion was made to adjourn by O'Daly, seconded by Simms, and passed unanimously. (8:10pm)

Staff Report

Zoning Map Amendment Petition: Z-2025-02

Applicant: TAP Properties

Authorized Agent: David Hoyle Jr.

Properties: 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, 132238, 132239, 132242, 132243, 132244, 131690, 131685, 131686, 131687, 131688, 131683, 131628, 131696, 131691

Owner: TAP Properties

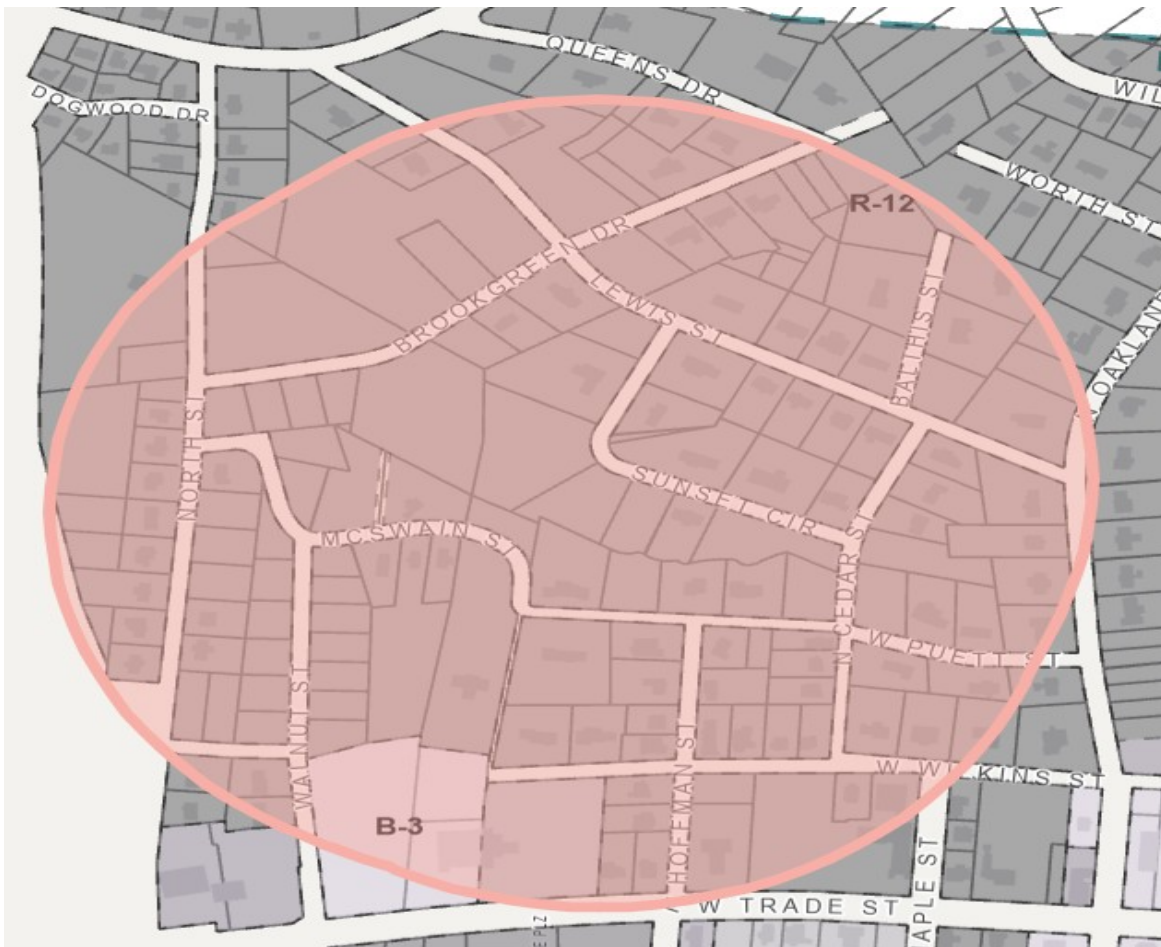
Current Zoning District: R-12

Requested Zoning District: R-5

Proposed Zoning Map Amendment: David Hoyle Jr, applicant for TAP Properties, has submitted a conventional rezoning request to rezone the above parcels from R-12 to R-5 to make the lots buildable.

General Location: The subject properties are located on the west side of the Town on Walnut Street, W Wilkins Street, North Street, Brookgreen Drive, Sunset Circle, and McSwain Street.

Area Zoning Map



Staff Analysis: The 27 parcels that are currently zoned R-12 do not all meet the requirements that are needed to build on. R-12 district requires 12,000 minimum lot square footage and 90 feet of frontage. Although there are houses built on other R-12 lots surrounding, these lots owned by TAP Properties have never been developed with the lot standards that are required. Reason for rezoning to R-5, this zoning will allow for all the lots to be developed with 5,000 square foot minimum lots, and 50 feet minimum of frontage.

Comprehensive Land Use Plan: The proposed rezoning is consistent with the Town's adopted 2030 Comprehensive Land Use Plan. According to the 2030 Future Land Use Map, these parcels are expected to be Urban Neighborhood and Single-Family Residential areas.



Staff Recommendation: Given the surrounding use of residences around these lots currently, the proposed rezoning to R-5, and being consistent with the future land use plan does appear to be a positive move forward. Staff does recommend approving the request based on the dimensions of the lots, and potential growth that this zoning will allow for families to come to Dallas.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **FOR** ZONING MAP AMENDMENT

The proposed rezoning of parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 to R-5 from R-12 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Urban Neighborhood and Single-Family Residential areas. There are no surrounding areas zoned as R-5, however, this will give the owners dimensional lots that are buildable, and this is a reasonable request and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **AGAINST** ZONING MAP AMENDMENT

The proposed rezoning of parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 to R-5 from R-12 is consistent with the 2030 Comprehensive Land Use Plan. The property is designated on the Future Land Map as Urban Neighborhood and Single-Family Residential areas. There are no surrounding areas zoned as R-5, however, this will give the owners dimensional lots that are buildable, and this is a reasonable request and is not in the Town's best interest.

Statement Adopted: _____

Curtis Wilson, Chairman

Date

Brittany,

The purpose of the re-zoning request is to make the lots buildable. The vast majority of these lots have been in existence for over 40 plus years. At some point in the not so near past the city placed a blanket zoning on this area which made most of these lots non-buildable and worthless. The R5 request would give us the front and rear setbacks that would open up these lots for construction.

Thanks for your help in this matter. Please feel free to reach out to me if you have any questions or concerns.

Dave Hoyle

Jennifer Grant
1624 S New Hope Rd
Gastonia, NC 28054

Sergio & Maria Koppany
4844 Quail Canyon Drive
Charlotte, NC 28226

Frances Wilkinson Life Estate
322 Todd Drive
Bessemer City, NC 28016

Peter & Diane Blanchette
310 North St
Dallas, NC 28034

Hunter & Cheryl McMillan
P.O Box 557
Dallas, NC 28034

James & Sheila Welcome
P.O Box 655
Dallas, NC 28034

Barbara Lanford
401 North St
Dallas, NC 28034

Larry & Elizabeth Baker
403 North St
Dallas, NC 28034

James & Tammy Martin
405 North St
Dallas, NC 28034

Shirley Withers
501 North St
Dallas, NC 28034

Matthew Burrell
406 North St
Dallas, NC 28034

Scott & Anne Martin
3328 Dallas High Shoals Hwy
Dallas, NC 28034

ABC Asset Management LLC
9634 Logan Ct
Charlotte, NC 28210

Darinda Tanner
608 North St
Dallas, NC 28034

Robin & Sharon Brendle
610 North St
Dallas, NC 28034

Georgios Kakavitsas
611 North St
Dallas, NC 28034

Charles & Lana Jones
607 W Lewis St
Dallas, NC 28034

Mary Parker Heirs
606 W Lewis St
Dallas, NC 28034

Daniel & Melissa Haas
510 Brookgreen Dr
Dallas, NC 28034

Edward & Ruth Lawless
505 W Lewis St
Dallas, NC 28034

Conward Cloninger
611 McSwain Rd
Dallas, NC 28034

James Morgan Jr
609 McSwain Rd
Dallas, NC 28034

Dorothy Edwards Heirs
C/O James P Edwards
204 Fisher Rd
Cherryville, NC 28021

Alan Cloninger
P.O Box 406
Dallas, NC 28034

Gerard & Anna Pasour
508 McSwain Rd
Dallas, NC 28034

David & Ruth Cloninger
407 Sunset Cir
Dallas, NC 28034

Ronald & Theresa Ewing
408 Sunset Cir
Dallas, NC 28034

Bridget Allen
500 Sunset Cir
Dallas, NC 28034

Joshwa Holland
503 Sunset Dr
Dallas, NC 28034

Elizabeth Starnes-Jarrell
406 Sunset Cir
Dallas, NC 28034

John & Marjorie Finger
207 Walnut St
Dallas, NC 28034

James Grigg
208 North St
Dallas, NC 28034



Town of Dallas

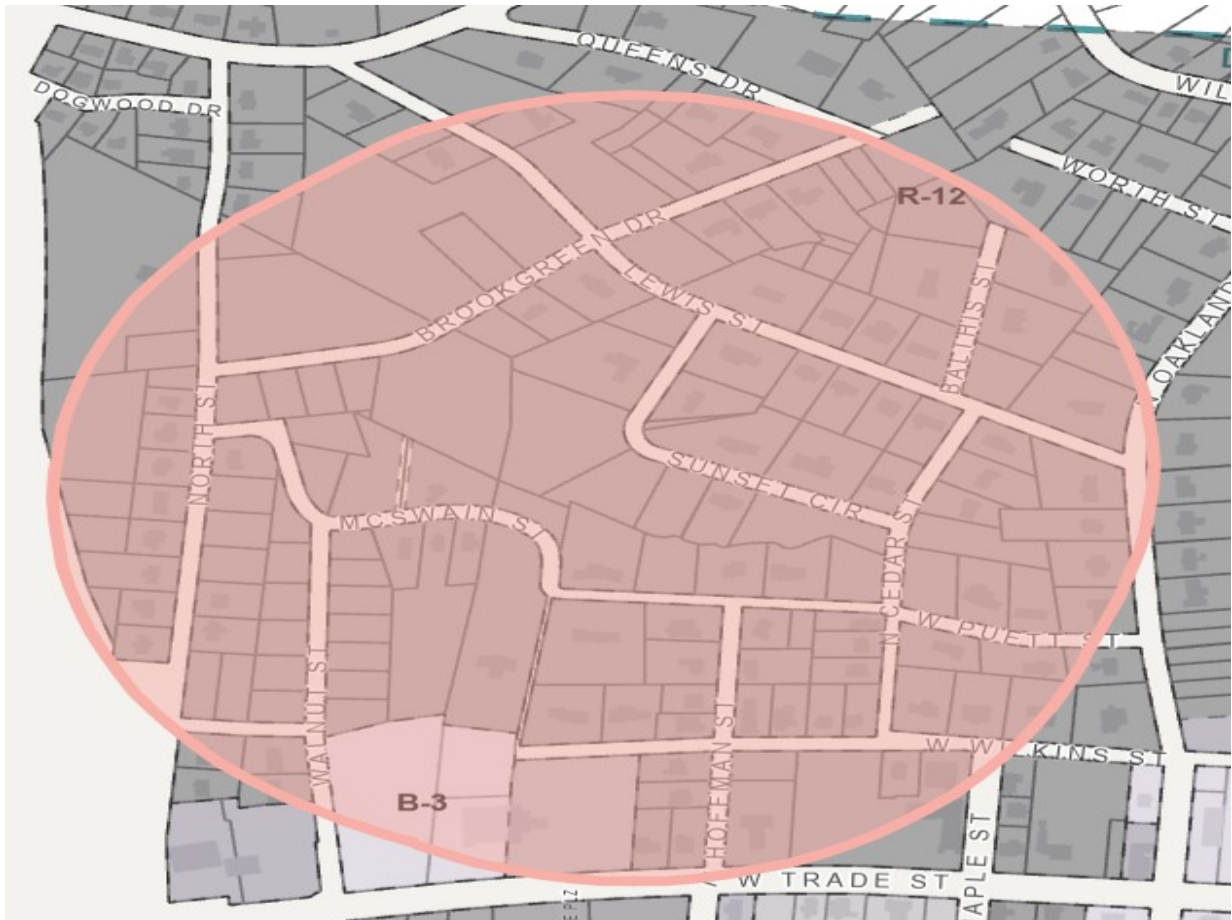
210 N. Holland street, Dallas, NC 28034 704-922-3176

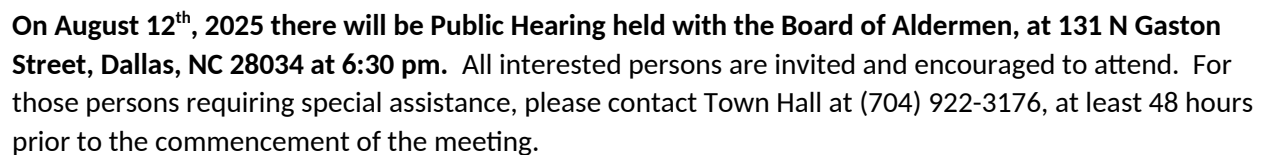
July 28th, 2025

Rezoning Application Z-2025-02

To Whom It May Concern,

You are receiving this letter from the Town of Dallas since you are an adjacent property owner to either of the following parcels: (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 Dave Hoyle Jr applicant to the owner TAP Properties, have submitted a conventional rezoning request to rezone the above parcels from Residential R-12/R-6 to Residential R-5.





35

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Cemetery Text Amendment §95.05 (E)

AGENDA ITEM NO. 7A

MEETING DATE: 8/12/2025

BACKGROUND INFORMATION:

After numerous discussions on the Cemetery Ordinance, Staff has revised section §95.05 (E) to offer more clarity and guidance to recent concerns regarding the ordinance. Attached is the revised text amendment of §95.05 (E) to be considered for adoption.

MANAGER RECOMMENDATION: Approve the revised section §95.05 (E) as presented.

BOARD ACTION TAKEN:

§ 95.05 MONUMENTS, MARKERS AND MEMORIAL ORNAMENTATION.

(A) Above-ground, vertical-face-etched headstones shall be referred to as “monuments”. Flush-to-ground, horizontal-top-face-etched headstones shall be referred to as “markers”. Monuments are only allowed on “family plots”, which shall comprise or more contiguous, family-related and owned individual lots. Then, only one central monument is allowed on the family plot.

(B) Monuments shall be a minimum 24 inches in height, not including the base; 24 inches in width; and six inches thick. Monuments shall not exceed 24 square feet in face area, nor exceed a width greater than 72 inches.

(C) Markers are allowed on any individual lot but are to be laid flush with the ground and shall not exceed two feet in length and one foot in width. If part of a family plot, markers shall be placed at the end of the lot farthest from the central monument.

(D) All monuments and markers shall be constructed of first-quality granite or marble only.

(E) ~~No coping, curbs, fencing or borders of any kind shall hereafter be erected on or around any individual lot or family plot.~~

(E) Effective (August 12, 2025), the erection of coping, curbs, fencing, or any form of border on or around individual lots or family plots is prohibited. Any such structures in place prior to this date may be removed at the discretion of the Cemetery Superintendent or other authorized Town personnel. The Town shall not be liable for any injury or damage arising from the presence, condition, or removal of such structures.

(F) Memorial ornamentation displayed or left at grave sites shall be limited to synthetic flowers/plants and small flags, and same shall be removed and/or replaced upon visible wear or degradation.

(Ord. passed 2-12-2013) Penalty, see § 10.99

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Stormwater Annual Update FY 24-25

AGENDA ITEM NO. 8A

MEETING DATE:8/12/2025

BACKGROUND INFORMATION:

Garrison Batchelor from the Storm Water Department, will be giving an annual update on the stormwater program.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:



Town of Dallas Stormwater

Annual Update FY 24-25



Public Education & Outreach

- ⇒ 1025 total individuals reached
- ⇒ 220 students @ Carr/NGHS
- ⇒ 501 people @ 7 Town-sponsored events
- ⇒ 50 people reached from "Gaston's Great" podcast appearance
- ⇒ 1,489 impressions from radio ad campaign (RSPC)
- ⇒ 4,308 impressions from TV ad campaign (RSPC)
- ⇒ 302 students reached through County efforts

Public Involvement & Participation

- ⇒ 2 Town-sponsored cleanups
- ⇒ 21 volunteers, 200+ pounds of litter
- ⇒ 11 Public calls responded to
- ⇒ 4 sites where ditches were improved
- ⇒ 1 site where catch basin was improved

Pollution Prevention & Good Housekeeping

- ⇒ 2 employee training events
- ⇒ Updated Municipal facility maps
- ⇒ Began monthly inspections of Municipal facilities from a stormwater perspective

Illicit Discharge Detection & Elimination

- ⇒ Inventory Map expanded and updated
- ⇒ Rewriting and implementing SOP for dry weather flows
- ⇒ Monitoring equipment purchased
- ⇒ NOV Template and SOP written

Rates & Fees

- ⇒ \$4.52/ ERU
- ⇒ 1 ERU = 2500sqft
- ⇒ All residential properties are billed as 1 ERU
- ⇒ Commercial properties are \$4.52/ERU

Looking Forward

- ⇒ Pursuing HMGP Funding for several infrastructure improvements
- ⇒ Completed an improvement project at 306 S Spargo St (7/28/25)
- ⇒ Begin routine dry-weather flow monitoring
- ⇒ Update stormwater fee credit for properties that maintain an SCM
- ⇒ Rewrite our SWMP and apply for a new MS4 permit
- ⇒ Halloween Sweep & Clean scheduled for 11/1/25 @9am

Contact Information

Garrison Batchelor
Stormwater Administrator
gbatchelor@dallasnc.net
D: 980-448-8704

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Text Amendment - §92.06 Swimming Pool Safety Regulations

AGENDA ITEM NO. 8B

MEETING DATE:8/12/2025

BACKGROUND INFORMATION:

At the July 22nd Work Session, Staff was directed to go forward with the proposed text amendment for the §92.06 Swimming Pool Safety Regulations ordinance. Attached is the revised version incorporating the changes recommended by staff for consideration.

MANAGER RECOMMENDATION: Approve the revised text amendment §92.06 as presented.

BOARD ACTION TAKEN:

§ 92.06 SWIMMING POOL SAFETY REGULATIONS.

- A. For the purpose of this section, the term **SWIMMING POOL** is hereby defined as any structure, basin, chamber or tank containing an artificial body of water having a depth at any point of more than two feet, and intended for swimming, diving or recreational bathing, including in-ground, above-ground or on-ground swimming pools, hot tubs and spas.
- B. All outdoor swimming pools located within the town shall be completely enclosed by a fence that adheres to the most current North Carolina Building Code, Appendix G, and conforms with the requirements of §153.016, Fences in Residential Districts.
1. All fence openings or points of entry into the pool area enclosure shall be equipped with gates.
 2. The fence and gates shall be at least four feet in height above the grade level and shall be constructed to meet the North Carolina Building Code and the county pool requirements.
- C. Operation and maintenance.
- [1.] ~~At the end of the swimming season,~~ The pool water, structure, or chamber shall be treated, altered, or maintained so as to prevent the development of unsanitary conditions.
- 1.[2.] Pools under construction or that are no longer being operated shall be maintained in a manner so as to prevent the development of unsanitary conditions, potential injury, or possible drowning.
- [3.] ~~Wastew~~Water from the swimming pool shall be discharged ~~into a sanitary sewer or~~ by an ~~alternative~~ method that will not create a public health hazard or public nuisance. Water discharged must be de-chlorinated according to §154.00 Illicit Discharges and Connections. (§154.03 Illicit Discharges Section A Subsection 17)
- D. All violations of this section shall subject the offending property owner and/or tenant where applicable to a civil penalty to be recovered by the city in a civil action in the nature of debt if the offender does not pay the penalty within 30 days after he has been cited for violation of the ordinance, and may be enforced by an appropriate equitable remedy including but not limited to injunctions and orders of abatement issued from a court of competent jurisdiction as outlined in § 92.99.
- E. Each day's continuing violation shall be a separate and distinct offense, and is subject to penalties as outlined in § 92.99.

(Ord. passed 3-12-2018; Am. Ord. passed 9-10-2019) Penalty, see § 10.99

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Primo Partners LLC Annexation Certificate of Sufficiency

AGENDA ITEM NO. 8C

MEETING DATE:8/12/2025

BACKGROUND INFORMATION:

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted an voluntary contiguous annexation petition of approximately 24.68 acres.

This application was submitted along with a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential).

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

MANAGER RECOMMENDATION: Direct the Town Clerk to investigate the sufficiency of the annexation petition.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____



Contiguous



Non-Contiguous

DATE: June 16, 2025

FEE: \$550.00

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10

Planned Property Use: Single Family Detached Homes

To the Board of Aldermen of the Town of Dallas:

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

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID

#'s 170887, 170884, 170281, 170285, 170282 be annexed to the Town of

Dallas.

Print owner name(s) and information:

276-744-3485 (Pat)

Name Mary Charles & James Patrick Murphy Phone ~~276-744-4385 (Pat)~~ 276-233-6569 (Mary)

Address 580 Elk View Rd., Elk Creek, Virginia, 24236

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. \$550 Fee

Owner's Signature: _____ Date: _____

James Patrick Murphy

dotloop verified
06/17/25 2:15 PM EDT
UHS9-GMM8-AQA4-WY8Y

06/17/2025

Owner's Signature: _____ Date: _____

Mary Charles Murphy

dotloop verified
06/17/25 2:19 PM EDT
V5PR-UXB7-PWMB-JZIB

06/17/2025

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

☒ Contiguous

☐ Non-Contiguous

DATE: June 16, 2025

FEE: \$550.00

Current Property Use: I-2 & R-1 Gaston County Zoning Requested Zoning: R-10

Planned Property Use: Single Family Detached Homes

To the Board of Aldermen of the Town of Dallas:

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

Primos on Hwy. 279, DALLAS, NC 28034, further identified as parcel ID #

170284, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Ruby Featherston Wallace, Carey Wallace Bumgardner Phone _____

Address 118 Meadowbrook Cir., Dallas, NC, 28034; 2555 Ranger Island Rd., Denver, NC 28037

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. \$550 Fee

Owner's Signature: Carey Bumgardner Date: 6-18-25
Carey Bumgardner Executor for Ruby Wallace

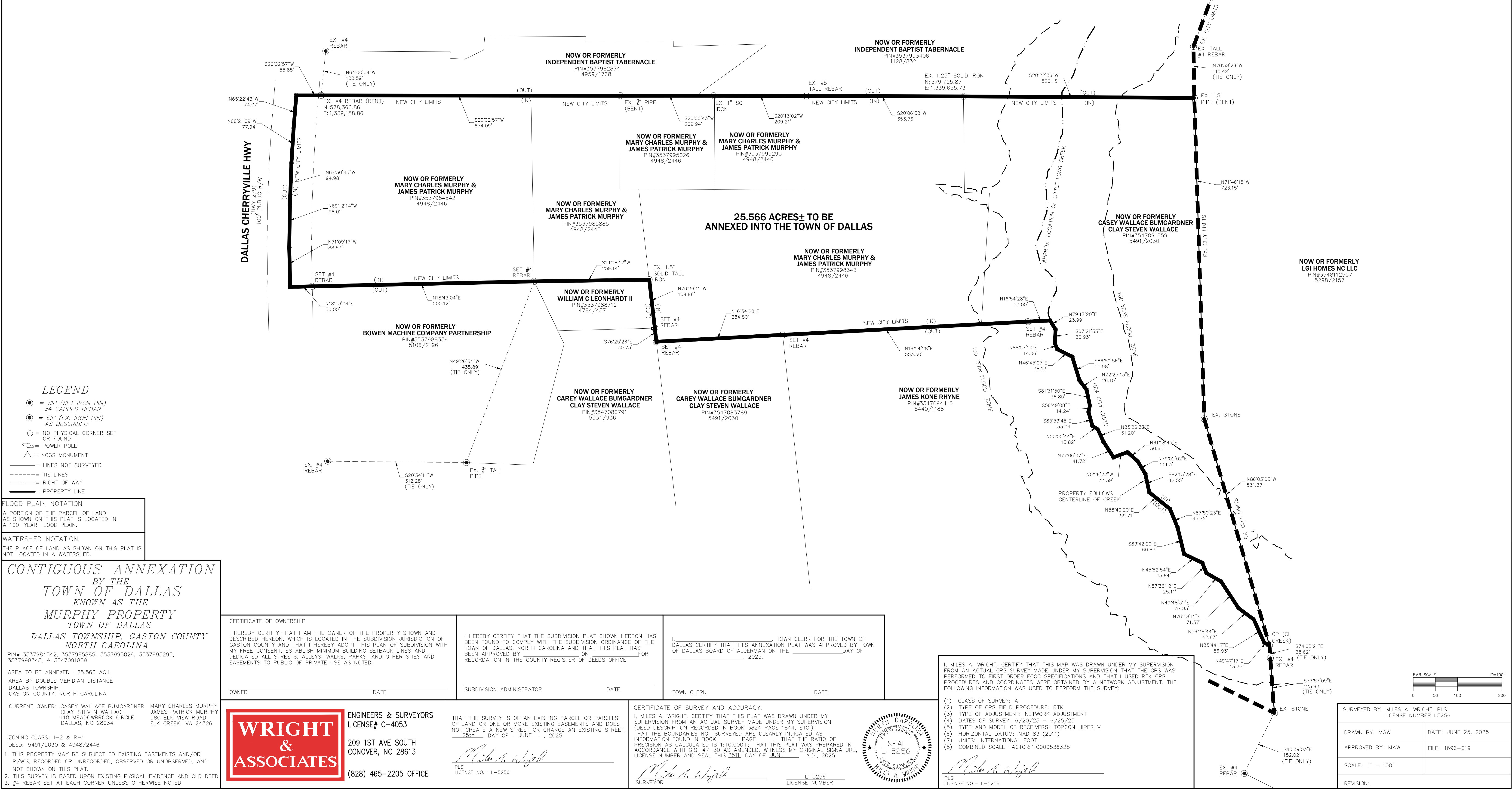
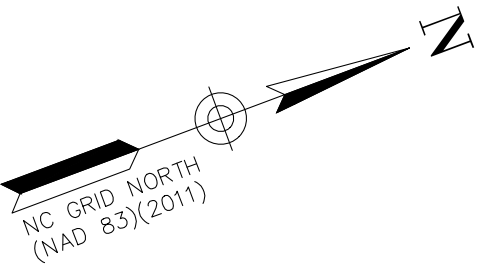
Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____



VICINITY MAP



LEGEND

- = SIP (SET IRON PIN)
- = CAPED REBAR
- = EIP (EX. IRON PIN) AS DESCRIBED
- = NO PHYSICAL CORNER SET OR FOUND
- = POWER POLE
- △ = NCOS MONUMENT
- = LINES NOT SURVEYED
- = TIE LINES
- - - = RIGHT OF WAY
- = PROPERTY LINE

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

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

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

PIN# 3537984542, 3537985885, 3537995026, 3537995295, 3537998343, & 3547091859

AREA TO BE ANNEXED= 25.566 AC±
AREA BY DOUBLE MERIDIAN DISTANCE
DALLAS TOWNSHIP
GASTON COUNTY, NORTH CAROLINA

CURRENT OWNER: CASEY WALLACE BUMGARDNER
CLAY STEVEN WALLACE
118 MEADOWBROOK CIRCLE
DALLAS, NC 28034

MARY CHARLES MURPHY
JAMES PATRICK MURPHY
580 ELK VIEW ROAD
ELK CREEK, VA 24326

ZONING CLASS: I-2 & R-1
DEED: 5491/2030 & 4948/2446

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

CERTIFICATE OF OWNERSHIP
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 SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OF PRIVATE USE AS NOTED.

OWNER _____ DATE _____

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

SUBDIVISION ADMINISTRATOR _____ DATE _____

I, _____, TOWN CLERK FOR THE TOWN OF DALLAS CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED BY TOWN OF DALLAS BOARD OF ALDERMAN ON THE _____ DAY OF _____, 2025.

TOWN CLERK _____ DATE _____

CERTIFICATE OF SURVEY AND ACCURACY:

I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3824 PAGE 1844, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK _____ PAGE _____. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF JUNE, A.D., 2025.

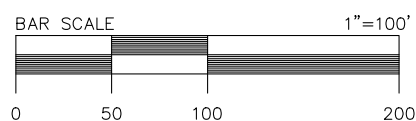
SURVEYOR
L-5256
LICENSE NUMBER



I, MILES A. WRIGHT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION THAT THE GPS WAS PERFORMED TO FIRST ORDER FGCC SPECIFICATIONS AND THAT I USED RTK GPS PROCEDURES AND COORDINATES WERE OBTAINED BY A NETWORK ADJUSTMENT. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- TYPE OF GPS FIELD PROCEDURE: RTK
- TYPE OF ADJUSTMENT: NETWORK ADJUSTMENT
- DATES OF SURVEY: 6/20/25 - 6/25/25
- TYPE AND MODEL OF RECEIVERS: TOPCON HIPER V
- HORIZONTAL DATUM: NAD 83 (2011)
- UNITS: INTERNATIONAL FOOT
- COMBINED SCALE FACTOR: 1.0000536325

PLS
LICENSE NO.= L-5256



SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER LS256	
DRAWN BY: MAW	DATE: JUNE 25, 2025
APPROVED BY: MAW	FILE: 1696-019
SCALE: 1" = 100'	
REVISION:	

Beginning at an existing bent #4 rebar, said rebar having NCGS Coordinates of N: 578,366.86 E: 1,339,158.86, said rebar being a common corner of Independent Baptist Tabernacle (4959/1768), thence with a common line of Independent Baptist Tabernacle the following five calls, N 20° 02' 57" E for a distance of 674.09 feet to an existing ¾" Pipe, thence N 20° 00' 43" E for a distance of 209.94 feet to an existing 1" Square iron, thence, N 20° 13' 02" E for a distance of 209.21 feet to a Tall #5 rebar, thence N 20° 06' 38" E for a distance of 353.76 feet to an existing 1.25" Square Iron, thence N 20° 22' 36" E for a distance of 520.15 feet to an existing 1.5" Bent Pipe, said pipe being a common corner of LGI Homes NC LLC (5298/2157), thence with a common line of LGI Homes NC LLC the following two calls S 71° 46' 18" E for a distance of 723.15 feet to an existing Stone, thence S 86° 03' 03" E for a distance of 531.37 feet to a point located in the centerline of Little Long Creek, said point also being a common corner of James Kone Rhyne (5440/1188), thence with the common line of Rhyne and following the centerline of Little Long Creek the following twenty six calls, thence, S 49° 47' 17" W for a distance of 13.75 feet to a point, Thence, S 85° 44' 17" W for a distance of 56.93 feet to a point, Thence, S 56° 38' 44" W for a distance of 42.83 feet to a point, Thence, S 76° 48' 11" W for a distance of 71.57 feet to a point, Thence, S 49° 48' 31" W for a distance of 37.83 feet to a point, Thence, S 87° 36' 12" W for a distance of 25.11 feet to a point, Thence, S 45° 52' 54" W for a distance of 45.64 feet to a point, Thence, N 83° 42' 29" W for a distance of 60.87 feet to a point, Thence, S 87° 50' 23" W for a distance of 45.72 feet to a point, Thence, S 58° 40' 20" W for a distance of 59.71 feet to a point, Thence, N 82° 13' 28" W for a distance of 42.55 feet to a point, Thence, S 79° 02' 02" W for a distance of 33.63 feet to a point, Thence, S 61° 18' 45" W for a distance of 30.65 feet to a point, Thence, S 00° 26' 22" E for a distance of 33.39 feet to a point, Thence, S 77° 06' 37" W for a distance of 41.72 feet to a point, Thence, S 85° 26' 33" W for a distance of 31.20 feet to a point, Thence, S 50° 55' 44" W for a distance of 13.82 feet to a point, Thence, N 85° 53' 45" W for a distance of 33.04 feet to a point, Thence, N 56° 49' 08" W for a distance of 14.24 feet to a point, Thence, N 81° 31' 50" W for a distance of 36.85 feet to a point, Thence, S 72° 25' 13" W for a distance of 26.10 feet to a point, Thence, N 86° 59' 56" W for a distance of 55.98 feet to a point, Thence, S 46° 45' 07" W for a distance of 38.13 feet to a point, Thence, S 88° 57' 10" W for a distance of 14.06 feet to a point, Thence, N 67° 21' 33" W for a distance of 30.93 feet to a point, Thence, S 79° 17' 20" W for a distance of 23.99 feet to a point, thence leaving the centerline of Little Long Creek and following the common line of James Kone Rhyne

(5440/1188) the following two calls S 16° 54' 28" W for a distance of 50.00 feet to a set#4 rebar, thence, S 16° 54' 28" W for a distance of 553.50 feet to a set#4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5491/2030), thence continuing and following the common line of Bumgardner and Wallace S 16° 54' 28" W for a distance of 284.80 feet to a set #4 rebar, said rebar being a common corner of Carey Wallace Bumgardner and Clay Steven Wallace (5334/936), thence continuing and following the common line of Bungardner and Wallace Thence, N 76° 25' 26" W for a distance of 30.73 feet to a set #4 rebar, said rebar being a common corner of William C Leonhardt (4784/457), thence with the common line of Leonhardt the following two calls N 76° 36' 11" W for a distance of 109.98 feet to an existing 1.5" Solid Tall Iron, thence S 19° 08' 12" W for a distance of 259.14 feet to a set #4 rebar, said rebar being a common corner of Bowen Machine Company Partnership (5106/2196), thence with the common line of Bowen Machine S 18° 43' 04" W for a distance of 500.12 feet to a set #4 rebar, said rebar being on the Northern Margin on the 100' Public Right of Way of Dallas Cherryville Hwy (Hwy 279), thence continuing withing the Right of Way S 18° 43' 04" W for a distance of 50.00 feet to a point in the centerline of Dallas Cherryville Hwy, thence continuing with the centerline of Dallas Cherryville Hwy the following five calls, N 71° 09' 17" W for a distance of 88.63 feet to a point, thence, N 69° 12' 14" W for a distance of 96.01 feet to a point, thence N 67° 50' 45" W for a distance of 94.98 feet to a point, thence N 66° 21' 09" W for a distance of 77.94 feet to a point, thence N 65° 22' 43" W for a distance of 74.07 feet to a point, thence leaving the centerline of the Dallas Cherryville Hwy and continuing within the Right of Way N 20° 02' 57" E a distance of 55.85 feet to the point of beginning, containing 25.566 Acres to be Annexed by the Town of Dallas.