

MINUTES FOR BOARD OF ALDERMEN MEETING

March 8, 2022

6:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Earl Withers, III, Fire Chief; Sarah Hamrick, Town Clerk; Jonathan Newton, Finance Director; Rob Walls, Police Chief; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; Brian Finnegan, Planner; and Tom Hunn, Town Attorney.

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

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

Approval of Agenda:

Prior to setting the agenda, Alderman Milton requested that a discussion be added concerning affordable housing. Alderman Withers motioned to set the agenda with the addition, seconded by Alderman Cearley, and carried unanimously.

Approval of Minutes:

Alderman Cearley motioned to approve the minutes from the February 8th Regular Board of Aldermen Meeting, as well as the minutes from the February 22nd Work Session and the February 28th Strategic Planning Meeting. Alderwoman Morrow seconded this motion and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Curtis Wilson of 438 S. Gaston Steet requested to pray over the meeting.

Safety Coordinator, Debbie Lowery, presented the 2021 Sharpe awards to Town employees on behalf of the Public Works Department, Waste Water and Water Treatment Plants, and the Electric Department.

Consent Agenda:

Item 5A Budget Amendment for Economic Development

In FY2013 the Economic Development Fund was established and a formula approved to contribute monies from the Electric Fund to the Economic Development Fund in a consistent manner. Attached is the funding calculation for FY2022, based on the approved audit for FY2021 (Exhibit 5A, 1-2).

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

Item 5B SCIF Grant Budget Amendment

In the 2021 Appropriations Act (SL-2021-180) approved by the North Carolina General Assembly, the Town of Dallas was appropriated a \$100,000 State Capital and Infrastructure Fund (SCIF) Directed Grant as follows: "Provides a grant to the Town of Dallas for repairs and renovation of downtown facilities." This is a direct grant that does not require any matching funds. All required documentation, policies, planned scope of work, and estimated budget have been submitted to the NC Office of State Budget and Management (OSBM). Subsequently, OSBM generated a SCIF Grant Agreement that has been signed and executed by both the Town and OSBM. The planned use of the SCIF grant funds is to assist toward the cost of renovating 208 N. Holland St. for the purpose of moving the Development Services Department into that building. This move will facilitate the functions of the Development Services Department, enhance their ability to interact with potential and/or current businesses and developers, and support growth in Dallas. Attached is a budget amendment to accept the grant funds and appropriate them for the stated use (Exhibit 5B-1).

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

Public Hearings:

6A Resolution Designating 5.25 acres for Economic Development Purposes

Alderman Milton motioned to enter into a public hearing, seconded by Alderman Cearley, and carried unanimously.

Pursuant to the provisions of NCGS §158-7.1, the Town is considering designating property owned by the Town of Dallas to be held for economic development purposes. The property consists of 5.25 acres, No Assigned Address, located adjacent to US Hwy 321 and Carr Elementary School. The property was donated to the Town on or about December 30, 2008. The property is to be held to expand, enhance, and develop business prospects in the Town of Dallas. The Town believes this designation will stimulate the local economy, increase taxable property, increase the business prospects of the Town, and will likely have a significant effect on said prospects. Attached is a resolution outlining the Town's desire to designate this parcel to be held for Economic Development and/or Community purposes (Exhibit 6A, 1-3).

The floor was open to public comment. There was no public comment at this time.

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

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

6B Zoning Map Amendment-River Rock Capital Partners

Alderman Martin made a motion to go into a Public Hearing, seconded by Alderman Cearley, and carried unanimously.

A Zoning Map Amendment (rezoning) application was submitted by authorized agent Sean Cullen, on behalf of the property owners of Gaston County Parcels # 171277, 171214, and 306161. The request is to Conditionally Rezone the property from B-2, Highway Business, to CD R-6, Multi-Family, for the development of a 99-unit, ranch-style apartment complex. A detailed staff report, as well as proposed conditions and allowances, are provided in the agenda packet (Exhibit 6B, 1-13).

The floor was open to public comment.

The following citizens spoke during the public comment section:

Ronald Bowers of 1540 Eden Glen Drive

Bruce Reid of 1706 Eden Glen Drive

Matthew Rinaldi of 1716 Eden Glen Drive

Jeff Thompson of 1720 Eden Glen Drive

Blake McClain (His Father was involved in the development of Eden Glen)

David Zibell of 1613 Eden Glen Drive

John Davis of 1202 Springhill Court

Tracy Pruitt of 1101 Sunnyfield Court

Max & Katie Shirley of 1105 Sunnyfield Court

Patricia Rock of 1545 Eden Glen Drive

Nikki Putnam of 1712 Eden Glen Court

Thomas Givens of 1728 Eden Glen Court

Lionel Sanders of 1206 Springhill Court

Marsha Davis of 1202 Springhill Court

Frank McConnell of 1528 Eden Glen Court

Barbara Pruitt of 1101 Sunnyfield Court

Joseph Steffen of 1531 Eden Glen Drive

Lance Davis of 1724 Eden Glen Drive (Via Zoom)

Brenda Boring of 1719 Eden Glen Drive

A synopsis of the public comment portion of the rezoning for Gaston County Parcels #171277, 171214, and 306161 is as follows:

The residents of the Eden Glen development have concerns such as the access to the new development, traffic congestion, concerns of crime and safety, lowering of property value, and construction damage.

The owner of the said property, Mark Huffstetler of 1302 Dallas-Cherryville Hwy, spoke on behalf of the sale of the property for the new development. Mr. Huffstetler said his family was approached by the developer to sell the land when Eden Glen was first developed in hopes to increase the size of Eden Glen and declined. He also said that the two stub roads are not cul-de-sacs and that the developer's intent was not for them to be cul-de-sacs.

The River Rock Capital representative, Sean Cullen, presented the plans for the development and answered all questions that the citizens of Eden Glen had concerning the new development.

The Board decided to continue this Public Hearing for further discussion at the May 10th Board of Aldermen meeting.

Alderman Withers made a motion to continue the Public Hearing on May 10th, seconded by Alderwoman Morrow, and carried unanimously.

6C Text Amendment Request-Parking Requirements

Alderman Milton made a motion to go into the Public Hearing, seconded by Alderwoman Morrow, and carried unanimously.

A Petition for Text Amendment was submitted October 25, 2021 by Denis Blackburne with Woda Cooper Development, Inc. The requested change is to §153.042 Off Street Parking Requirements, to reduce the minimum required parking spaces for affordable housing developments from 2 parking spaces per dwelling unit, to 1.75 spaces per dwelling unit. Affordable housing is defined as developments financed by Low Income Housing Tax Credits (LIHTC) allocated by the NC Housing Finance Agency. After reviewing the request, Staff also recommended the requested parking reduction also apply to age-restricted housing and dwellings in multi-family projects reserved for low to moderate income (LMI) persons. The Planning Board reviewed the text amendment at their November 18, 2021 meeting. After discussion of the requested text amendment, recommended approval of the text amendment as presented with the consistency statement provided by staff (Exhibit 6C, 1-4).

There was no public comment at this time. Alderman Withers made a motion to go out of the public hearing, seconded by Alderman Cearley, and carried unanimously.

Alderman Milton made a motion to approve the Amendment request with the consistency Statement, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Milton made a motion at this time to take a 10 minute break, seconded by Alderman Withers, and carried unanimously.

6D Text Amendment Request-Permitted Uses Chart

Alderwoman Morrow made a motion to go in the Public Hearing, seconded by Alderman Milton, and carried unanimously.

A Petition for Text Amendment was submitted November 19, 2021 by James Melvin IV. The request is to Chapter 153, Zoning Code, Appendix C: Permitted Uses Chart. The petitioner requests the use of “event venue” be added as a special use in the B-3: Central Business, Zoning District. Staff recommends expanding the request to add “event venue” as a special use in the B: Central Business, B-3P: Central Business Perimeter, B-2: Highway Business, and B-1: Neighborhood Business Zoning Districts. After review and discussion, the Planning Board also included the I-2 District in the text amendment. The text amendment request was unanimously recommended for approval by the Planning Board at their December 2021 meeting. Add “event venue” as a special use gives the Town greater discretion and consideration of the use’s location, design, and methods of operation to address the impacts of the proposed use and surrounding development. A special use permit must be approved by the Board of Adjustment prior to Town Staff issuing permits. All Zoning text amendment approvals must reference or include a statement of plan consistency. A draft consistency statement has been provided (Exhibit 6D, 1-4).

There was no public comment at this time. Alderwoman Morrow made a motion to go out of the public hearing, seconded by Alderman Milton, and carried unanimously.

Alderman Cearley made a motion to approve the Amendment request with the consistency statement, seconded by Alderman Martin, and carried unanimously.

6E Text Amendment Request-Height in Residential Districts

Alderman Cearley made a motion to go into the Public Hearing, seconded by Alderman Milton, and carried unanimously.

Appendix B: YARD AND HEIGHT REQUIREMENTS FOR BUSINESS DISTRICTS has an allowance “D” which states: “Buildings used wholly or in part for residential purposes may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.” The Planning Board reviewed this allowance and considered it for inclusion in Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS at their November and December 2021 regular meetings. After discussion and modification to the language, the text amendment was unanimously approved. The proposed text amendment is attached, along with neighboring jurisdictions’ height requirements for comparison (Exhibit 6E, 1-9).

There was no Public discussion at this time. Alderman Cearley made a motion to go out of the Public Hearing, seconded by Alderwoman Morrow, and carried unanimously.

Alderwoman Morrow made a motion to approve the Amendment request with the consistency statement, seconded by Alderman Milton, and carried unanimously.

Old Business:

7A Davis Hills Preliminary Plat

A subdivision permit application and construction drawings were received August 5, 2021 by Shaun Gasparini. The subdivision, known as Davis Hills, is located off of Dallas Stanley

Highway and consists of 87 single family detached lots. Staff has reviewed several submittals for the Davis Hills Subdivision and are ready to give conditional approval. The project construction drawings meet industry standards, as well as zoning conditions of approval. This project is a major subdivision, 50+ homes, and requires preliminary plat approval from the Board of Aldermen. At their December 2021 meeting, the Planning Board unanimously recommended approval of the preliminary plat. Once the preliminary plat is approved and all necessary approvals are received, the developer can begin site work (Exhibit 7A, 1-12).

Alderman Cearley made a motion to approve the Preliminary Plat, seconded by Alderman Milton, and carried unanimously.

New Business:

Item 8A Special Events Request-Easter Egg Hunt

The Gaston County Museum is requesting use of the Court Square on Saturday, April 9th for their Annual Easter Egg Hunt. The event will begin at 10:00 am with games and the egg hunt, and conclude at 12:00 pm. They would like to begin set up during the afternoon of Friday, April 8th to mark off the age zones for egg hunting on the Court Square (Exhibit 8A, 1-6).

The Museum is requesting the following assistance from the Town:

- A \$500 donation toward eggs and candy.
- Closure of West Main St. between N. Holland St. and N. Gaston St. between 9:00 am and 1:00 pm on the day of the event.

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

Item 8B Special Events Request-Running with the Good News 5K

A Special Events/Activities Application has been submitted by the Promised Land Baptist Church of Gastonia, NC seeking the Board's approval to conduct a 5K race in Dallas on Saturday, September 24, 2022. Set-up for the proposed race would begin at 6:00 a.m. on September 24th, with the race itself beginning at 8:00 a.m. and the event ending at 10:00 a.m. The application lists an estimated attendance of 150-200 and states that the purpose of the race is to raise funds for the church's missions. Promised Land is requesting six (6) trash cans for the event. The race will start and finish at Cloninger Park and follow the same route as their previous races. This will be the fifth year that the church has held the race in Dallas. There was not a race in 2020 or 2021 due to the COVID-19 pandemic (Exhibit 8B, 1-7).

Alderman Cearley made a motion to approve the 5K event, seconded by Alderman Martin, and carried unanimously.

8C Affordable Housing

Alderman Milton added the discussion for Affordable Housing. The Board discussed to encourage developers to build affordable housing in the Town of Dallas. No motion was made.

Manager's Report:

At this time, Ms. Stroupe informed the Board that the Police Department purchased a golf cart from the Town of Ranlo with drug seizure funds. She also informed the Board that a large tree is in the process of being removed at the water tank due to safety concerns.

Closed Session:

Alderman Milton made a motion to go into Closed Session, seconded by Alderman Cearley, and carried unanimously (8:57).

Alderman Cearley made a motion to go out of Closed Session, seconded by Alderman Milton, and carried unanimously (9:34).

Alderman Martin made a motion to adjourn, Seconded by Alderwoman Morrow, and carried unanimously (9:34).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Economic Development Funding Calculation

FY 2021-22

Approved Revenue Budget (FY 21-22)	\$8,330,248.00	**Less Electric Sales Tax and Coal Ash
(Less-) Budgeted General Fund Transfer	<u>\$895,733.00</u>	
Sub-Total	\$9,225,981.00	
40% of Sub-Total	\$3,690,392.40	
Unrestricted Net Position (FY 20-21)	\$4,789,079.00	
(Less-) 40% of Sub-Total	<u>(\$3,690,392.40)</u>	
Available Funds	\$1,098,686.60	
12.5% of Available Funds	<u><u>\$137,335.83</u></u>	

**Town of Dallas
Budget Amendment**

Date: March 8, 2022

Action: Electric Department

Purpose: To Appropriate Funds for Economic Development Funding per Policy

Number: EL-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3999	0000	Fund Balance Appropriated	\$173,141	\$310,477	\$137,336
30	8500	9315	Contrib to Economic Dev	\$0	\$137,336	\$137,336
33	3900	0000	Contribution From Elec. Fund	\$0	\$137,336	\$137,336
33	8500	7500	CO: Land, Construction	\$282,604	\$419,940	\$137,336

Approval Signature
(Town Manager)

Town of Dallas
Budget Amendment

Date: March 8, 2022

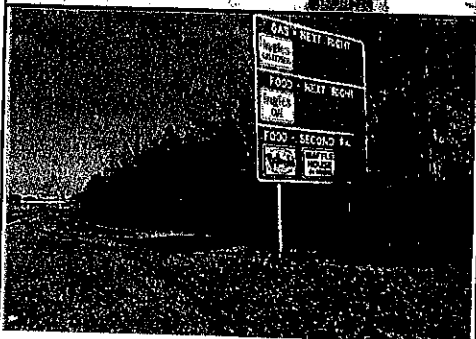
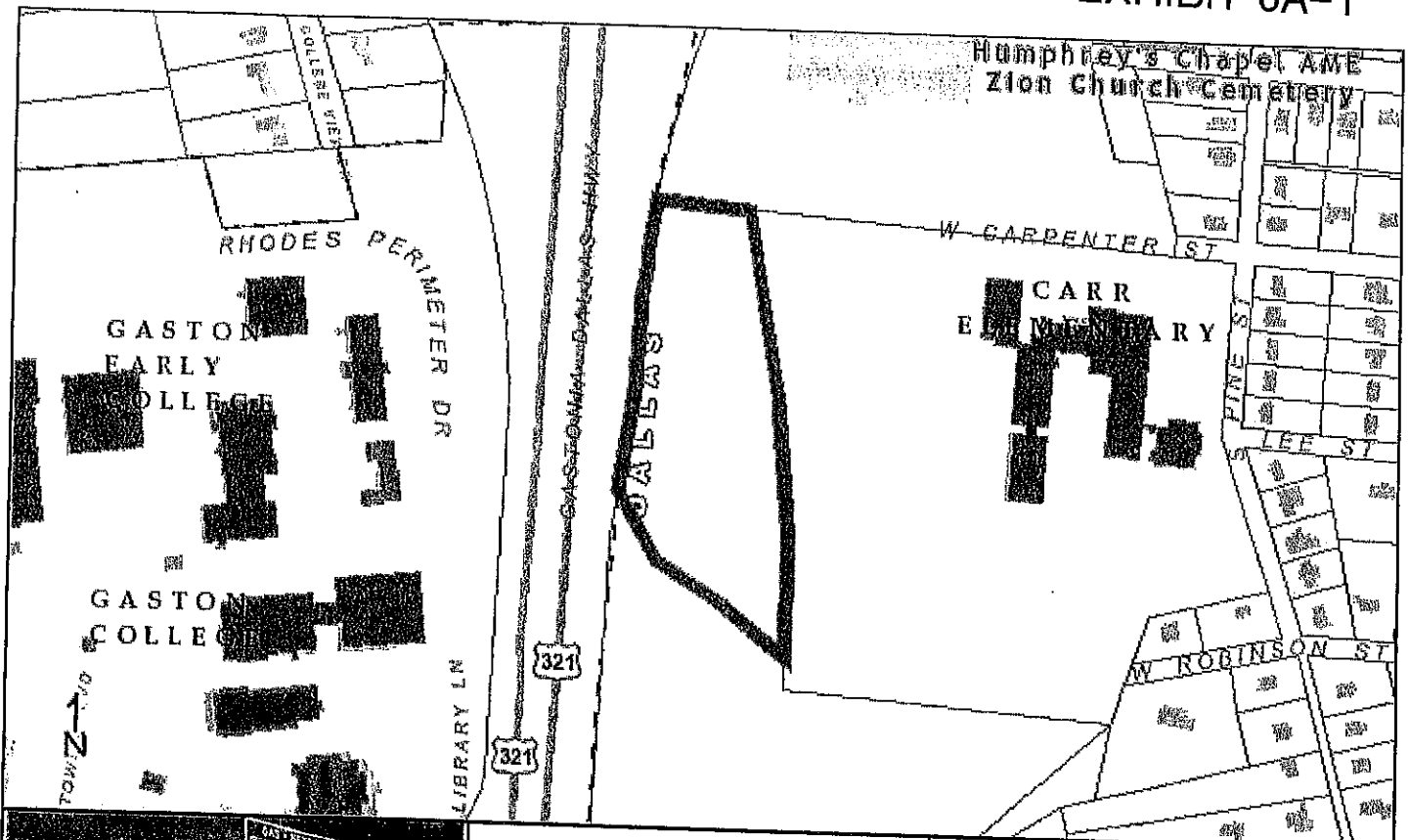
Action: Development Services

Purpose: To Accept and Appropriate SCIF Grant Funds to Renovate 208 N. Holland St.

Number: ED-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
90	3390	0000	Grant Revenue (SCIF)	\$0	\$100,000	\$100,000
90	9000	0400	Professional Service	\$0	\$12,000	\$12,000
90	9000	3500	Furnishings	\$0	\$8,000	\$8,000
90	9000	7500	Cap Outlay: Construction	\$0	\$80,000	\$80,000

Approval Signature
(Town Manager)



Primary Property Address
NO ASSIGNED ADDRESS
Tax Information
PARCEL #: 212805
PIN #: 3547758841
CURRENT OWNERS: DALLAS TOWN OF
MAILING ADDRESS: 210 N HOLLAND ST, DALLAS, NC 28034-1625
NBHD #: DA029
NBHD NAME: CAROMONT W TRADE
TOWNSHIP: DALLAS TOWNSHIP
LEGAL DESC: . 13 090 004 00 000

Tax Information
DEED BOOK: 4442 PAGE: 0783
DEED RECORDING DATE: 12/30/2008
SALES AMOUNT: \$0
PLAT BOOK: PAGE:
STRUCTURE TYPE:
YEAR BUILT: 0
VACANT: IMPROVED
SQUARE FOOTAGE: 0
BASEMENT: NO
BED: 0 BATH: 0 HALF-BATH:
MULTI-STRUCTURES: NO
ACREAGE: 5.25
TAX DISTRICT: TOWN OF DALLAS
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: EXEMPT
Tax Values
MARKET LAND VALUE: \$120,660
MARKET IMPR. VALUE: \$4,240
MARKET VALUE: \$124,900
FARM DISCOUNT: NO
EXEMPTION: YES
TAXABLE VALUE: \$0

Election Information
PRECINCT NAME: DALLAS I
POLLING PLACE: HOLY COMMUNION LUTHERAN CHURCH
POLLING ADDRESS: 103 W. CHURCH ST
WARD #:
CONGRESS REPRESENTATIVE: TED BUDD
CONGRESSIONAL DISTRICT: 13
HOUSE REPRESENTATIVE: KELLY E. HASTINGS
HOUSE DISTRICT: 110
SENATOR: KATHY HARRINGTON
SENATE DISTRICT: 43
Parcel Information
CITY LIMITS: DALLAS
ETJ: NOT IN ETJ
POLICE DISTRICT: DALLAS
FIRE DISTRICT: DALLAS
FLOOD:
LOCAL WATERSHED: LONG CREEK
CENSUS TRACT: 309.01

Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019. - Document created for printing on 3/1/2022

Resolution Designating 5.25 Acres (No Address Assigned) for Economic Development
and/or Community Development Purposes

WHEREAS; the property, known as Gaston County Parcel #212805, located at No Address Assigned, Dallas, North Carolina ("the property") was originally donated to the Town on or about December 30, 2008, and;

WHEREAS; the Town does not intend to use the property for Town purposes and the Town intends to hold the property from this day forward for Economic Development Purposes and/or Community Development Purposes, and;

WHEREAS; pursuant to N.C.G.S. 158-7.1 the property, specifically described below, is to be held for Economic Development Purposes and/or Community Development, and;

Beginning at a 1" pipe, said pipe being located South 48 degrees 28 minutes 55 seconds West a distance of 1722.13 feet from NC Grid Monument "Hopeman", "Hopeman" being located North 84 degrees 44 minutes 43 seconds West a distance of 2005.39 feet from NC Grid Monument "Dallas"; thence running, adjoining the lands of the Gaston County Board of Education, Gaston County Deed Book 668 Page 438, South 09 degrees 32 minutes 28 seconds East a distance of 386.42 feet to a 1" pipe; thence continuing South 04 degrees 01 minutes 59 seconds East a distance of 299.65 feet to a rebar; thence continuing South 01 degrees 09 minutes 06 seconds West a distance of 224.27 feet to an iron pin set; thence three (3) new lines, dividing the lands of Advantage Investment Group LLC, Gaston County Deed Book 4087 Page 764, as follows: 1) North 51 degrees 29 minutes 34 seconds West a distance of 179.04 feet to an iron pin set; 2) North 58 degrees 40 minutes 41 seconds West a distance of 154.17 feet to an iron pin set; 3) North 29 degrees 17 minutes 47 seconds West a distance of 158.80 feet to a rebar in the right-of-way of US Hwy #321, a control access highway; thence running with said right-of-way the following three (3) courses and distances: 1) North 08 degrees 59 minutes 27 seconds East a distance of 208.07 feet to a right-of-way monument; 2) North 03 degrees 52 minutes 39 seconds East a distance of 193.82 feet to a right-of-way monument; 3) an arc to the right with a radius of 2176.83 an arc length of 192.84, and a chord North 08 degrees 03 minutes 36 seconds East and a distance of 192.77 feet to a rebar; thence running, adjoining the lands of Ingles Markets Inc., Gaston County Deed Book 4297 Page 1969, South 85 degrees 27 minutes 06 seconds East a distance of 197.48 feet to the point and place of beginning. Parcel #212805 Deed Book 4442 Page 783

WHEREAS; the Town has duly authorized and the Board of Aldermen conducted a Public Hearing to consider whether to designate the property that will not be used by the Town located at No Assigned Address, Dallas, NC to be held for Economic Development Purposes, and/or Community Development Purposes, and;

WHEREAS; in the opinion of the Town of Dallas Board of Alderman this proposed designation of the property will stimulate the local economy, increase taxable property, and increase business prospects of the Town.

Resolution Designating 5.25 Acres (No Address Assigned) for Economic Development
and/or Community Development Purposes

NOW, THEREFORE BE IT RESOLVED, by the Board of Aldermen of the Town of Dallas, North Carolina, as follows:

That the Town of Dallas does not intend to use the property located No Address Assigned, Dallas, NC, specifically described below, for Town purposes. That said property located at No Address Assigned, Dallas, NC shall be held for Economic Development Purposes and/or Community Development.

No Address Assigned, Dallas NC property is specifically described as:

Beginning at a 1" pipe, said pipe being located South 48 degrees 28 minutes 55 seconds West a distance of 1722.13 feet from NC Grid Monument "Hopeman", "Hopeman" being located North 84 degrees 44 minutes 43 seconds West a distance of 2005.39 feet from NC Grid Monument "Dallas"; thence running, adjoining the lands of the Gaston County Board of Education, Gaston County Deed Book 668 Page 438, South 09 degrees 32 minutes 28 seconds East a distance of 386.42 feet to a 1" pipe; thence continuing South 04 degrees 01 minutes 59 seconds East a distance of 299.65 feet to a rebar; thence continuing South 01 degrees 09 minutes 06 seconds West a distance of 224.27 feet to an iron pin set; thence three (3) new lines, dividing the lands of Advantage Investment Group LLC, Gaston County Deed Book 4087 Page 764, as follows: 1) North 51 degrees 29 minutes 34 seconds West a distance of 179.04 feet to an iron pin set; 2) North 58 degrees 40 minutes 41 seconds West a distance of 154.17 feet to an iron pin set; 3) North 29 degrees 17 minutes 47 seconds West a distance of 158.80 feet to a rebar in the right-of-way of US Hwy #321, a control access highway; thence running with said right-of-way the following three (3) courses and distances: 1) North 08 degrees 59 minutes 27 seconds East a distance of 208.07 feet to a right-of-way monument; 2) North 03 degrees 52 minutes 39 seconds East a distance of 193.82 feet to a right-of-way monument; 3) an arc to the right with a radius of 2176.83 an arc length of 192.84, and a chord North 08 degrees 03 minutes 36 seconds East and a distance of 192.77 feet to a rebar; thence running, adjoining the lands of Ingles Markets Inc., Gaston County Deed Book 4297 Page 1969, South 85 degrees 27 minutes 06 seconds East a distance of 197.48 feet to the point and place of beginning. Parcel #212805 Deed Book 4442 Page 783. The said property contains 5.25 acres.

Adopted this the 8th day of March, 2022.

Rick Coleman, Mayor

Attested by:

Sarah Hamrick, Town Clerk

Staff Report

Zoning Map Amendment Request: 2021-05

Property Owners/Applicants: Mark & Pamela Huffstetler, Eric & Sheila Bumgarner

Authorized Agent: Sean Cullen, River Rock Capital Partners

Current Zoning: B-2, Highway Business

Proposed Zoning: CD R-6

Property Location: Subject site is located in the area of 1302/1304 Dallas Cherryville Highway; West of the Walmart Neighborhood Market, East of Eden Glen, and North and East of North Gaston Church of God.

Gaston County Parcel ID: 171277, 171214, 306161

Request: The applicant is requesting a Conditional Rezoning for the development of a 99 dwelling unit multi-family site. The site features 33 buildings consisting of 3 attached ranch style units. While the community is 55+ age targeted, it is not age restricted.

Staff Analysis: The subject site consists of three parcels. Two of the existing parcels contain single family detached homes. One remains wooded area. Site conditions as follows:

- Existing stream running south to north on western side of the site
- Flood zone just north of the site
- Proposed connection to Dallas Cherryville Highway and Sunnyfield Ct.
- Dog Park and natural walking path proposed as on-site amenities

Town staff have had ongoing meetings and discussion with River Rock Capital Partners and Kimley Horn regarding the development of the subject site. Based on the proposed project, staff recommend the developer request a conditional rather than conventional rezoning. The project features a unique product that not does currently exist in Town – ranch style multifamily housing. The project would offer a unique living style for a variety of ages. Project includes sidewalks throughout the development, a dog park, landscaping buffers, street trees, and a natural walking trail.

Traffic: Trip generation has been provided based on the ITE Land Use – Multifamily Housing Mid-Rise (Apartments). 99 dwelling units are expected to generate 538 daily trips, 34 in the AM Peak hour and 44 in the PM Peak hour. Based on the trip generation, a Traffic Impact Analysis is not required for this project.

Parking: Two off-street spaces are required per dwelling unit. For this project, 198 spaces are required. Per the site plan, 202 parking spaces are provided. Based on vertical sections, the Mendoza plan offers one-car garages. During the PIM, the developer stated that interior units would have one-car garages and corner units would have two-car garages. This was confirmed during Planning Board review.

Comprehensive Land Use Plan: The proposed land use is inconsistent with the 2003 Comprehensive Land Use Plan's map designation as General Business. Abutting property to the north is identified as New Residential.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for a project of this nature and location. The proposal offers additional housing that is not currently available in Dallas. The site location allows convenient access to nearby amenities; while providing open space and internal amenities. Conditions should be agreed upon so that the proposal is a proper fit for the area. Appendix A has been provided by staff as the proposed conditions. Those listed have been agreed upon by the Town and Developer. The Planning Board unanimously recommended approval of the zoning map amendment.

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: Approximate northeast corner of Dallas Cherryville Hwy & Dallas Bessemer City Hwy
(see parcel IDs and property owner addresses)

Lot Size: 21.25 AC Current Zone/ Use: B-2 Parcel ID# 1. 171277 & PIN # 3547484093
2. 171214 & PIN # 3547473323
3. 171212 & PIN # 3547481183

Name of Owner: 1. Mark & Pamela Huffstetter
2. Eric & Sheila Bungarner
3. Eric & Sheila Bungarner

Address of Owner: 1. 1302 Dallas Cherryville Hwy, Dallas, NG 28034
2. 1304 Dallas Cherryville Hwy, Dallas, NG 28034
3. No Assigned address

Owner Phone #: 704-718-6199 Email: ericbungarner@icloud.com
704-913-5252 DAMSMONEY@CHARTER.NET

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

B-2 to R-6 On the following described property:

(Parcel IDs denoted above), FURTHER IDENTIFIED AS PARCEL ID # _____.

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

Eric Bungarner
Signature of applicant

10/27/2021
Date

Development Services Director

Date

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

Checks to be made payable to the Town of Dallas.

TOWN OF DALLAS
REZONING APPLICATION

Location of Property: Approximate northeast corner of Dallas Cherryville Hwy & Dallas Bessemer City Hwy
(see parcel IDs and property owner addresses)

Lot Size: 21.25 AC Current Zone/ Use: B-2 Parcel ID# 1. 171277 & PIN # 3547484093
2. 171214 & PIN # 3547473323
3. 171212 & PIN # 3547481193

1. Mark & Pamela Huffstaller 2. Eric & Sheila Bungarner Name of Owner: <u>3. Eric & Sheila Bungarner</u>	
1. 1302 Dallas Cherryville Hwy, Dallas, NC 28034 2. 1304 Dallas Cherryville Hwy, Dallas, NC 28034 Address of Owner: <u>3. No Assigned address</u>	
Owner Phone #: <u>704-718-6199</u> <u>704-913-5252</u>	Email: <u>ERICBUNGARNER@icloud.com</u> <u>PAMSMONEY@CHARTER.NET</u>

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

B-2 to R-6 On the following described property:

(Parcel IDs denoted above), FURTHER IDENTIFIED AS PARCEL ID # _____

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

[Signature]
Signature of applicant

10-28-2021
Date

Development Services Director

Date

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

Checks to be made payable to the Town of Dallas.

ADJACENT PROPERTY OWNERS TO NOTIFY
(This Section is for Staff Use)

Parcel ID#	Owner Name	Mailing Address
3547471220	North Gaston Church of God	PO Box 1035, Dallas, NC 28034-1035
3547378375	Angela Salgado	1400 A Dallas Cherryville Hwy, Dallas, NC 28034
3547379605	Yvette Bessent/Harold Grier	1524 Eden Glen Dr, Dallas, NC 28034
3547379715	Elizabeth McConnell	1528 Eden Glen Dr, Dallas, NC 28034
3547379807	Tristan & Kelly Howsare	1532 Eden Glen Dr, Dallas, NC 28034
3547389210	Jeffrey & Emily Comer	1124 Miles Rd, Dallas, NC 28034
3547389652	Doris Baker/Daniel Sprengle	1205 Springhill Ct, Dallas, NC 28034
3547389983	Donna Thompson	1720 Eden Glen Dr, Dallas, NC 28034
3547488847 3547493158 3547488496	Robert & Yvonne Finger	129 Kingstree Dr. Dallas, NC 28034
3547479626	Wal-mart Real Estate Business	PO Box 8050 Mail Stop 0555, Bentonville, AR 72712

OFFICE USE ONLY

Date of Planning Board Hearing: _____ Approved? _____

Date of Board of Aldermen Meeting: _____ Approved? _____

Eric & Sheila Bumgarner
11226 Windy Grove Rd,
Charlotte, NC 28278

Let this letter serve as formal notice I/we, Eric & Sheila Bumgarner, owner of (address 1304 Dallas Cherokee Hwy.) further identified as Gaston County parcel(s) 3547473323 & 3547481193, give consent to act as the authorized agent(s) for the Conditional Rezoning request in the Town of Dallas.

Eric Bumgarner
Sheila Bumgarner

Signature

10/26/2021
Date

Mark & Pamela Huffstetler
1302 Dallas Cherryville Hwy
Dallas, NC 28034

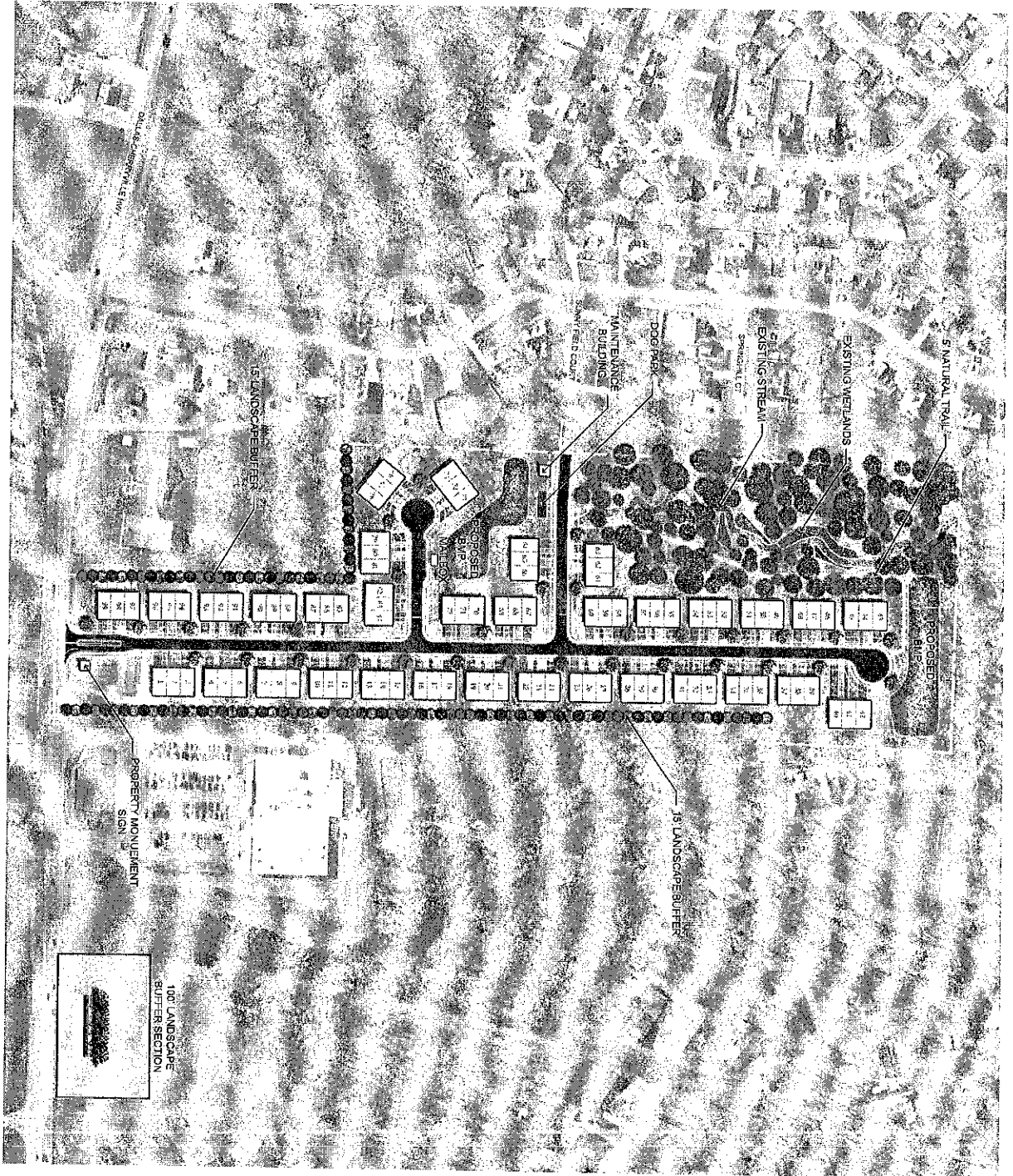
Let this letter serve as formal notice I/we, Mark + Pamela Huffstetler owner of (address 1302 Dallas Cherryville Hwy further identified as Gaston County parcel(s) 3547484093), give consent to act as the authorized agent(s) for the Conditional Rezoning request in the Town of Dallas.

Pamela B. Huffstetler
Mark E. Huffstetler

Signature

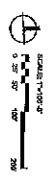
10-26-2021

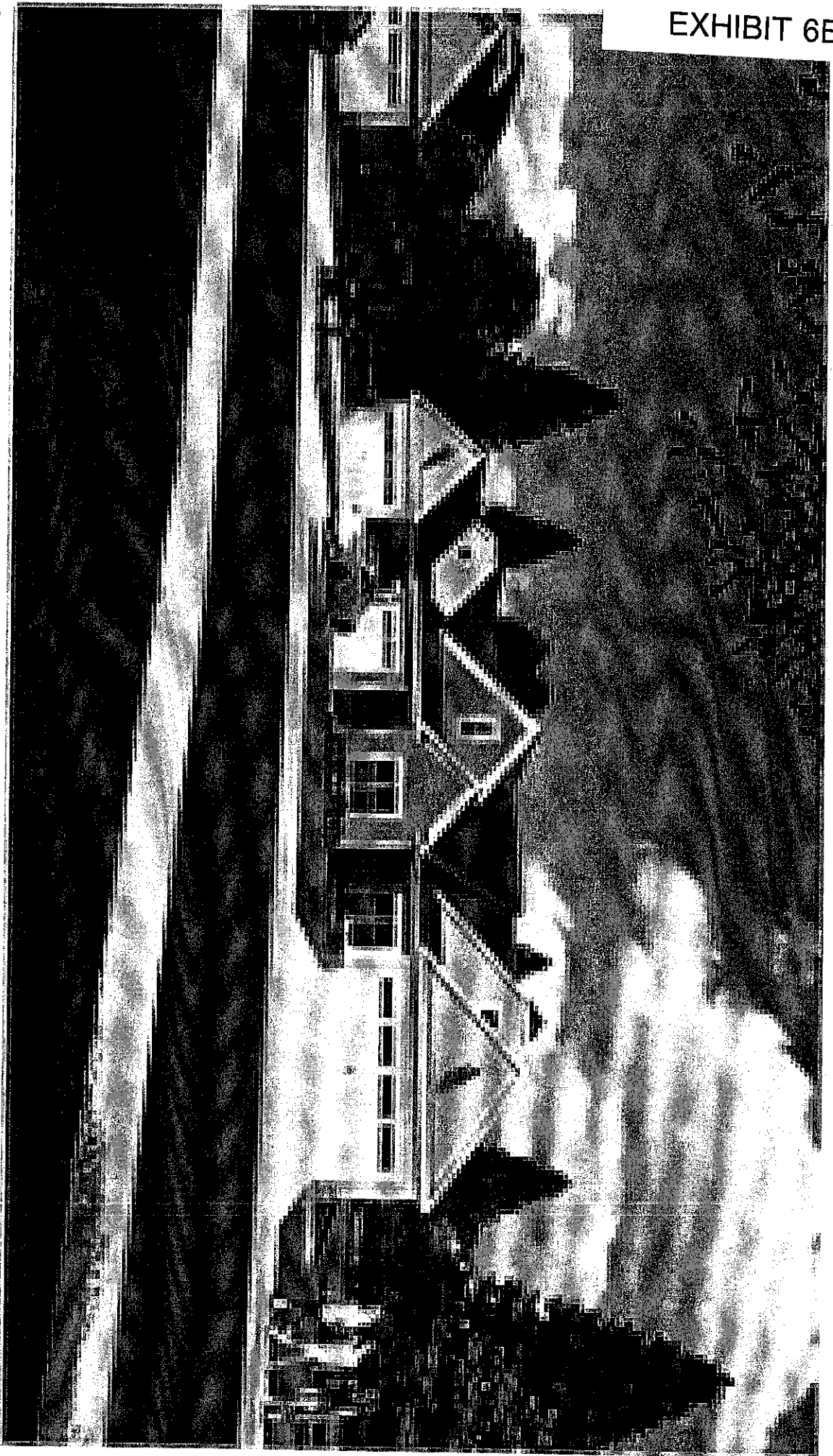
Date



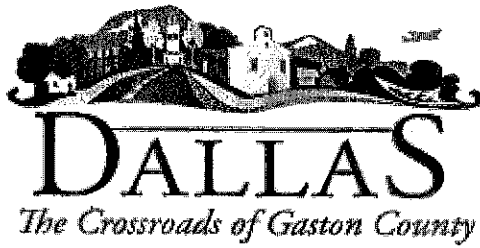
DALLAS - CHERRYVILLE HWY | RENDERED PLAN
 FEBRUARY 2022 · RIVER ROCK CAPITAL PARTNERS

DALLAS
 NORTH CAROLINA





3-UNIT ATTACHED RANCH HOME RENDERINGS



Written Consent for Zoning Conditions

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

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

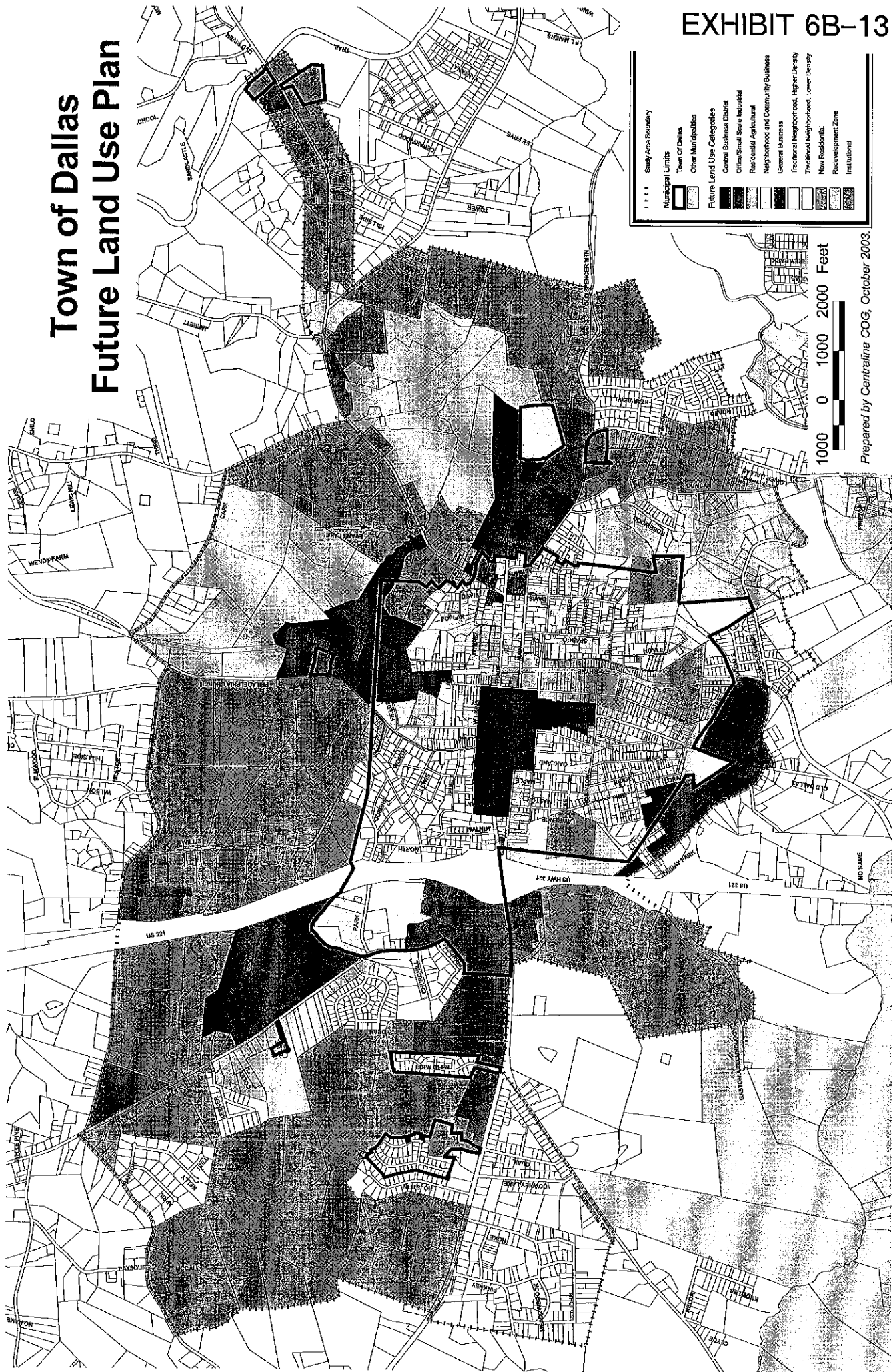
1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. No relief requested at this time
2. Ranch style units shall be designed to include varying pitches, carriage style garage doors, including hardware and upper windows, and exterior carriage and gooseneck lights. Each front façade shall include an element of shaker accents and/or brick or stone veneer.
3. Street frontage along Dallas Cherryville Highway Dr. shall be designed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter along Dallas Cherryville Highway, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
4. Developer to secure driveway permit for entrance from NCDOT
5. Developer shall extend Town of Dallas' water, sewer, and electrical lines to the site, at their expense. The development will be served by Town utilities: water, sewer, and electric.
6. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.
7. Developer shall separately secure demolition permits from Town and Gaston County.
8. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
9. Conditional Zoning approval is valid for a period of 24 months from the date of approval.

Items Added at Planning Board Meeting

10. Developer to install a 15' buffer in accordance with 153.063, figure 5: screening, on the eastern portion of the property where natural foliage does not exist or will be removed.
11. Developer to install a natural walking trail/path, a minimum of 5' wide, north of Sunnyfield Ct., west of the proposed roadway.
12. Developer to install an outdoor community area/dog park with fenced area, seating, and landscaping.
13. At least one understory tree shall be planted between each building in the 10' treescape easement.
14. No Parking signs shall be installed throughout the development

Town of Dallas Future Land Use Plan

EXHIBIT 6B-13



§ 153.042 OFF-STREET PARKING REQUIREMENTS.

- (A) In all business and industrial zones, except the P-3 zone which is specifically exempt from the provisions of this section, there shall be provided, at the time of the erection of any building or structure, or at the time any principal building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area, permanent off-street parking space in the amount specified in this section.
- (B) In all residential and office and institutional zones, there shall be provided, at the time of the erection of any building or structure, or at the time any principal building or structure is enlarged or increased in capacity adding dwelling units, guest rooms, seats or floor area, or before conversion of any building or structure from one zoning use to another, permanent off-street parking space in the amount specified in this section.
- (C) The off-street parking space required by this section shall be permanent open space and shall not be used for any other purpose. Wheel stops or curb shall be provided where necessary to prevent any vehicle from encroaching on adjacent property, on any street right-of-way or on the area within ten feet of such right-of-way as specified in division (F) below.
- (D) The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another for use during the same hours.
- (E) Parking spaces maintained in connection with an existing use at the time of the adoption of this chapter up to the number required by this chapter shall be continued and may not be counted as serving a new structure or addition thereto.
- (F) No portion of any street right-of-way or of any area within ten feet of such right-of-way line shall be considered as fulfilling or partially fulfilling the off-street parking requirements of this section.
- (G) Except for dwelling units, if the parking space required by this section cannot be reasonably provided on the same lot on which the principal use is conducted, such space may be provided on another lot separated therefrom by not more than 400 feet, provided such lot is located in a zone in which such a use is permitted.
- (H) Each application for a building permit or certificate of occupancy shall include information as to the location and dimensions of off-street parking space, if required and the means of ingress and egress between such space and a street or alley. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this section are met.
- (I) The certificate of occupancy for the use of any building, structure or land where off-street parking space is required shall be withheld by the Building Inspector until provisions of this section are fully met.
- (J) In accordance with the foregoing provisions, off-street parking space shall be provided and permanently maintained for the following uses in the number indicated:
- (1) *Auditoriums, theaters, churches and other places of assembly.* One space for each 21 square feet of seating area in main place of assembly.
 - (2) *Convenience type grocery stores.* One space for each 100 square feet of gross floor area, provided that any fractional result will require an additional whole space.
 - (3) *Dwellings.* Two spaces for each dwelling unit; any fractional result will require and require an additional whole space. This shall not apply to age restricted housing, dwellings in multi-family projects reserved for low to moderate income (LMI) persons, or affordable housing developments which are financed by Low Income Housing Tax Credits (LIHTC) allocated by the NC Housing Finance Agency. These projects shall have a minimum of 1.75 spaces per dwelling unit. Fractional results require an additional whole space. Documentation must be provided to receive such a reduction.
 - (4) *Golf courses and country clubs.* One space for each 200 square feet of gross floor area. or one space for each acre of real estate, whichever will provide the greatest number of spaces.
 - (5) *Hotels.* One space for each two rooms, plus additional space as required for other uses within the hotel.

EXHIBIT 6C-3

- (6) *Hospitals*. Two spaces for each bed, not including bassinets, provided that any fractional result will require an additional whole space.
- (7) *Industrial manufacturing and wholesale uses*. One space for each employee, based on the maximum number of employees on one shift which the plant or building is designed to employ.
- (8) *Motels and tourist homes*. One space for each room or unit to be rented, plus additional space as required for other uses within the motel or tourist home.
- (9) *Nursing homes*. For chronic or convalescent patients and homes for the aged and infirm. One space for each bed, provided that any fractional result will require an additional whole space.
- (10) *Occupations, customary home*. One space for each 200 square feet of gross floor area devoted to the particular customary home occupation, in addition to the normal off-street parking spaces required of a dwelling. Such parking space or spaces shall be located in the rear yard, screened from view of adjacent residential properties, and connected to the access street by paved driveway. Every person connected with or utilizing the services of a customary home occupation shall use the parking spaces provided in the rear yard only, and the owner of the dwelling shall be responsible for requiring such use.
- (11) *Other business or service uses*. Not otherwise referred to herein. One space for each 400 square feet of gross floor space.
- (12) *Retail business and office uses*. One space for each four hundred (400) square feet of gross floor space.
- (13) *Rooming and boardinghouses, fraternities*. One space for each room to be occupied.
- (14) *Schools*. Three spaces for each room used for administrative offices or class instruction or one space for each six seats in the auditorium or other places of assembly or facilities available to the public, whichever is greater, in elementary schools and junior high schools and the equivalent private or parochial schools. Five spaces for each room used for administrative offices or class instruction or one space for each five seats in the auditorium or other places of assembly or facilities available to the public, whichever is greater, in senior high schools, trade and vocational schools, colleges and universities. One space for each adult attendant in day nurseries, day-care centers and preschool kindergartens.
- (15) *Swimming pools*. One space for each 200 square feet of swimming pool area.
- (16) *Tennis courts*. Eight spaces for each unit.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3-1972; Am. Ord. passed 2-28-2006; Am. Ord. passed 5-8-2008; Am. Ord. passed 6-11-2013)

Consistency Statement

The proposed update of chapter 153.042 Off Street Parking Requirements, is consistent with the 2003 Land Use Plan in order to provide a mixture of housing choices in a manner that compliments the Town's character. The text amendment is therefore deemed reasonable and in the public's best interest in order to ensure compliance with the Town of Dallas' Code of Ordinances guiding land use and development regulations.

Curtis Wilson, Chairman

Date

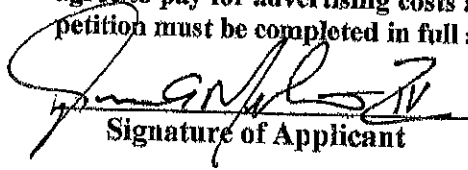
Case# _____

Petition for Text Amendment

Name of Applicant James A. Melvin IV
 Address of Applicant 304 W. 5TH Ave. Gastonia NC 28052
 Contract Information: Telephone 704-813-6596 Email jamesmelvinre@gmail.com
 Requested Change(s) to Zoning or Subdivision Ordinance Text Request to add
"event venue" as a special use in the B-3
central business district.

Specific Section(s) # Requested Change Chap. 153, Zoning code, Appendix C Permitted Uses Chart

We/I certify that all information provided in this application is accurate to the best of our/my knowledge, information, and belief. Furthermore, by signing this request, we/I agree to pay for advertising costs associated with this petition. We/I understand that this petition must be completed in full and the required fee paid for acceptance.


 Signature of Applicant

11/19/21
 Date

Fee: \$ 500 ~~plus advertising costs.~~

OFFICE USE ONLY	
Accepted as complete: <u>11/19/2021</u>	Date _____
Action:	
On _____ the Planning Board recommended that this petition be:	Approved <input type="checkbox"/>
	Denied <input type="checkbox"/>
On _____ the Board of Aldermen held a Public Hearing concerning this request. By vote of the Board they:	Approved <input type="checkbox"/> Denied <input type="checkbox"/>

	Residential								Office	Business					Industrial
	R-15	R-12	R-10	R-8	R-6	R-5	RM-F	RM-F-H	O&I-1	BC-1	B-1	B-2	B-3	B-3P	I-2
X: Permitted by right (Supplemental regulations may apply - check town ordinances)															
S: Special Use Permit (Supplemental regulations may apply - check town ordinances)															
Permitted Uses (any use not specified below is eligible to apply for conditional zoning approval)															
BUSINESS AND RETAIL															
<i>Services</i>															
Banks and financial institutions									X	X	X	X	X	X	X
Barber shops or beauty shops										X	X	X	X	X	X
Dry cleaning establishments (drop-off only)										X	X	X	X	X	X
Event Venue											S	S	S	S	S
Exterminator office										X	X	X		X	X
Funeral homes											X		S	X	X
Laundry pickup stations, laundrettes and laundromats										X	X	X			X
Radio and television repair shops										X	X	X			X
Shoe repair shops										X	X	X	X	X	X

Tailor shops										X	X	X		X	X
Upholstery shops										X	X	X		X	X
<i>Food & Drink</i>															
Alcoholic beverage package stores										X	X	X			X
Bake shops and dairy bars										X	X	X	X	X	
Confectioneries										X	X	X	X	X	
Delicatessens										X	X	X	X	X	
Eating and drinking establishments										X	X	X	X	X	
Grocery stores										X	X	X		X	X
Microbreweries												X		X	X

Consistency Statement

The proposed text amendment update to chapter 153 Appendix C; PERMITTED USES, is consistent with the 2003 Land Use Plan's goal to maintain and promote a vibrant and healthy downtown for a variety of retail, commercial, residential, social, and cultural institutions. The text amendment is therefore deemed reasonable and in the public's best interest.

APPENDIX A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (In feet)	Minimum Front and Rear* Yard Depth (In feet)	Individual Minimum Side Yard Depth (In feet)	Minimum Side Yard Depth (In feet)*	Maximum Building Height
R-15	15,000	15,000	100	45	15	15	35 feet
R-12	12,000	12,000	90	40	12	12	35 feet
R-10	10,000	10,000	80	35	10	10	35 feet
R-8	8,000	8,000 single 6,000 1st unit 3,000 additional unit each	70	30	8	8	35 feet
R-6	6,000	6,000 single 5,000 1st unit 2,500 additional unit each	60	25	6	6	35 feet
R-5	5,500 **	5,500 ** - 500 SF per attached side	50	25***	6	6	35 feet
RMF		15,000 1st unit 3,500 additional unit each		45	45	45	35 feet

* An additional ten feet shall be required to the requirements listed above on all side yards which abut a public or private street (corner lots)

** Attached housing shall be exempt from side yard setback requirements, and may reduce lot width by 5 feet for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation.

*** Rear setback may be reduced by 5 feet at the discretion of Town Staff if requested to accommodate a larger front setback for parking purposes only. Further reduction may be permitted through conditional zoning.

**** Buildings may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements. Any height above 45' may only be approved through Conditional Zoning.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3-1972; Am. Ord. passed 10-11-2016; Am. Ord. passed 9-10-2019)

APPENDIX B: YARD AND HEIGHT REQUIREMENTS FOR BUSINESS DISTRICTS

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (In feet)	Minimum Front and Rear* Yard Depth (In feet)	Individual Minimum Side Yard Depth (In feet)	Combined Minimum Width of Both Side Yards	Maximum Building Height
MO & I		60	25 20% of lot depth*		20% of lot width		Same as R-15
O & I-1		60	25 20% of lot depth*		20% of lot width		Same as R-15
A-1		A	A A*		A		A
BC-1							40 feet
B-1			30 B*		B		Same as R-15
B-2			B*		B		Same as R-15
B-3			B*		B		80 feet
B-3P			B*		B		80 feet
B-4			B*		B		65 feet
I-1			B*		B		D
I-2L			B*		B		Same as R-12
EI-1			50 25*		20		50 feet
EX-1			C C*		C		100 feet

- A For all permitted uses, the requirements of the predominant contiguous zone shall apply in this zone.
- B None required except where the lot abuts on the side or the rear of a residential zone, then it shall have a minimum side yard of eight feet on the abutting side, and a minimum rear yard of 20 feet on the abutting rear.
- C In no case shall any structure, storage area, truck loading or appurtenance, be located within 50 feet of the operator's property line. No excavation or processing shall be conducted within 100 feet of the operator's property line.
- D Buildings used wholly or in part for residential purposes may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3-1972)

HEIGHT OF BUILDING. The vertical distance from the average elevation of the finished grade along the front of the building or from the established sidewalk or street grade, whichever is highest, to the highest point of the building. In computing the height of a building the height of a basement if below the grade from which the height is measured, shall not be included.

§ 153.008 EXCEPTIONS TO HEIGHT LIMITS.

(A) Penthouses or roof structures for the housing of elevators stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limits herein specified, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for residential use.

(B) A parapet wall or cornice may extend not more than five feet above the height limit.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3- 1972)

3.2 DIMENSIONAL STANDARDS

3.2.A PRINCIPAL STRUCTURES

Dimensional standards for principal structures shall be applied as follows:

Table 3-1 Dimensional Standards for Principal Structures

Zone/Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Yard Setbacks (feet)				Height		Additional Notes
			Front ^(a)	Side	Rear	Corner	Max.	Min.	
R									
Single-Family Dwellings	2 acres	80	50	15	50	50	45	20	-
Manufactured housing	2 acres	80	50	15	50	50	45	-	-
All Other Uses	43,560	100	50	25	50	50	45	-	(e)
NR									
Single-Family Dwellings	12,000	60	20	12	30	20	45	20	-
Duplex	16,000	90	20	12	30	20	45	-	-
All Other Uses	43,560	100	50	25	50	50	45	-	(e)
UR									
Single-Family Dwellings	6,000	50	20	6	30	20	45	20	-
Duplex	12,000	60	20	8	30	20	45	-	-
Multi-Family (Townhouse) ^(e)	20,000	100	15	0	15	15	35	-	-
Multi-Family	43,560	100	30	15	30	30	45	-	-
All Other Uses	15,000	100	50	25	50	50	45	-	(e)
CC									
All Uses	None	None	0	0	0	0	50	-	(e)
HC									
All Uses	5,000	70	30	10	20 ^(b)	30	50	-	(e)
BCP									
Duplex	12,000	60	20	15	30	25	35	-	-
Multi-Family (Townhouse) ^(e)	20,000	100	15	10	15	20	35	-	-
Multi-Family	43,560	100	30	20	30	30	50	-	-
All Other Uses	None	70	50	30	30	50	50 ^(c)	-	(e)
I									
All Uses	None	70	50	30	20 ^(b)	50	50 ^(c)	-	(e)

(a) There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks.

(b) Thirty (30) feet if abutting the R, NR, or UR districts.

(c) The maximum height of the structure may be increased to seventy-five (75) feet, provided that the structure lies 200+ feet from a residentially zoned lot.

(d) Within the Viewshed Overlay District, the front setback shall be one hundred (100) feet per Section 2.9.

(e) Dimensions reflect the total development, not an individual lot. In no case shall the density exceed eight (8) units per acre.

MT Holly

Same language in each zoning district

5-2

Schedule of District Regulations

Section 5.2 **R-20SF** **Single-Family Residential District**

- A. Permitted and Special Uses: See Article VI Table of Permitted and Special Uses.
- B. Dimension Requirements
1. Minimum Required Lot Area for a Single-Family dwelling or any non-residential use: 20,000 (twenty thousand) square feet.
 2. Minimum Required Lot Width: 100 (one hundred) feet.
 3. Minimum Required Front Yard: 40 (forty) feet.
 4. Minimum Required Side Yards: 12 (twelve) feet except that the side yard abutting a street shall be 20 (twenty) feet.
 5. Minimum Required Rear Yard: 30 (thirty) feet.
 6. Maximum Lot Coverage: 25% (twenty-five percent) of total lot area.
 7. Maximum Building Height: 35 (thirty-five) feet unless the minimum required front and side yards are increased 1 (one) foot for each additional 2 (two) feet in height.
 8. Location of Accessory Buildings and Structures: Accessory buildings and structures shall be placed in accordance with the provisions of Section 3.11.
- C. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with the provisions of Article VIII.
- D. Signs: Signs shall be regulated by the provisions of Article IX.
- E. Landscape Requirements: Landscaping shall be provided in accordance with the provisions of Article X.

Gastonia

	RD					RS-20					RS-12					RS-9								
	A	W	F	S	R	A	W	F	S	R	A	W	F	S	R	A	W	F	S	R	H			
Single Family Dwellings	87,120	100	50	25	50	45	20,000	100	30	15 th	30	45	12,000	90 th	30	12 th	30	45	9,000 ^{sq}	60 th	30	8 th	30	45
Single Family Dwellings Attached	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family Dwellings Attached Two Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Homes	87,120	100	50	25	50	45	20,000	100	30	15 th	30	45	12,000	90 th	30	12 th	30	45	8,000	60	30	8 th	30	45
Family Care Homes	87,120	100	50	25	50	45	20,000	100	30	15 th	30	45	12,000	90 th	30	12 th	30	45	8,000	60	30	8 th	30	45
Reserving House	87,120	100	50	25	50	45	20,000	100	30	15 th	30	45	12,000	90 th	30	12 th	30	45	8,000	60	30	8 th	30	45
Dwelling Two-Family	87,120	100	50	25	50	45	30,000	100	30	15 th	30	45	-	-	-	-	-	-	-	-	-	-	-	-
	Refer to 6.1.7 for requirements																							

Cramerton

Each Residential zoning district states:

E. Maximum Building Height All Uses - Thirty-five (35) feet, except as provided in Section 5.9 of this Ordinance.

Section 5.9 Height Calculations and Exceptions

5.9.1 For purposes of this Ordinance, the height of a structure shall be the vertical Distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the structure. The maximum heights as indicated in the various districts may be exceeded for the following uses:

Roof equipment not intended for human occupancy and which is accessory to the structure upon which it is placed, such as skylights, transmissions or television towers, housing for elevators, stairways, water tanks, ventilating fans, air conditioning equipment or similar equipment, steeples, spires, belfries, cupolas or chimneys; Radio and television antennae. In no case, however, may the height of any structure exceed one-hundred (100) feet.

Any structure which exceeds the prescribed maximum building height for the zoning district in which it located shall be located on the lot so that no portion of the structure is located closer to any lot line than the **5-10**

required setback line plus the difference between the actual height of the structure and the normally allowed maximum building height in that zoning district. An example of this is as follows:

A structure is located in a lot which is located in a zoning district with required thirty-five (35) foot front, ten (10) foot side and thirty-five (35) foot rear setbacks. A church is proposed to be located on the lot. The church steeple will have a height of sixty-five feet. The maximum permitted building height in that zoning district is ordinarily thirty-five (35) feet. The setbacks for this church with a steeple of that height would therefore now be a sixty-five (65) front setback, forty (40) foot side setback and sixty-five (65) foot rear setback.

Consistency Statement

The proposed update of chapter 153 Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS, is consistent with the 2003 Land Use Plan in order to maintain and enhance the Town's aesthetic qualities and physical character. The text amendment is therefore deemed reasonable and in the public's best interest in order to ensure compliance with the Town of Dallas' Code of Ordinances guiding land use and development regulations.

Curtis Wilson, Chairman

Date

§ 152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY AND FINAL PLATS.

This section shall apply to minor subdivisions, major subdivisions and PUDs.

(A) The preliminary and final plats shall depict, contain or be accompanied by the information indicated in the following table.

(B) A "Yes" indicates that the information is required; where a "No" appears, the information shall not be required.

(C) Preliminary plat information shall only be required for major subdivisions.

<i>Information</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
<i>Information</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
Title block containing:		
-Subdivision name	Yes	Yes
-Name of subdivider	Yes	Yes
-Location (including township, block numbers as shown on the county index map, county and state)	Yes	Yes
-Date or dates survey was conducted and plat prepared	Yes	Yes
-A bar graph, scale and north arrow	Yes	Yes
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes
-The names of owners of adjoining properties	Yes	Yes
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes
-Minimum building setback lines	Yes	Yes
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes
The following data concerning streets:		
-Proposed streets	Yes	Yes
-Existing and platted streets on adjoining properties and in the proposed subdivision	Yes	Yes
-Street rights-of-way, locations and dimensions	Yes	Yes
-Pavement widths	Yes	Yes
-Approximate grades	Yes	Yes
-Design engineering data for all corners and curves	Yes	Yes

-Typical road cross sections	Yes	Yes
-Street names	Yes	Yes
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade and vertical curve length on site plan layout; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage areas	Yes	Yes
-Subdivision street disclosure statement indicating: if streets are public or private; and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes
-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>	No	Yes
The location and dimensions of all:		
-Utilities and other easements	Yes	Yes
-Parks and recreation areas with specific type indicated	Yes	Yes
-School sites (both existing and proposed)	Yes	Yes
-Areas and/or lots to be used for purposes other than residential with the purpose of each stated	Yes	Yes
-Street lights	Yes	Yes
-Street trees	Yes	Yes
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes
Site calculations including:		
-Acreage in total tract to be subdivided and area in each lot	Yes	Yes
-Total number of lots created	Yes	Yes
-Linear feet of streets in subdivision	Yes	Yes
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No

EXHIBIT 7A-4

-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes
-Septic tank disclosure statement (per § 152.075)	No	Yes

(Ord. passed 1-16-2001)



MCADAMS
 The McAdams Group, Inc.
 1415 West 13th Street
 Oklahoma City, OK 73102
 Phone: (405) 527-6800
 Fax: (405) 527-6801
 Website: www.mcadams.com

CLIENT
 TRISTAR DEVELOPMENT, INC.
 1415 West 13th Street
 Oklahoma City, OK 73102
 Phone: (405) 527-6800
 Fax: (405) 527-6801
 Website: www.tristardevelopment.com

True Homes
 Management, LLC

DAVIS HILLS
 CONSTRUCTION DRAWINGS
 500 DALLAS STANLEY HIGHWAY
 TOWN OF DALLAS, NORTH CAROLINA



REVISIONS

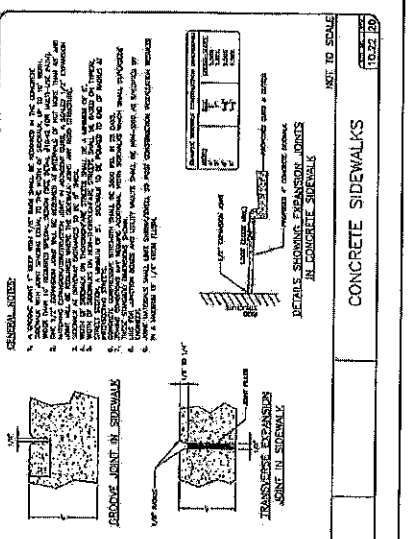
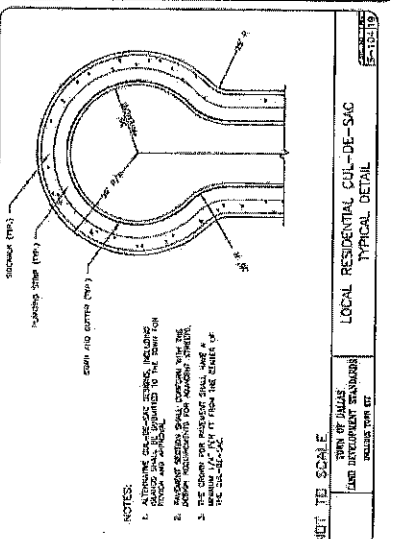
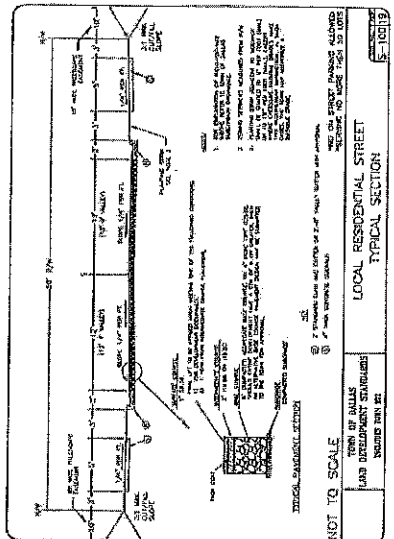
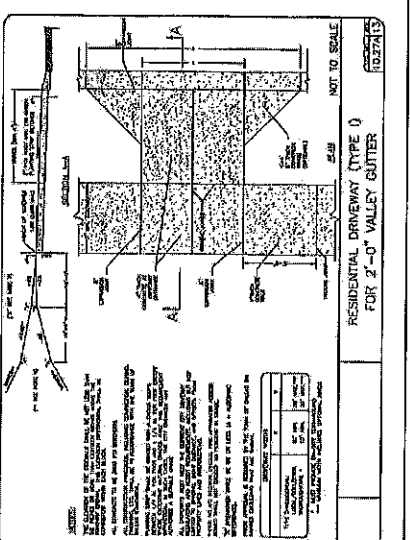
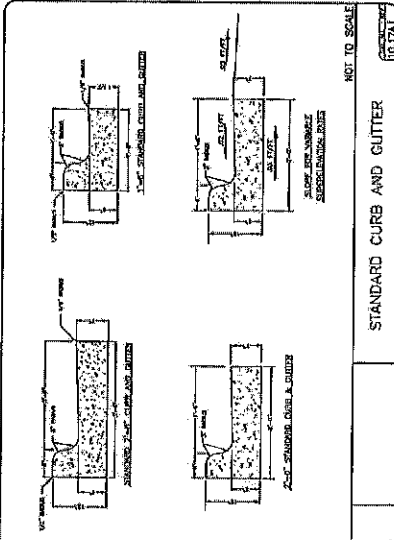
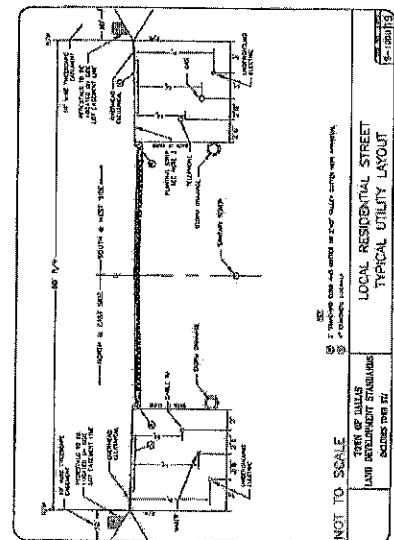
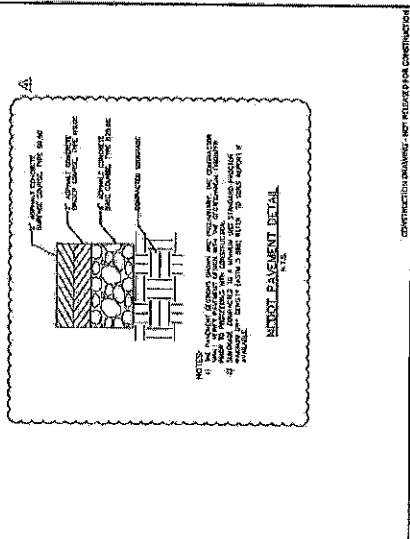
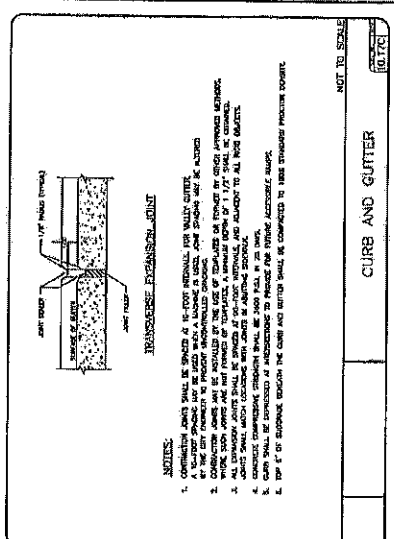
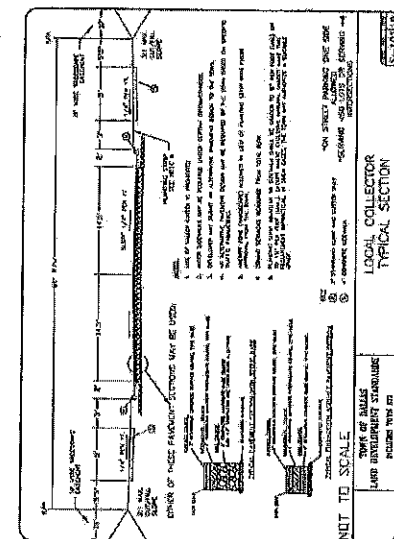
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2	02/14/19	ISSUED FOR PERMITS
3	03/14/19	ISSUED FOR PERMITS
4	04/14/19	ISSUED FOR PERMITS
5	05/14/19	ISSUED FOR PERMITS

PLAN INFORMATION

PROJECT NO.	TR19-006
DATE	01/20/19
DESIGNED BY	DAVID L. SMITH
DRAWN BY	DAVID L. SMITH
CHECKED BY	DAVID L. SMITH
SCALE	AS SHOWN
SHEET	02 OF 02

SITE DETAILS

C8.00





CLIENT
DAVIS HILLS
500 DALLAS STANLEY HIGHWAY
TOWN OF DALLAS, NORTH CAROLINA

**DAVIS HILLS
CONSTRUCTION DRAWINGS
500 DALLAS STANLEY HIGHWAY
TOWN OF DALLAS, NORTH CAROLINA**



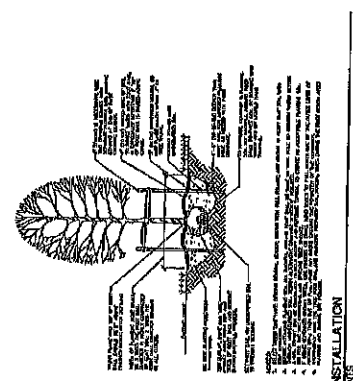
REVISIONS

NO.	DATE	DESCRIPTION
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2	11.14.10	ISSUED FOR PERMITS

PLAN INFORMATION

PROJECT NO. TD-1000
SHEET NO. 10
DATE 01-27-2010

**OVERALL
LANDSCAPE PLAN
L5.00**



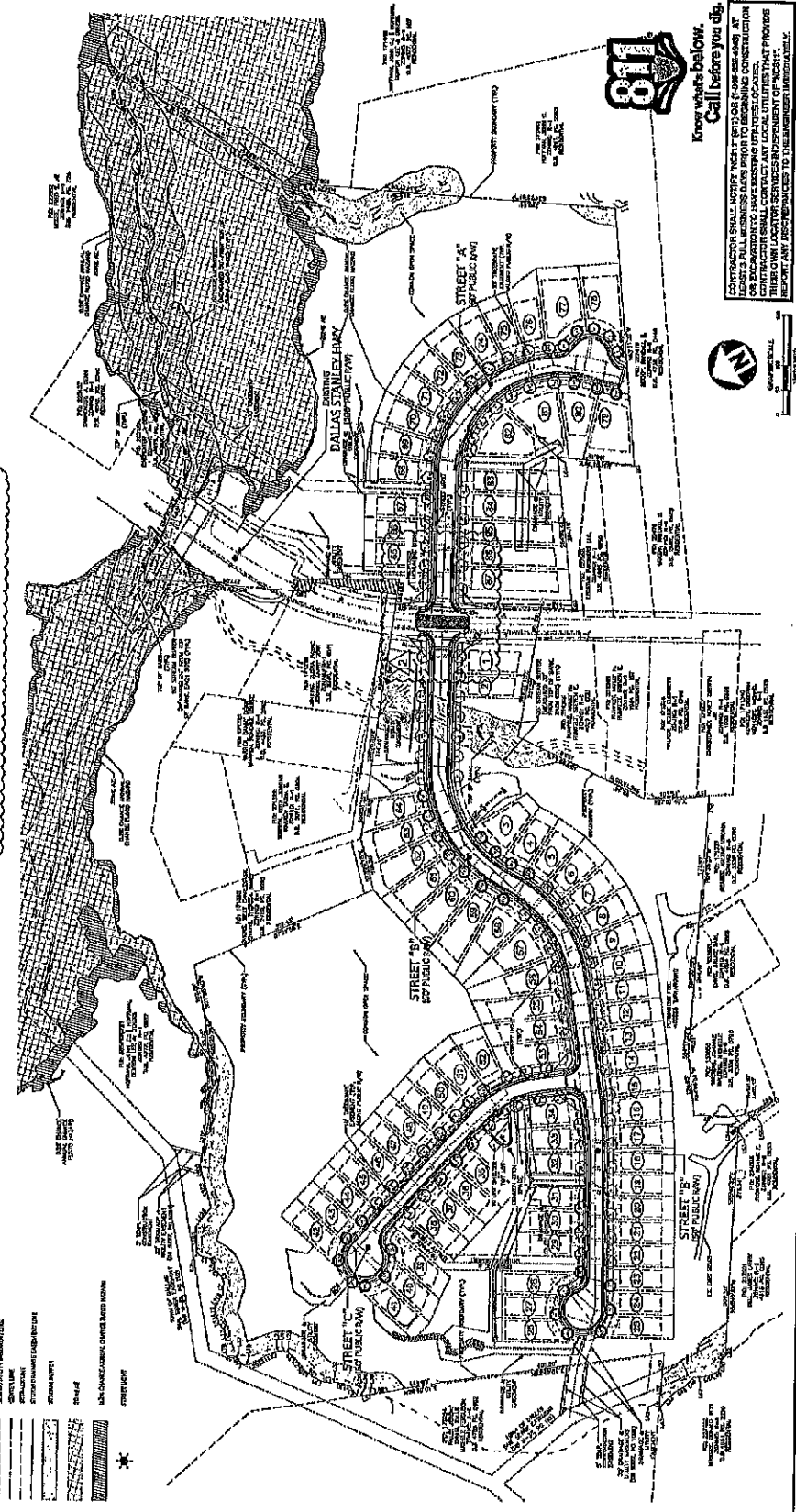
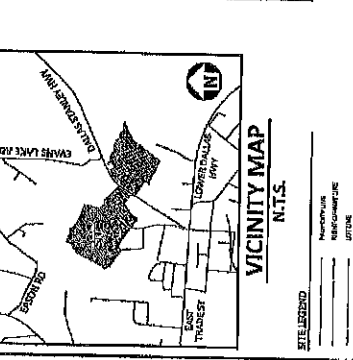
PLANT SCHEDULE OVERALL

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SITE DATA

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

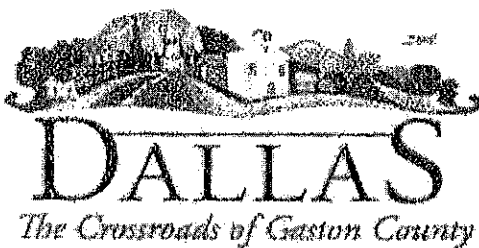
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE DALLAS LAND DEVELOPMENT CODE AND THE DALLAS ZONING ORDINANCE.



811
Know what's below.
Call before you dig.

CONTRACTORS SHALL NOTIFY 811 (811) OR (800) 485-5849 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR LANDSCAPE PLAN. CONTRACTORS SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THESE LOCAL UTILITY SERVICES INDEPENDENT OF 811. THIS DOES NOT APPLY TO ANY LOCAL UTILITIES THAT PROVIDE THESE LOCAL UTILITY SERVICES INDEPENDENT OF 811.





Written Consent for Zoning Conditions

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

Two amendments were made to Exhibit A during the public hearing regarding the Conditional

Zoning of Parcels 131854, 216368, and 301158. Condition 17 was amended and agreed to by

Town and Developer. Condition 18 was added during the hearing and agreed upon by the Town

and Developer. Both amended conditions are now included in Exhibit A, which is attached to

this document. On January 19, 2021, Condition 1 received a minor verbiage change for clarity.

ATTEST:

[Signature]
Authorized Agent/Property Owner

1/21/21
Date

Shawn Gasparini
Print Name

Additional Property Owner(s), if needed

Date

Print Name

Exhibit A

Streets and Traffic:

1. Developer agrees to complete the Town's Traffic Impact Analysis (TIA) requirements as part of Construction Drawing approval. The findings shall be presented to the Planning Board and Board of Alderman for information purposes if community layout will remain significantly the same. Anything other than "minor" changes as defined by ordinance will require Planning Board recommendation and Board of Alderman approval. Upon completion of the TIA, Developer, through Transportation Mitigation Agreement, agrees to all improvements recommended by the TIA, unless NCDOT funding is committed to improvement within five (5) years or NCDOT is opposed to the improvement.
2. Street A and Street B to be developed to the Town's collector road requirements, until the intersection with Street C. The remaining portion of Street B and Street C shall be developed to the Town's local residential road requirements.
3. Street A shall be designed to include a temporary paved offset cul-de-sac and dedicated as right-of-way.
4. Street frontage along Dallas Stanley Highway shall be designed to meet the Town standards, including but not limited to the addition of sidewalk and street trees. Pending NCDOT objection to sidewalk along Dallas Stanley Highway, the Developer agrees to payment in lieu of sidewalk at cost.
5. Developer to secure driveway permits for Streets A and B from NCDOT, and discuss what, if any, pedestrian crossing improvements may be needed to ensure residents on either side of the development have access to the community amenities as no separate amenity lot is being provided. Recommendations from NCDOT must be included on construction plans.

Easements:

6. Developer to dedicate the entire floodplain on the parcel to the Town of Dallas as an access and maintenance easement to allow for future trail development, pump station upgrades, and floodplain conservation area.
7. Developer agrees to maintain 20' easement on plans as shown, and reserve for a future private community trail connection once a trail is developed if desired by the HOA. Any trail or path installed in this location shall be the sole responsibility of the HOA for design, installation, and ongoing maintenance. This shall not be dedicated to the Town.

Open Space:

8. Developer agrees to install a 20' x 16' pergola and tot lot as open space improvements toward the 20% improved open space requirement of cluster development overlay development.

9. Upon construction drawing approval, developer agrees to payment-in-lieu of trail construction per the formula provided in 153.072 (H)2. (Payment=\$63,236.75)
10. All open space, both improved and not improved, shall be maintained by the HOA, including but not limited to lighting, landscaping, signage, built features, easements, etc. No open spaces in the community shall be allowed to be subdivided or sold without written approval by the Town of Dallas.

Community Design Standards:

11. Setbacks and minimum lot sizes shall be consistent with the minimum requirements in the R-6 zone- 25' front and rear setbacks and 6' minimum side setbacks, and 6000 SF minimum lot size, except for one lot shown at 5,983.32 SF.
12. Lot widths may be reduced by up to 25% as part of cluster overlay development in order to promote a smaller overall development footprint and preserve additional open space. Lots must be 45' wide minimum- 47' wide or more is preferred.
13. Developer to provide at least 2 off-street parking spaces in addition to garage space on each residential lot.
14. Single family homes shall be designed to include shaker accents and/or brick or stone veneer on front facades similar to the elevations provided at the time of conditional approval. (voluntary-agreed to by developer)
15. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.

Other:

16. Annexation(s) shall be finalized prior to approval of construction documents.
17. Construction drawings must be approved by the Town of Dallas within 12 months of Conditional Zoning approval. Prior to expiration, Developer must receive approval of extension.
18. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the Developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.



Special Events/ Activities Application

Town of Dallas
210 North Holland Street
Dallas, NC 28034-1625
(704) 922-3176
Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Refer to the Special Events Policy and Town of Dallas Fee Schedule for all Special Events requirements. Applicants are responsible for providing complete and accurate information on the application. The applicant is responsible for notifying the Town of Dallas of any changes. **A COMPLETE application must be submitted by no later than the first Tuesday of the month for consideration at the next Board of Aldermen meeting. Events must be approved at least 14 days in advance of the event.**
INCOMPLETE APPLICATIONS WILL BE RETURNED.

APPLICATION INFORMATION

Name of Event:	2022 Easter Egg Hunt		
Facility Requested:	Courthouse Square		
Applicant Name:	Alexander Brooks		
Organization:	Gaston County Museum		
Mailing Address:	131 West Main Street		
City / State / Zip:	Dallas, NC 28034		
Daytime Phone:	704.922.7681 x 110	Cell:	
		E-Mail:	alexander.brooks@ga
Description of the Event:	Annual Easter Egg Hunt on the Court Square; age specific areas for egg hunts activities for families		
Does the event have a Facebook, Twitter, or other social networking page:	event will be on the Museum's soc		
If yes, please list URL(s):	gastoncountymuseum.org; Facebook/GastonCountyMuseum; Instagram/Gaston C		
Date (s) Requested for Event:	9-Apr		
Event Start Time:	10:00	Event End Time:	12:00
Road Closure Time Begins (if applicable):	9:00	Road Closure Time Ends:	1:00 PM
Set Up Begins:	day before	Set Up Ends:	eggs distributed morning of
Preferred Date & Time of Inspection (if required):	n/a		
Estimated Attendance:	200+		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:			
N/A			

Applicant's Signature: Alexander Sebastian Brook Date: 17 Feb 2022

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TENTS / CANOPIES / MEMBRANE STRUCTURES

Will tents/canopies/membrane structures be used? (Circle one) Yes No (If no, proceed to next section)

of Canopies (fabric structure that is open without sidewalls on 75% or more of perimeter)

of Tents (fabric structure that is enclosed with sidewalls on more than 25% of perimeter)

of Membrane structures (air supported or air inflated structure)

Other type of structure (provide description)

Notes

VOICE / MUSIC AMPLIFICATION

Will amplified sound be used during the event? (Circle one) Yes / No (If no, proceed to next section)

If yes, state the number of stages, number of bands and type of music:

Number of stages: Number of Bands:

Type(s) of music:

Indicate times of amplified sound. Start Time: Finish Time:

Will sound checks be conducted prior to the event? Yes No

If yes, please indicate times: Start Time: Finish Time:

* Must comply with Town of Dallas general entertainment and noise ordinance.

HAZARDOUS MATERIALS (helium, propane, butane, gasoline, etc.)

Will hazardous materials in tanks/cylinders be used? (Circle one) Yes No (If no, proceed to next section)

If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.

Will there be any portable heaters? Yes No

Will there be any deep fat fryers? Yes No

Will there be any fireworks, lasers, torches, candles or pyrotechnics? Yes No

Will generators or electrical power be used? Yes No

If yes, electrical load data and location of connection must be provided on a separate sheet. In the case of extraordinary use or hookups, extra fees may apply.

RIDES / ATTRACTIONS

Will mechanical rides or similar attractions be used? (Circle one) Yes No (If no, proceed to next section)

If yes, company name?

Company address:

List details, if any:

****Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas as additional insured on general liability.**

ALL rides must be inspected and approved by The Department of Labor.

VENDORS

A vendor is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise or services

Will the event include any vendors? (Circle one) Yes / No (If no, proceed to next section)

If the event will have food vendors, please check the following that apply:

Served Sold Catered Prepared Outdoors

Does the event include food concession and/or cooking areas? Yes No

If yes, please list each food vendor and specify cooking method (Gas, Electric, Charcoal, etc.)
(Use additional sheet if necessary)

Vendor Name	Address	Phone Number	Cooking Method	Food Item

Food and beverages shall not be sold at an event unless approved and licensed, if necessary by the Gaston County Health Department
 Event organizers are responsible for arranging health inspections for their event.

List all other vendors who will be present during the event (serving, selling, sampling, or displaying).

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event, start time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline listing the times and locations where streets or public property will be impacted and when dismantling will be complete
(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
4/8/2022	3:00	Will mark off the age appropriate zones for egg hunting	
4/9/2022	8:30	Will put out easter eggs; games and activities	
4/9/2022	10:00	Easter Egg Hunt begins	
4/9/2022	12:00	Event wraps up, everything broken down and cleaned up	

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets and the surrounding area. The plan should include the following information:

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, etc.
- Identify location of all cooking devices and open flames; generators and fuel storage.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.

SERVICES

The Town of Dallas does not provide amenities such as portable toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as clean up, traffic control, etc.

TRASH CONTAINERS

In order to determine what types of containers best suit the needs of the event, please answer the following questions:

Will the event be serving/selling/distributing beverages? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

Delivery Location?

Date and Time for trash cans to be picked up?

****Applicants are responsible for cleaning and restoring the site after the event.
Clean-up fees may be incurred due to applicant's failure to clean and/or restore the site following the event.**

PUBLIC PROPERTY CLEAN-UP

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?

Museum staff will clean up all activities and zones immediately after event.

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From : To :

Dates & Times security will be on site:

Security provided by: Number of Security Personnel:

ROUTE AND TRAFFIC PLAN

PARADE (Includes floats, vehicles, and persons) **BICYCLES**
 MARCH OR WALK (persons only) **FOOT RACE**
 VEHICLES ONLY (Includes motorcycles)
 OTHER (Description:

Number of Persons: % Children:

Number of Vehicles: Vehicle Types:

Number of Animals: Kinds:

DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Ex: A "RUN" may include a 5k, a 10k, and a Fun Run).

Due to the large number of children expected, the Museum does ask that Main Street in front of the Museum be closed off the morning of the event.

ROAD CLOSURES

If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the Dallas Police Dept. is available to assist you.

- NC and US roadways will also require approval from the NCDOT.
- The proposed route to be traveled including the requested starting and termination point. Please also clarify the directions of movement of your event.
- Routing plans for traffic. Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.
- Whether the event will occupy all or a portion of the street(s) requested for use.
- Proposed locations for barricades, signs and police/volunteers.
- The provision of twenty foot (20') minimum emergency access lanes throughout the event site.
- White temporary water base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes Home, Home Depot, etc.).

Please Note: All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification of all road closure requests are at the sole discretion of the Town of Dallas. The Town has final discretion over your Route and Traffic Plan including, but not limited to the route, placement and number of all barricades, signs, and police/volunteer locations.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PERMIT FROM THE TOWN OF DALLAS. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

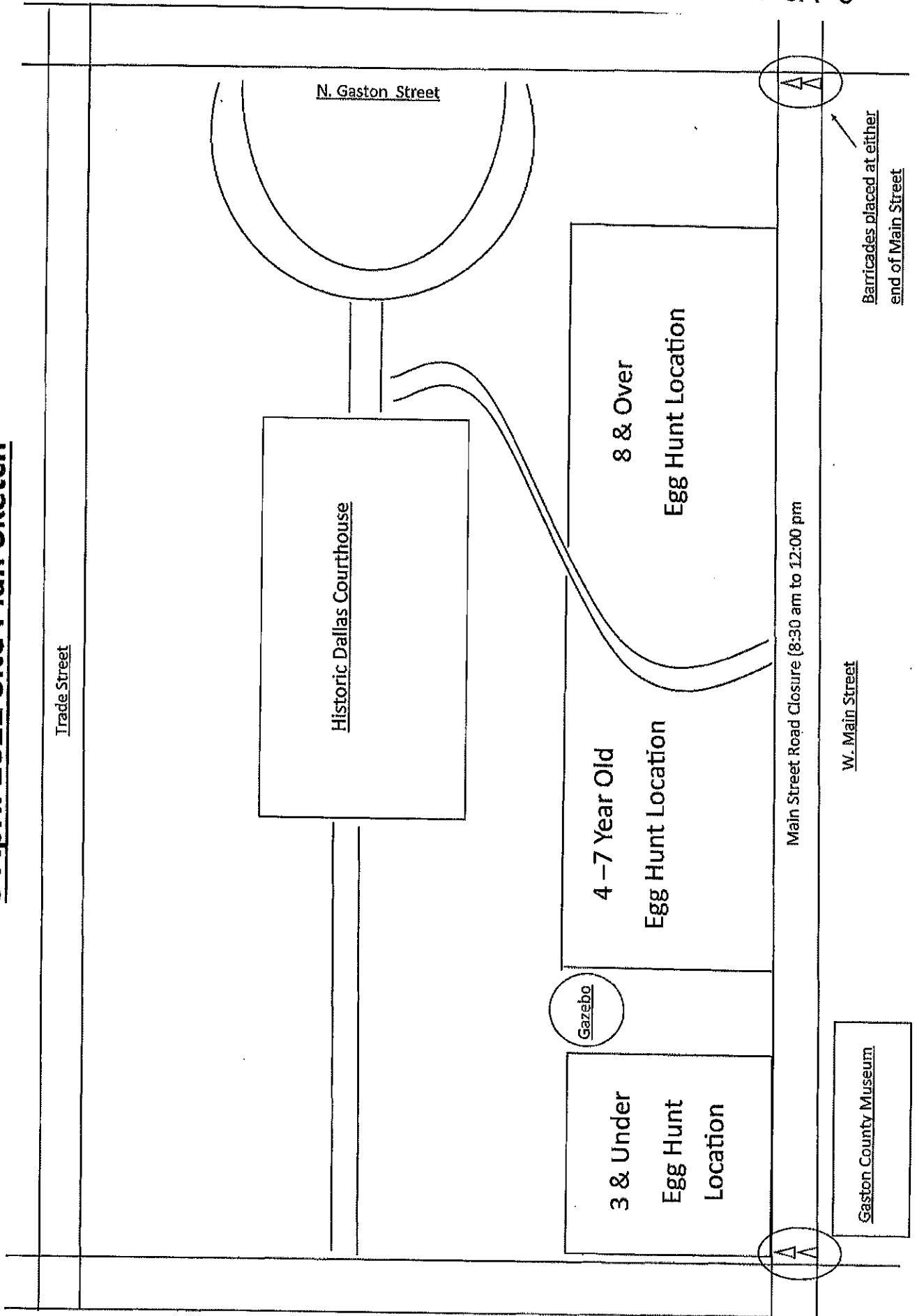
Applicant's Signature: Alexandra Stuchin Duah Date: 17 Feb 2022

*Once approved, a Special Event Fee will be assessed based on the current Town of Dallas Fee Schedule. The event fee is due and payable NO LATER THAN five (5) business days prior to the event. Events will be cancelled if fees are not paid when due.

Easter Egg Hunt

9 April 2022 Site Plan Sketch

EXHIBIT 8A-6



Promised Land
BAPTIST CHURCH

1024 Old Modena Street
Gastonia, NC 28054
(704) 868-2364

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

To Maria Stroupe and Board of Aldermen:

The Town of Dallas has been so kind to allow us to host our Running With The Good News 5K in the past few years. Due to Covid and all the precautions that were involved with not having big gatherings, we did not attempt to have our 5K in 2020 and 2021.

Now that things are seeming to improve and many of the restrictions have been removed, we would once again like to host our 5K in the Town of Dallas on Saturday, September 24, 2022. The Town has been very gracious to us, and we will show our appreciation as we have tried to do in our past events. Our event is part of the Gaston County Run group, which enjoys running in your beautiful Town.

I hope you will consider allowing us to return this year on Saturday, September 24, 2022.

Thank you,



Harold Blankenship
Pastor



**Special Events/
Activities Application**

Town of Dallas
210 North Holland Street
Dallas, NC 28034-1625
(704) 922-3176
Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best refer to the Special Events Policy and Town of Dallas Fee Schedule for all Special Events requirements. Applicants are responsible for providing complete and accurate information on the application. The applicant is responsible for notifying the Town of Dallas of any changes. **A COMPLETE application must be submitted by no later than the first Tuesday of the month for consideration at the next Board of Aldermen meeting. Events must be approved at least 14 days in advance of the meeting.**

INCOMPLETE APPLICATIONS WILL BE RETURNED.

APPLICATION INFORMATION

Name of Event:	Running With the Good News 5K		
Facility Requested:	3.1 miles 5K Run - Beginning + Ending at Cloninger Park		
Applicant Name:	Harold Blankenship, Pastor		
Organization:	Promised Land Baptist Church		
Mailing Address:	1024 Old Modena Street		
City / State / Zip:	Gastonia, NC 28054		
Daytime Phone:	704-868-2364	Cell:	704-674-5034
E-Mail:	pastorhblankenship@gmail.com		
Description of the Event:	A 5K Run Sponsored by Promised Land Baptist Church		
Does the event have a Facebook, Twitter, or other social networking page?	Yes		
If yes, please list URL(s):	promisedlandbaptistchurch.com		
Date(s) Requested for Event:	Saturday, September 24, 2022		
Event Start Time:	8:00 a.m.	Event End Time:	10:00 a.m.
Road Closure Time Begins (if applicable):	8:00 a.m.	Road Closure Time Ends:	9:00 a.m.
Set Up Begins:	6:00 a.m.	Set Up Ends:	10:00 a.m.
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	150 - 200 people		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:	No Vendors - Just Race Set-up		

Applicant's Signature: Harold Blankenship Date: 2/23/2022

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant is required to attend the meeting.

TENTS / CANOPIES / MEMBRANE STRUCTURES

Will tents/canopies/membrane structures be used? (Circle **Yes** / No) (If no, proceed to next section)

of Canopies 2 (fabric structure that is open without sidewalls on 75% or more of perimeter)

of Tents — (fabric structure that is enclosed with sidewalls on more than 25% of perimeter)

of Membrane structures — (air supported or air inflated structure)

Other type of structure (provide description):

Notes

VOICE / MUSIC AMPLIFICATION

Will amplified sound be used during the event? (Circle one **Yes** / No) (If no, proceed to next section)

If yes, state the number of stages, number of bands and type of music:

Number of stages: _____ Number of Bands: _____

Type(s) of music: _____

Indicate times of amplified sound: Start Time: 7:30 a.m. Finish Time: 10:00 a.m.

Will sound checks be conducted prior to the event? Yes No

If yes, please indicate times: Start Time: 7:30 a.m. Finish Time: 7:40 a.m.

* Must comply with Town of Dallas general entertainment and noise ordinance.

HAZARDOUS MATERIALS (helium, propane, butane, gasoline, etc.)

Will hazardous materials in tanks/cylinders be used? (Circle **Yes** / **No**) (If no, proceed to next section)

If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.

Will there be any portable heaters?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Will there be any deep fat fryers?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Will there be any fireworks, lasers, torches, candles or pyrotechnics?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will generators or electrical power be used?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

If yes, electrical load data and location of connection must be provided on a separate sheet.

In the case of extraordinary use or hookups, extra fees may apply.

RIDES / ATTRACTIONS

Will mechanical rides or similar attractions be used? (Circle **Yes** / **No**) (If no, proceed to next section)

If yes, company name: _____

Company address: _____

List details, if any: _____

Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas as additional insured on general liability.

ALL rides must be inspected and approved by The Department of Labor.

VENDORS

A vendor is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise or services

Will the event include any vendors? (Circle one) Yes / **No** (If no, proceed to next section)

2

If the event will have food vendors, please check the following that apply:

Served Sold Catered Prepared Outdoors

Does the event include food concession and/or cooking areas? Yes No

If yes, please list each food vendor and specify cooking method (Gas, Electric, Charcoal, etc.)
(Use additional sheet if necessary)

Vendor Name	Address	Phone Number	Cooking Method	Food Item

and beverages shall not be sold at an event unless approved and licensed. If necessary by the Gaston County Health Department. Event organizers are responsible for arranging health inspections for their event.

List all other vendors who will be present during the event (serving, selling, sampling, or displaying).

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline like the times and locations where streets or public property will be impacted and when dismantling will be complete.
(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue and the names of all streets and the surrounding area. The plan should include the following information:

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, etc.
- Identify location of all cooking devices and open flames; generators and fuel storage.

Location of all fencing, barricades, or other restrictions that will impair access to and from the event property.
 Identify all designated parking areas.

3

SERVICES

The Town of Dallas does not provide amenities such as portable toilets, sound systems, tables, chairs, tents, or other equipment. The applicant is responsible for arranging and providing services such as clean up, traffic

TRASH CONTAINERS

In order to determine what types of containers best suit the needs of the event, please answer the following questions.

Will the event be serving/selling/distributing beverages? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash? 6

Delivery Location?

Date and Time for trash cans to be picked up?

****Applicants are responsible for cleaning and restoring the site after the event. Clean-up fees may be incurred due to applicant's failure to clean and/or restore the site following the event.**

PUBLIC PROPERTY CLEAN-UP

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From To

Dates & Times security will be on site:

Security provided by Number of Security Personnel:

ROUTE AND TRAFFIC PLAN

PARADE (Includes floats, vehicles, and persons) BICYCLES
 MARCH OR WALK (persons only) FOOT RACE
 VEHICLES ONLY (Includes motorcycles)
 OTHER (Describe):

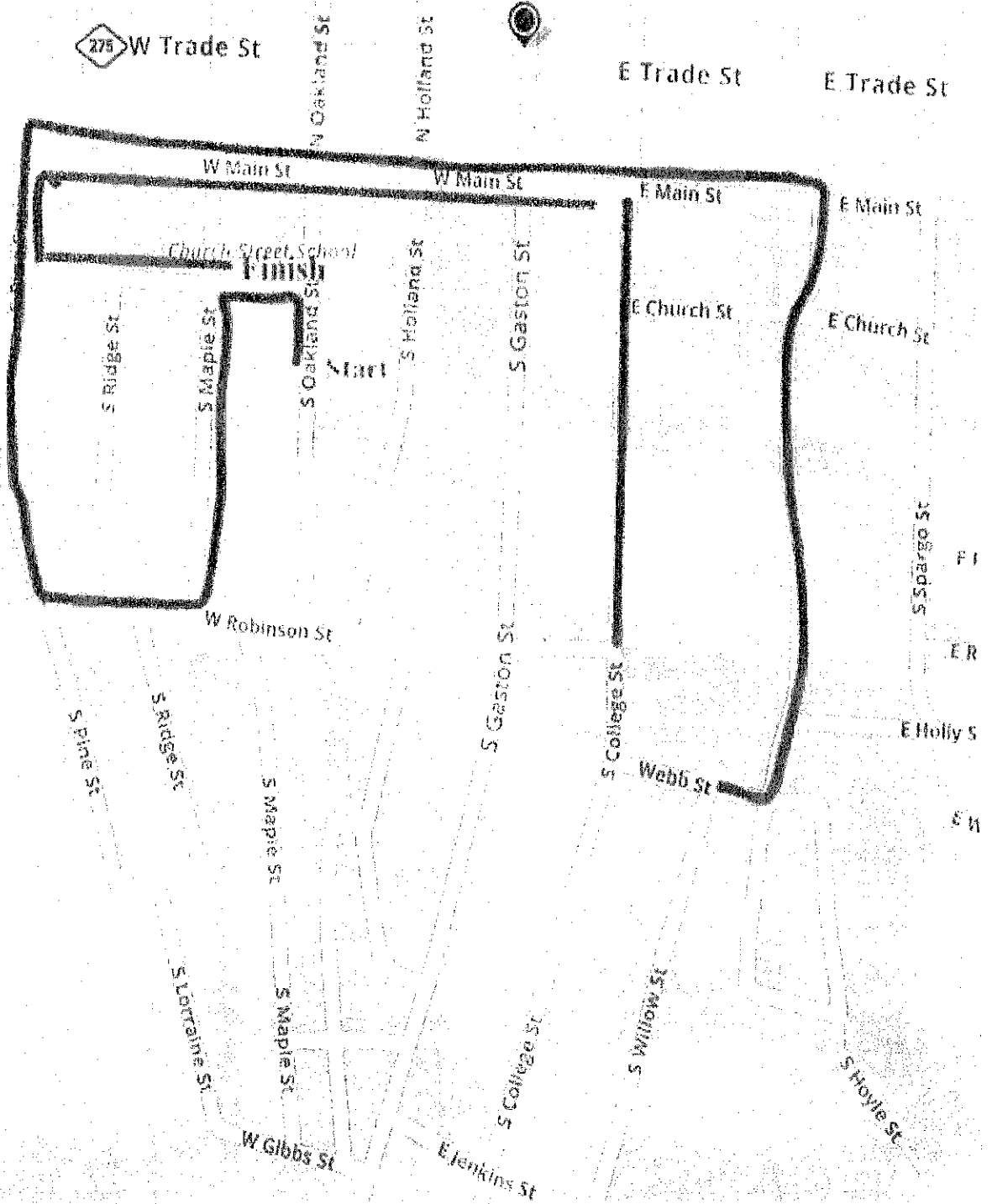
Number of Persons: 150-200 % Children:

Number of Vehicles: Vehicle Types:

Number of Animals: Kinds:

DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INDICATE START AND FINISH TIMES FOR EACH SEGMENT. (Ex: A "RUN" may include a 5k, a 10k, and a Fun Run)

We will start and end at Cloninger Park.
 "A map of the run route is attached."



[Empty rectangular box]

ROAD CLOSURES

If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the Dallas Police Dept. is available to assist you.

NC and US roadways will also require approval from the NCDOT.

The proposed route to be traveled including the requested starting and termination point. Please clarify the directions of movement of your event.

Routing plans for traffic. Illustrate a plan to include roads that you are requesting to be closed to ve other traffic for your event. Include planned arrangements to resolve conflicts with people trying to businesses, their own residences, places of worship and public facilities including public transporta

Whether the event will occupy all or a portion of the street(s) requested for use.

Proposed locations for barricades, signs and police/volunteers.

The provision of twenty foot (20') minimum emergency access lanes throughout the event site.

White temporary water base paint can be used to mark the route on the street pavement (May be p at common hardware stores such as Lowes Home, Home Depot, etc.).

Please Note: All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification road closure requests are at the sole discretion of the Town of Dallas. The Town has final discretion over your Route Plan including, but not limited to the route, placement and number of all barricades, signs, and police/volunteer locatio

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Applicant's Signatu

Heidi Blandford

Date:

2/22/2022

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