APPROVED
BY JAMIE KANBUROGLU
01/22/2025 2:04:06 PM

SKETCH PLAN:

DALLAS PROPERTY

21.40 AC± IN 138 RESIDENTIAL LOTS
22.28 AC± IN OPEN SPACE
5.96 AC± IN RIGHT OF WAY
49.64 AC± TOTAL AREA

AREA BY DOUBLE MERIDIAN DISTANCE

TOWN OF DALLAS
GASTON COUNTY, NORTH CAROLINA

DEVELOPER: CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE DRIVE
SUITE 310
CHARLOTTE, NC 28226

OWNERS: TERRY L. BARNES
100 FITES CREEK ROAD
MT. HOLLY, NC 28120

RONALD EDWIN BARNES
127 KISER DAIRY ROAD
DALLAS, NC 28034

KEVIN C. EVANS
344 CAPE BRETON TRAIL
GASTONIA, NC 28056

1. EXISTING ZONING CLASS: R-1 (COUNTY)
2. PROPOSED ZONING:CD/(RS-8) (US) OVERLAY
3. Parcel# : 169881, 169933, 169880, 169863, 169934, 169945, 169884, 169878 & 169879
4. DEED BOOK: 5317-362; 2927-19; 1264-696; 1747-878;4384-2236; 5484-95,
5. THIS PROPERTY MAY BE SUBJECTED TO EXISTING EASEMENTS AND/OR R/W'S. RECORDED OR UNRECORDED, OBSERVERED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.
6. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED.
7. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED
8. PROP. SETBACKS:
FRONT = 20'
REAR = 20'
SIDE = 6'
CORNER LOT SIDE TO STREET = 16'
9. 10'X70' SIGHT TRIANGLES AT ALL INTERSECTIONS.
10. PROPERTIES SHALL BE SERVED BY TOWN OF DALLAS PUBLIC WATER AND PUBLIC SEWER
11. LOCATED IN GASTON COUNTY SCHOOL DISTRICT.
12. PROPERTY IS NOT LOCATED IN A REGULATED WATERSHED. WATERSHED PERMIT OR APPROVAL FOR HIGH DENSITY FROM THE WATERSHED BOARD WILL NOT BE REQUIRED. STORM WATER REGULATIONS WILL APPLY.
13. ADEQUATE STREAM BUFFERS WILL BE MAINTAINED BASED UPON SECTION 6.74 OF THE NCDEQ SE&SC DESIGN MANUAL.

REQUIRED OPEN SPACE: 9.92 AC±
MIN OF 20% OF TOTAL AC REQUIRED AS OPEN SPACE
PROVIDED: 22.32 AC± (44.9%)

IMPROVED OPEN SPACE REQUIRED: 2.98 AC±
MIN. 30% OF REQUIRED OPEN SPACE
PROVIDED: 3.00 AC± (TO BE CLEARED OF BRUSH; NATURAL WALKING PATH TO BE PROVIDED)

ACTIVE OPEN SPACE REQUIRED: 1.49 AC±
MIN. 50% OF IMPROVED OPEN SPACE
PROVIDED: 1.50 AC±

COS IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THE NEIGHBORHOOD

NO.	PARCEL NO	OWNER	DEED BOOK	PAGE	EX USE	EX ZONING
1	169896	LORI BATES TOTHEROW	4893	1727	VACANT	R-1
2	202219	DIANE S. AUTRY	3127	198	RESIDENTIAL	R-1
3	169895	REBECCA SRAWSEY	5502	2214	RESIDENTIAL	R-1
4	169894	STEPHEN A NEWMAN	3699	650	RESIDENTIAL	R-1
5	169897	BARRY CRAIG EVANS	5461	1011	RESIDENTIAL	R-1
6	169877	KAREN MARIE PATTERSON	4250	480	RESIDENTIAL	R-1

NOW OR FORMERLY
GEORGE R & SANDRA L MCGEE
PIN#3558515256
45.55/844
ZONING: R-1 (COUNTY)
VACANT

NOW OR FORMERLY
MICHAEL D. SMITH
PIN#3558506821
9283/1724
ZONING: R-1 (COUNTY)
VACANT

NOW OR FORMERLY
DIRT ROAD PROPERTIES LLC
PIN#3558504911
4976/2041
ZONING: R-1 (COUNTY)
RESIDENTIAL

NOW OR FORMERLY
BHAGWATI LLC
PIN#3558605211
4976/1291
ZONING: C-3 (COUNTY)
COMMERCIAL

NOW OR FORMERLY
INITECH MANAGEMENT LLC
PIN#3557699853
5156/1298
ZONING: R-1 (COUNTY)
RESIDENTIAL

APPROX. EX. POND

10.99 AC± PASSIVE COS

PROPOSED PARK; PLAYGROUND EQUIPMENT, BENCHES; WALKING PATH; ACTIVE OPEN SPACE =1.50 AC±

BMP

WALKING TRAIL

WALKING PATH

POCKET PARK

MAILBOX KIOSK

TYPE "A" BUFFER

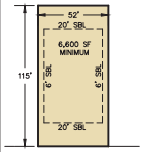
TYPE "B" BUFFER

EVANS LAKE ROAD SR#1625 60' PUBLIC R/W

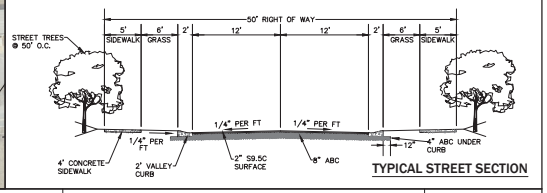
DALLAS STANLEY HIGHWAY NC HWY 275 60' PUBLIC R/W

KISER DAIRY ROAD SR#1602 60' PUBLIC R/W

VICINITY MAP



SINGLE FAMILY LOTS



TYPICAL STREET SECTION

Century Communities
[redacted]
Development Standards

Site Development Data:

–Acreage:	49.64±
–Tax Parcel #:	169881, 169933, 169880, 169934, 169945, 169884, 169878, 169883, & 169879
–Existing Zoning:	R-1
–Proposed Zoning:	CD-RS-8 (US)
–Existing Uses:	Vacant
–Proposed Uses:	Up to 136 single-family detached residential dwelling units together with open space, amenity uses, as allowed in the RS-8 zoning district.
–Maximum Building Height:	Up to 2 stories.
–Dwelling Units/Acre:	2.73 Units/Ac

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Century Communities Southeast LLC ("Petitioner") to accommodate the development of a residential community on approximately 49.64-acre site generally located North of Dallas Stanley Highway and West of Kiser Dairy Road (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Gaston County Unified Development Ordinance (the "Ordinance") in effect as of the date of approval of the Rezoning Plan (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the (RS-8) zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 5.16.5 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provides for flexibility allowed under the Ordinance to facilitate the ability of the representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed per Section 5.16.5 I. of the Ordinance. These instances would include changes to graphics if they are:

i. Minor and don't materially change the overall design intent depicted on the Rezoning Plan.

d. Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed 136. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site and meet Section 9.9 of the Ordinance.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 136 single-family detached residential dwelling units together with accessory uses allowed in the (RS-8) zoning district as generally depicted on the Rezoning Plan.

3. Access and Transportation Improvements:

a. Access to the Site shall be from Dallas Stanley Highway & Kiser Dairy Road as depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by Gaston County, and/or NCDOT in accordance with applicable published standards.

b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in grades and other site conditions, street layout and utilities required for approval by Gaston County, and/or NCDOT in accordance with published standards.

c. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the issuance of the first zoning permit for the site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first zoning permit.

4. Relief Requests:

Due to the irregular Site shape and existing topographical challenges, the Petitioner requests the following Relief Requests that will allow for clustering of proposed lots and ability to provide significant intermittent/future tree save areas.

a. Reduce the minimum lot width from 60 feet to a minimum of 52 feet.
b. Reduce the minimum lot area from 8,000 square feet to a minimum of 6,600 square feet (52'x115' minimum lot size).
c. Reduce the minimum front yard setback from 30 feet to a minimum of 20 feet.
d. Reduce the minimum interior side yard setback from 17 feet to a minimum of 6 feet.
e. Reduce the minimum corner side yard setback from 30 feet to 16 feet.
f. Proposed development to only have single family housing.
g. Use if a type "A" buffer adjacent to existing residential uses.
h. Proposed housing shall have a minimum of a 5:12 pitch roof, except that roofs for porches may be no less the 2:12.
i. Proposed front porches to be a minimum of 4' in depth
5. General Design Guidelines:

a. Building materials used on the principal buildings constructed on site may be singular or combination of portions of the following: brick, stone, precast stone,precast concrete ,synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or vertical, horizontal, shake style, or similar vinyl. The front of the dwellings shall have a mix of materials or a 3-material look.

b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches may be no less than 2:12.

c. Front Porches, where provided, to be a minimum of 4' in depth.

6. Open Space:

a. The Petitioner shall provide open space and improved open space as required by the Ordinance.

b. Open space areas may be unimproved and contain areas of tree save, where applicable.

c. Improved open space areas shall include amenities to promote gathering included but not limited to landscaping, fol lot, seating, pergolas, and/or gazebos.

d. The required USPS mail kiosk may be provided in an open space or improved open space area.

7. Environmental Features:

a. The Site will comply with the Gaston County Post Construction Ordinance. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8. Lighting:

a. All new lighting must be in accordance with Section 9.13 of the Ordinance and a lighting plan is required to be reviewed and approved prior to final plat approval.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Section 5.16.3 of the Ordinance.

10.Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

11.Miscellaneous Conditions:

a. The development shall meet all federal, state, and local codes and the requirements and conditions outlined in the attached site plan.

b. No utilities within the driveway without prior approval from the utilities provider.

c. All driveways shall be hard surfaced. All dwellings shall have a minimum 1-car garage and a 2-car driveway.

d. A HOA must be formed and placed in control over the open space/street trees/sidewalks/other features not maintained by the town of High Shoals or utility provider and not the individual property/lot owner. The HOA will also be responsible for garage collection provider.

e. A landscape plan must be provided prior to final plat that lists street trees to be used and the overall maturing size of such.

f. A lighting plan in accordance with Section 9.13 of the UDO is required to be reviewed and approved prior to final plat approval.

g. The mail kiosk area will be provided at a location to be determined by the Post Master and approved by planning and zoning staff during construction document review.

h. The mail kiosk show be covered, ADA accessible, shall have at least two staging/parking spaces for residents

i. Engineered and approved by NCDOT plans for all roads and TIA mitigation requirements shall be submitted for review during the construction documents review phase

j. Block length requirements in a section 8.1.11 section 12.a may be administratively waived

k. Water and sewer infrastructure cannot be bonded and must be approved prior to the final plat approval

NO.	REVISIONS	DATE	BY
1	REVISED PER GASTON COUNTY COMMENTS	10/29/24	MAW

DESIGNED
DRAWN
CHECKED
PROJECT MANAGER

BAR SCALE 1"=100'
0 50 100 200

WRIGHT & ASSOCIATES

ENGINEERS & SURVEYORS
LICENSE# C-4053

209 1ST AVE SOUTH
CONOVER, NC 28613

(828) 465-2205 OFFICE

DALLAS PROPERTY

CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE PARK DRIVE
SUITE 310
CHARLOTTE, NC 28226

TOWN OF DALLAS NORTH CAROLINA

CONCEPT PLAN

DATE: OCTOBER 29, 2024
JOB NO.: 1535-014
DRAWING NO.:
SHEET C1