

## MINUTES FOR BOARD OF ALDERMEN MEETING

December 13, 2022

6:00 PM

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

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; Robbie Walls, Police Chief; Bill Trudnak, Public Works Director; Tom Hunn, Town Attorney; Brandon Whitener, Recreation Director; Brian Finnegan, Planner; Doug Huffman, Electric Director; David Lingafelt, Code Enforcement Officer, and Paul Gibson Jr., Electric Supervisor.

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:**

The Town Manager added a closed session to the agenda and added a corrected attachment to 8E. Alderman Milton made a motion to approve the agenda with the addition and the correction of 8E, seconded by Alderman Cearley and carried unanimously.

### **Approval of Minutes:**

Alderman Martin motioned to approve the minutes from the November 8<sup>th</sup> regular meeting and the November 22<sup>nd</sup> work session, Alderman Cearley seconded this motion and it was carried unanimously.

### **Recognition of Citizens:**

The Mayor recognized Doug Huffman, the Electric Director, for his retirement of 30 years from the Town of Dallas Electric Department.

### **Consent Agenda:**

#### *Item 5A Proclamation Honoring James Goudelock*

Alderman Withers requested that a proclamation be approved by the Board of Aldermen honoring James William Goudelock for his service to the community. Mr. Goudelock was a member of the Dallas Fire Department and passed away after battling an illness. Attached is a proclamation honoring James William Goudelock (Exhibit 5A-1).

The Mayor read the Proclamation aloud and the Fire Chief gave each family a copy of the Proclamation.

*Item 5B Special Event Fee for Gaston County Toy Run*

At the November 8<sup>th</sup> Board of Aldermen Meeting a Special Event Request was approved for the Annual Gaston County Toy Run for Kids to be held on Saturday, December 3<sup>rd</sup>. A special event request approval carries a fee of \$150.00. At the November 23<sup>rd</sup> Work Session, the Board discussed waiving the fee, as this event benefits the children and families of Dallas. The Board requested that an item to waive the fee for this event be brought to the next meeting for approval.

*Item 5C Adoption of Bike and Pedestrian Plan*

Earlier this year Staff received the Town Bike and Pedestrian Plan final report from Gresham Smith design firm. The study was funded through grant money the Town of Dallas was awarded in 2019 from NCDOT with the support of the Gaston Cleveland Lincoln MPO. The plan was originally discussed at the June 16<sup>th</sup> Planning Board meeting. Staff noted the comments, and were able to make changes in-house from the existing data. These changes included updating the Town Limits on the maps, updating census data with the most recent numbers, updating the Town area in the text, updating the maps to include the MUP extension to Jersey Boulevard, and altering map formats for a cleaner representation. The plan was brought back before the Planning Board on October 20<sup>th</sup> and the vote to recommend approval was unanimous. The plan has been paid in full. Adoption of the plan as is will not produce any additional cost for the Town. Adoption of the plan will provide Town Staff a resource to begin working on improvements for alternative transportation and give a good foundation for future plan updates. Attached is the executive summary. Full documentation of the final draft of the plan and the master plan map of trails and sidewalks throughout the town are available upon request. The plan was discussed at the November 23<sup>rd</sup> Work Session and the Board requested it be brought back for adoption (Exhibit 5C,1-4).

*Item 5D Budget Amendment for Additional Electric Customer Billed Charges*

As per the Town's Utility Extension Policy, developers are responsible for all costs to attach to the Town's utilities. A budget amendment was approved at the September 13<sup>th</sup> Board of Aldermen Meeting to appropriate revenue and expenditures for the Davis Hills subdivision to attach to the Town's electric utility. An updated quote has been received by the Electric Department that includes additional purchases for the project. The attached budget amendment makes provision for those additional costs not included in the previous amendment (Exhibit 5D-1).

Alderman Cearley made a motion to approve all items on the Consent Agenda, seconded by Alderwoman Martin and carried unanimously.

**Public Hearings:**

*Item 6A R-6 Zoning District Text Amendment*

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

At the September 27<sup>th</sup> and November 22<sup>nd</sup> Work Sessions, the Board of Aldermen reviewed a text amendment petition submitted by David Murray, on behalf of KovalXRobinson, LLC. The amendment would permit, by-right, single-family attached housing in the R-6 zoning district with a minimum lot width of 20 ft., a minimum lot area of 1500 sq. ft., and a minimum side yard exemption. Staff reviewed the petition, and are in support of the change, with modifications. The requested minimum lot width of 20 ft. and 1500 sq.ft. lot area should only apply to interior lots. Exterior lots, or end units, should be required to have a minimum side yard of 6', a minimum lot width of 30 ft. and a minimum lot area of 2100 sq. ft. On 8/18/2022, the Planning Board unanimously voted to send their recommendation, along with statements of consistency and reasonableness, to approve the proposed text amendment as written. This public hearing has been advertised as required by NCGS §160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Tuesday, November 29<sup>th</sup> and Tuesday, December 6<sup>th</sup> (Exhibit 6A, 1-11).

The Development Services Director gave a presentation on the text amendment. The Board had questions and concerns with the amendment and decided to table it to the February 14<sup>th</sup> meeting.

Alderman Milton made motion to continue the public hearing at the February 14<sup>th</sup> meeting, seconded by Alderman Martin and carried unanimously.

#### **Public Hearings:**

##### *Item 6B B3-P Micro-Manufacturing Text Amendment*

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

Scott Jermyn submitted a petition for a text amendment to add "Artisanal & Small Scale Manufacturing/Micromanufacturing" as a permitted use in the Central Business Perimeter District (B-3P). Mr. Jermyn has met with staff multiple times to discuss the petition, and the attached draft is the result of his proposal and staff research on allowing small, low impact manufacturing and artisanal crafting into the Town Center District. In addition to the draft amendment, a staff report and the application submission are also attached for review. Staff is in favor of the proposed change, and at the October 20<sup>th</sup> Planning Board meeting it was voted unanimously to recommend adoption of the text amendment as proposed. This public hearing was advertised as required by NCGS §160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Tuesday, November 29<sup>th</sup> and Tuesday, December 6<sup>th</sup> (Exhibit 6B, 1-8).

The Town Planner gave a presentation on the amendment and answered all questions from the Board and Mayor.

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

Alderman Milton made a motion to approve the amendment as presented with the consistency statement, seconded by Alderman Cearley and carried unanimously.

**Old Business:**

There was no old business at this time.

**New Business:**

*Item 8A Calendar Year 2023 Board of Aldermen Meeting Schedules*

Attached is the Board of Aldermen regular monthly meeting schedule, as well as the monthly work session schedule, for calendar year 2023. Upon approval, these schedules will be filed as required by NCGS §143-318.12 (Exhibit 8A, 1-2).

The Town Manager gave a presentation on the meeting schedules.

Alderman Milton made a motion to approve the schedules, seconded by Alderman Martin and carried unanimously.

*Item 8B FY2023-24 Budget Calendar*

Each year the Town establishes a calendar for the preparation of the upcoming fiscal year's budget. Attached is a proposed calendar for the FY2023-24 budget process, including a Strategic Planning Meeting on Monday, March 6, 2023. The Planning Meeting would be held in the Community Room at the Fire Department beginning with lunch at 11:30 am and then the meeting beginning at 12:00 pm. This meeting typically lasts 4 hours. Two Budget Work Sessions are scheduled: 1) Tuesday, March 28, 2023 and 2) Tuesday, April 25, 2023. These work sessions will be held at the Fire Department Community Room at 5:00 pm with dinner available at 4:30 pm. An additional Budget Work Session can be held in conjunction with the regularly scheduled work session on May 23, 2023, if necessary. Attached is the proposed Budget Calendar for FY2023-24 (Exhibit 8B-1).

The Town Manager presented the calendar to the Board for approval.

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

*Item 8C Meter Damage Fee*

Increasingly the Town is having to replace water meters that have been damaged, mainly due to being run over with vehicles. These meters have become quite costly, particularly to replace. Attached is a proposed addition to the Fee Schedule to charge the actual repair/replacement cost when a water meter has been damaged by the customer (Exhibit 8C-1).

The Town Manager presented the replacement fees to the Board. The Board and Town staff discussed the fees and the Board decided to table the topic.

*Item 8D Changing Bonding Requirements for Finance Officer*

Due to the General Assembly's recent enactment of Section 9(a) of S.L. 2022-53, that the minimum coverage amount for finance officers will increase as of January 1, 2023 for units of local government and public authorities with "annually budgeted funds" in excess of \$500,000.

Effective January 1, 2023, the governing board of a local government or public authority subject to G.S. §159-29(a) must fix the amount of the finance officer's faithful performance bond to equal or exceed the greater of (1) \$50,000 or (2) an amount equal to 10 percent of the unit's "annually budgeted funds" up to a cap of \$1,000,000. Our current Finance Officer's bond is set to expire January 1, 2023, so the Board needs to set a bond that is equal to or exceeds the minimum coverage listed above and authorize the payment of premiums for the bond coverage amount. The Town of Dallas' current annually budgeted funds for FY2022-23 is approximately \$19.8 million dollars. Staff is recommending that the performance bond be set at the \$1,000,000 cap. Once the Board sets the bond amount, application will be made for a new Finance Officer Bond in that amount. At the January 10, 2023 meeting, a budget amendment to appropriate funds for the new bond and a resolution setting the bond amount will be brought for action. Bonds for \$1,000,000 can range as high as \$6,000 (Exhibit 8D-1).

The Town Manager presented the change requirements to the Board.

Alderman Martin made a motion to approve the changes, seconded by Alderman Milton and carried unanimously.

*Item 8E Letter of Assurance to Ingles Markets, Inc. Concerning Landscaping*

In order to proceed with recording the rights of way needed from Ingles Markets, Inc. to complete the sale of 642 W. Carpenter St. to Gaston Aquatics, Ingles has requested assurance from the Town of Dallas that any landscaping disturbed during construction of the Aquatic Center be replaced. Attached is a letter proposed to be sent to Ingles Markets, Inc. confirming that any landscaping disturbed as a result of construction will be replaced at the expense of the responsible party. Once approved the letter will be forwarded to Ingles Markets, Inc. to facilitate with recording the needed rights of way (Exhibit 8E, 1-2).

The Town Manager presented the letter to the Board.

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

**Manager's Report:**

The Town Manager reminded the Board of upcoming events.

**Closed Session:**

G.S. §143-318.11: To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and this public body.

Alderman Martin made a motion to go into the Closed Session, seconded by Alderwoman Morrow and carried unanimously (7:03).

No action taken.

Alderman Martin made a motion to go out of the Closed Session, seconded by Alderwoman Morrow and carried unanimously.

Alderman Martin made a motion to adjourn, seconded by Alderwoman Morrow and carried unanimously (7:23).

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Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk



Proclamation Honoring James William Goudelock

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**WHEREAS**, James William Goudelock was born November 6, 1982 in Gaston County to Steve and Rebecca Goudelock; and

**WHEREAS**, James Goudelock worked for his parents at their family-owned business, Goudelock's Wrecker Service, since he was able to drive; and

**WHEREAS**, he was an active member of St. Paul's Lutheran Church; and

**WHEREAS**, James had a passion for serving others and joined the fire service as an Explorer with Agriculture Center VFD in December 1998 when he was 16 years old; and

**WHEREAS**, James became a member of the Town of Dallas Fire Department in 2018, rising to the rank of Captain in January 2020; and

**WHEREAS**, he faithfully served the community as a firefighter for over 24 years; and

**WHEREAS**, James was a devoted husband, father, son, and friend to many; and

**WHEREAS**, he was dedicated to his family's business as a tow truck operator helping many in need through the years; and

**WHEREAS**, James lived his life serving others, leaving a legacy that will long be remembered for the impact he made during his many years as a tow truck operator and firefighter; and

**WHEREAS**, James William Goudelock passed away on July 22, 2022.

**NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS BY AN AFFIRMATIVE VOTE OF THE BOARD OF ALDERMEN**, that the Town of Dallas honors James William Goudelock's legacy and extends its collective appreciation and gratitude for his service to his community.

Adopted this the 13<sup>th</sup> of December, 2022 at Dallas, North Carolina.

Attested By:

\_\_\_\_\_  
Rick Coleman, Mayor

\_\_\_\_\_  
Sarah Hamrick, Town Clerk

(SEAL)

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## Town of Dallas, NC Bicycle and Pedestrian Plan

### EXECUTIVE SUMMARY

January 2022

EXHIBIT 5C-1

#### Description

In 2018, the Town of Dallas, supported by the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO), submitted an application to the North Carolina Department of Transportation (NCDOT) for a 2019 Bicycle and Pedestrian Planning Grant. NCDOT, recognizing the Town's vision for active transportation, subsequently awarded a grant for the development of a Bicycle and Pedestrian Plan.

The Town of Dallas includes approximately 3.08 square miles and is home to over 5900 residents. In recent years, Dallas has begun to experience the higher rates of growth and development activity that brings with it not only challenges to the transportation system and quality of life, but also the opportunity to enhance the existing infrastructure to include multiple modes of transportation to support the community's quality of life. Dallas is currently working on several initiatives for both local and regional connectivity - including the implementation of sidewalks from Dallas Park to Gaston College (linking both to our downtown), establishment of a Safe Routes to School program, and even possible integration into the Carolina Thread Trail network. The recommendations in this Bicycle and Pedestrian Plan will guide the future efforts to enhance the safe accommodation of bicyclists and pedestrians.

The projects recommended in this plan recognize that our bicycle and pedestrian network facilities should accommodate all users:

- Families with small children
- K through 12 school students
- Persons of all abilities to cycle and walk
- Trips between residential areas and commercial/retail/employment/community facility locations
- Recreational activities.

**2.0 Network Recommendations Build upon the MPO Comprehensive Plan**  
The recommendations build upon the GCLMPO adopted Comprehensive Transportation Plan (CTP) that identifies existing and proposed pedestrian and bicycle facilities in all of Gaston County, including the Town of Dallas. The key features in the MPO CTP pedestrian network include:

- Linking the Town's core and high pedestrian demand areas with surrounding neighborhoods and development nodes
- Identifying missing links within the existing network
- Confirming recommended facilities and facility types based on the demand analysis and public input
- Improving intersections throughout the Town to improve safety and eliminate barriers to walking
- Improving sidewalks to current standards that include ADA accessibility.

Key features of the MPO's recommended bicycle network include:

- Carrying forward most of the CTP proposed bikeways and multi-use paths;
- Expanding the recommended bikeway network to respond to the demand analysis where possible
- Connecting bikeways to existing and proposed Gaston County greenway and trail networks
- Identifying routes that connect Dallas to the greater region
- On-street bike lanes along Main Street, providing a lower stress alternative to Trade Street, and convert existing angle parking to reverse angle parking on Main Street
- Shared-use (with vehicles) bike lane along South Spargo Street to Jagger Park.

#### 3.0 Methodology

The methodology for identifying the bicycle and pedestrian network recommendations included the following elements:

- Start with recommendations identified in the MPO Comprehensive Plan
- Assess demand by analyzing population and employment density, proximity to commercial areas, parks, and schools, and proximity to ACCESS van service
- Review locations of bicycle and pedestrian crashes on the highway network
- Review connections to the Gaston County greenway and trail facilities
- Review specific connections that need improving or enhancement.

Criteria scoring was developed to provide a quantitative assessment of these elements, resulting in the prioritization of the recommended projects.

#### 4.0 Recommendations and Next Steps

The recommended improvements are shown on Figure 1 and detailed on Tables 1 and 2. The recommended Next Steps are as follows:

- City Council adopts the report and its general recommendations.
- The project prioritization list is reviewed by City staff and council and modifications are made as necessitated based on projected funding, construction phasing, and community input.
- Detailed concept plans for the higher priority projects are developed to identify construction constraints such as available right-of-way, environmental resources and required permitting, utility conflicts and other related potential implementation challenges

**Gresham  
Smith**

Genuine Ingenuity

111 W. Main St., Suite 201  
Louisville, KY 40202  
502.627.8900  
GreshamSmith.com



1 - Bicycle & Pedestrian Improvement Recommendations

Town of Dallas Bicycle and Pedestrian Plan Multimodal Recommendations

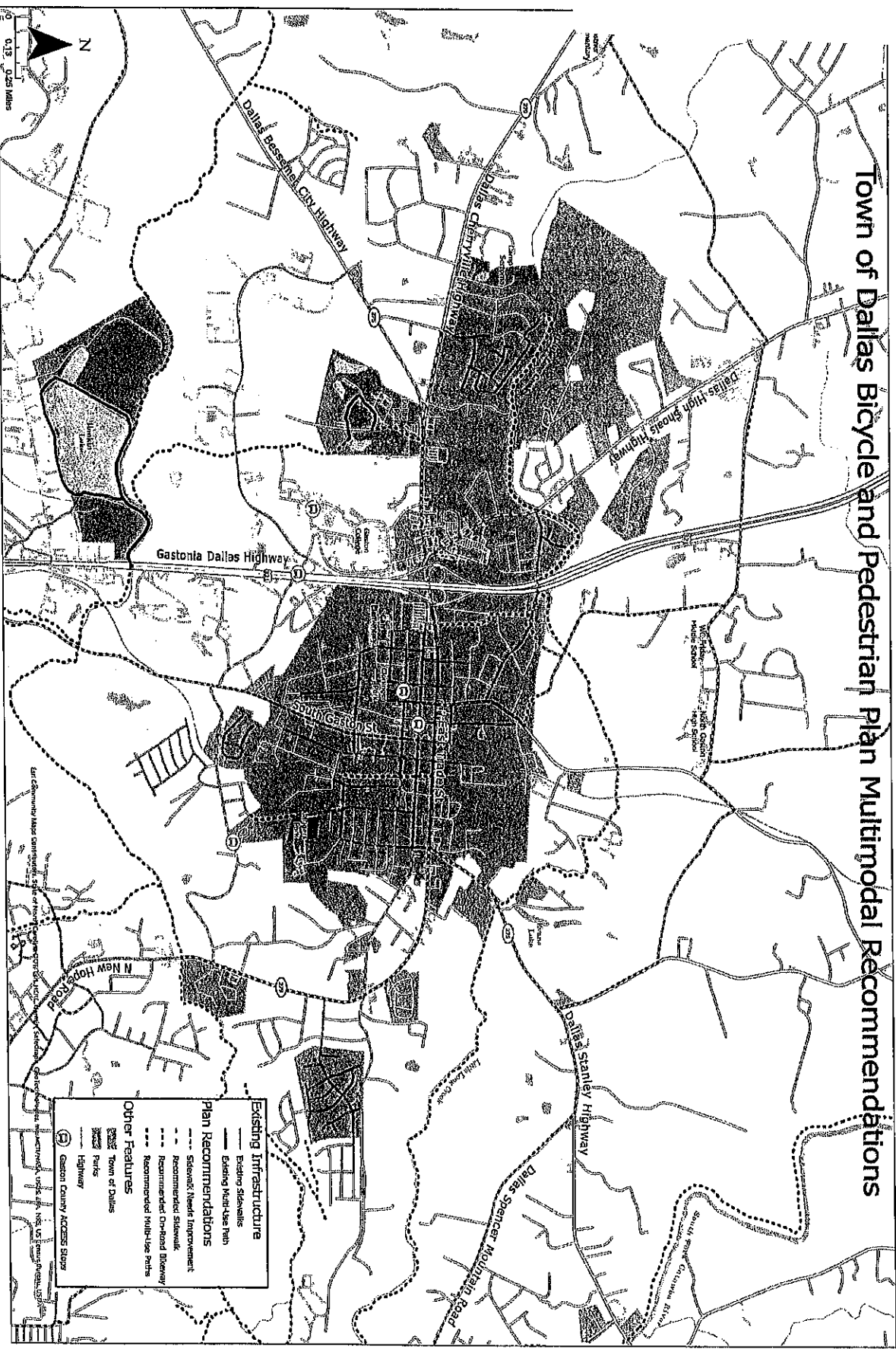


Table 1 – Sidewalk Improvement Recommendations

DP#	Road	From	To	Project Description	Length (feet)	Both Sides of Street?	Facility Type	Projected Construction Cost
DP-3	N. Summey Street	E. Trade Street	E. Main Street	Connection from E Trade Street to new sidewalks along E Main Street	456	Y	SW	\$ 310,000
DP-7	S. Maple Street	183 feet North of Lee Street	W. Robinson Street	Addresses network gap in southwest Dallas	516	N	SW	\$ 345,000
DP-9	W. Caroline Street	S. Maple Street	S. Gaston Street	Addresses network gap in southwest Dallas	440	N	SW	\$ 150,000
DP-10	E. Jenkins Street	S. Gaston Street	S. College Street	Addresses network gap in southwest Dallas	417	N	SW	\$ 145,000
DP-12	Wooddale Drive/Cloverdale Lane	Wooddale Court	Robinson Clemmer Road	Connects proposed Jagger Park SUP to Robinson-Clemmer Road, providing enhanced park access to Chapman Pointe Apartments	896	N	SW	\$ 255,000
DP-14	C. Grier Beam Boulevard/Friday Park Road	Gastonia Technology Parkway	Old Dallas Highway	Enhances connection between Gaston College and south Dallas across US-321	3,698	N	SW	\$ 1,505,000
DP-5	E. Church Street	S. Willow Street	S. Spargo Street	Addresses network gap in east Dallas	692	Y	SW	\$ 415,000
DP-6	E. Main Street/Old Spencer Mountain Road	S. Davis Street	Westbury Court	Extends town network to Spencer Mountain Village	6,217	Y	SW	\$ 3,340,000
DP-8	S. Oakland Street	600 feet North of W. Robinson Street	W. Robinson Street	Addresses network gap in west Dallas	597	N	SW	\$ 190,000
DP-13	Robinson Clemmer Road	Briarwood Drive	Lower Dallas Highway	Connection from Jagger Park SUP and existing network to proposed SUP along SR-279	5,167	N	SW	\$ 1,210,000
DP-15	Dallas High Shoals Highway	Park Road	W. Trade Street	Enhances access to commercial area for residential development along Park Road	3,099	Y	SW	\$ 2,595,000



Table 2 – Bicycle / Shared Use Path Improvement Recommendations

ID#	Road	From	To	Project Description	Length (Linear Feet)	Facility Type	Project Cost
DP-2	Dallas Stanley Highway / North Davis Street	Kaiser Dairy Road	E. Main Street	On-street bike lanes on both sides of the street. Adequate right-of-way, though additional pavement will be required.	4,835	BL	\$ 1,710,000
DP-4	E. Main Street	N. Gaston Street	N. College Street	On-street bike lanes, constructed where existing on-street parking is present. Alternative implementation of shared lane.	413	BL	\$ 225,000
DP-1	Little Long Creek	Willis Road	NC-275	Shared-use path parallel to Little Long Creek.	8,883	SUP	\$ 4,530,000
DP-1	Little Long Creek	NC-275	Tower Road	Shared-use path parallel to Little Long Creek.	7,572	SUP	\$ 3,705,000
DP-1	Little Long Creek	Tower Road	Long Creek	Shared-use path parallel to Little Long Creek.	8,234	SUP	\$ 4,025,000
DP-11	S. Spargo Street	949 Feet South of Webb Street	Wooddale Court	Shared-use path connecting Jagers Park to Chapman Pointe.	1,137	SUP	\$ 655,000
DP-16	Dallas Cherryville Hwy / Leisure Ln / Sportsman Dr.	Gaston College Access Road	653 ft. North of the South end of Sportsman Dr.	Shared-use path connecting existing trail in Dallas Park to Gaston College campus.	2,632	SUP	\$ 1,505,000
DP-16A	Dallas Cherryville Hwy	Leisure Ln	Camp Sertoma Rd	Trail connection to Summey Knoll / Eden Glenn. Improved connection to Dallas Park, Gaston College, and downtown Dallas.	3,528	SUP	\$ 2,190,000
DP-19	SR-279	SR-275	Robinson Clemmer Road	Shared-use path on east side of roadway. Potential concurrent implementation with programmed roadway project.	7,406	SUP	\$ 4,015,000
DP-22	SR-275	College Road	N. Walnut Street	Shared-use path, on south side of roadway, to replace sidewalks identified as "needing improvement" in CTP.	2,661	SUP	\$ 2,170,000
DP-20	Park Road	North Street	Willis Road	Shared-lane facility, to consist of signage and pavement markings.	1,304	SL	\$ 20,000
DP-21	North Street / Micswain Road / N. Walnut Road	Park Road	SR-275	Shared-lane facility, to consist of signage and pavement markings.	2,564	SL	\$ 20,000
DP-23	Main Street	N. Maple Street	N. Oakland Street	On-street bike lanes, constructed where existing on-street parking is present. Alternative implementation of shared lane.	360	BL	\$ 200,000
DP-24	Main Street	SR-275	N. Maple Street	Shared-lane facility, to consist of signage and pavement markings.	1,566	SL	\$ 20,000
DP - 25	E. Main Street	N. College Street	E. Main Street	Shared-lane facility, to consist of signage and pavement markings.	2,485	SL	\$ 20,000

**Town of Dallas  
Budget Amendment**

Date: December 13, 2022

Action: Electric Department

Purpose: To Appropriate Additional Customer Billed Charges for Davis Hills Development

Number: EL-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3520	0000	Customer Billed Charges	\$237,500	\$246,500	\$9,000
30	8500	7306	CO: Meters, Transformers, etc	\$197,500	\$206,500	\$9,000

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Approval Signature  
(Town Manager)

Town of Dallas  
210 N. Holland Street  
Dallas, NC 28034  
704-922-3176

CASE# 1000

### Petition for Text Amendment

Name of Applicant KovalXRobinson, LLC  
Address of Applicant c/o Murray Law Firm, PLLC, 1901 Roxborough Rd., Ste. 120, Charlotte, NC 28211  
Contract Information: Telephone 704-940-9095 Email david@murraylawfirm.com; val@kovalbuilders.net

Requested Change(s) to Zoning or Subdivision Ordinance Text Petitioner is seeking to amend the text in order to allow single-family attached dwellings (townhomes) within the R-6 district with a 20' minimum lot width, minimum lot area of 1500 sf, and minimum side yard exemption.

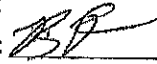
Specific Section(s) # Requested Change Section 153.026; Appendix A

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

6/21/22  
Date

Fee: \$ 500 plus advertising costs.

<b>OFFICE USE ONLY</b>	
Accepted as complete: <u></u>	Date <u>6/22/22</u>
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"/>

## Staff Report

**Zoning Text Amendment Request:** T-2022-02

**Applicants:** KovalXRobinson, LLC

**Authorized Agent:** David Murray, Murray Law Firm

**Request:** The applicant is requesting to add single-family attached housing (townhomes) to the R-6 zoning district in the Table of Permitted Uses in Appendix C of Chapter 153 in the Town of Dallas Code of Ordinances. Additionally, the applicant is requesting the lot specifications be reduced for such housing with a minimum interior lot width of 20 feet and a minimum interior lot area of 1500 square feet in Appendix A of Chapter 153.

**Staff Analysis:** The proposed text amendment, if approved, will add single-family attached housing to the R-6 as a by right permitted use. As written, the text amendment will allow townhomes in the densest residential districts in the zoning ordinance with a feasible minimum width requirement for both interior lots and end units.

The request of a 20ft interior lot seems to be within the current industry standards for single-family attached housing. "Missing Middle Housing" lists townhomes ranging from 18-25 feet wide. Looking at current development in the area, there are several townhome neighborhoods that fall in this range. Ryan Homes at Tupelo Townhomes in Gastonia shows interior lots at 22' widths on the recorded plat at bk94 pg100. Villages at Cramerton Mills Townhomes in Cramerton shows a similar width, recorded at bk91 pg100, and the Eagle Park Subdivision in Belmont has a recorded interior lot width of 16.29' at bk83 pg9. The recently approved conditional zoning for Robinson Glenn proposed by DR Horton also showed 20ft interior units on the CD site plan. Current development in the area is building in the average range for townhomes mentioned above. The request of the applicant to build an interior lot at a 20ft width is consistent with the current standards of the area.

Staff set the exterior lot width to a minimum of 30ft. This is 4ft wider than the setback requirements for R-5 & R-6, and 2ft wider than R-8. Given the allowance for narrower lots there is the potential to have taller buildings to compensate. The additional requirement on the side yard would increase the offset from existing neighboring structures as well as intersecting side streets for corner lots to balance the aesthetic of the community. The existing R-6 zone would allow this product to be built in established neighborhoods with older homes that were generally smaller structures with minimal setbacks, so to accommodate for the larger structures in these areas an additional side setback requirement is suggested. Front and rear setback increases would

potentially contribute to this balance, but doesn't seem feasible and isn't suggested at this time. This would be the minimum required side yard, and the end lots would still be subject to the additional ten feet required for all corner lots.

**Comprehensive Land Use Plan:** The proposed text amendment is consistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zones on the zoning map fall into the Urban Neighborhood, Mixed-Use Neighborhood, and Single Family Residential categories as shown on the Future Land Use Map. All three categories reference single family attached housing (townhomes) as appropriate land use. The Urban Neighborhood and Mixed-Use Neighborhood categories describe blended housing. Allowing townhomes in this district will offer a mix of higher density rental and ownership housing.

**Staff Recommendation:** The proposed text amendment offers an expansion and increased accessibility to develop housing that is not readily available in Dallas. The proposed language modifies the current restrictions on townhomes to allow for lot standards that meet the design for standard townhome development. Staff is in favor of the petition and recommends the Planning Board recommend approval to the Board of Aldermen.

**APPENDIX A: YARD AND HEIGHT REQUIREMENTS FOR  
RESIDENTIAL DISTRICTS**

<i>Zone</i>	<i>Minimum Lot Area (Sq. Ft.)</i>	<i>Minimum Lot Area Per Dwelling Unit (Sq. Ft.)</i>	<i>Minimum Lot Width (In feet)</i>	<i>Minimum Front and Rear* Yard Depth (In feet)</i>	<i>Individual Minimum Side Yard Depth (In feet)</i>	<i>Minimum Side Yard Depth (In feet)*</i>	<i>Maximum Building Height</i>
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
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\* 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)

\*\* For R-5 Districts: 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. For R-6 Districts: Single Family Attached Housing (Townhomes) only—interior single lots shall have a minimum required width of 20 feet with no required side setback and a minimum required lot area of 1500 square feet. Exterior units shall have a minimum lot width of 30 feet and a minimum required lot area of 2100 square feet.

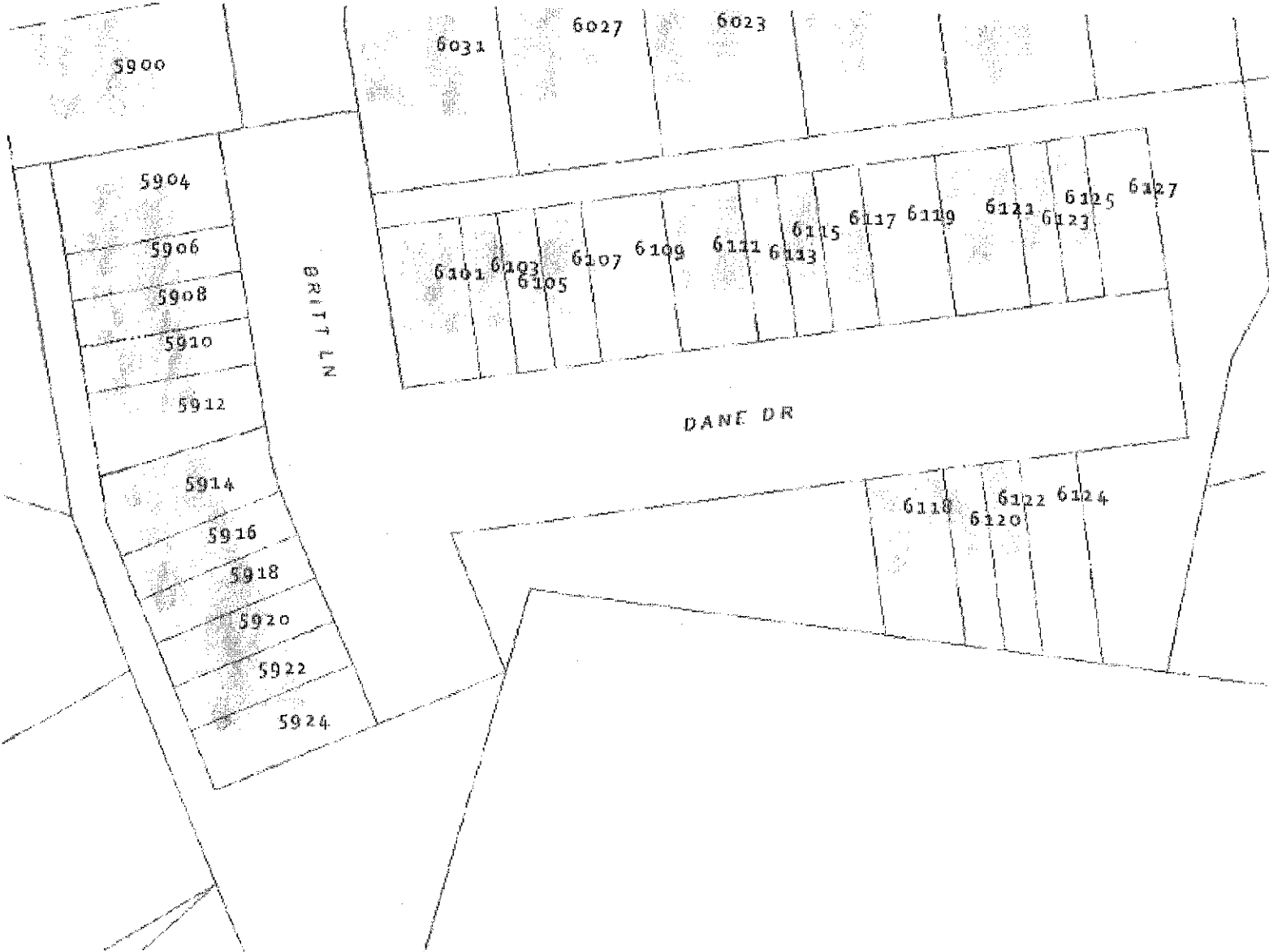
\*\*\* Rear setback may be reduced by 5 feet at the discretion of Town Staff if requested to accommodate a larger front setback for parking purposes only. Further reduction may be permitted through conditional zoning.

\*\*\*\* 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 feet may only be approved through conditional zoning.





Printed On: 12/6/2022



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.

Sample aerial imagery of duplexes on S Summey Street and quadplex on Starr Str



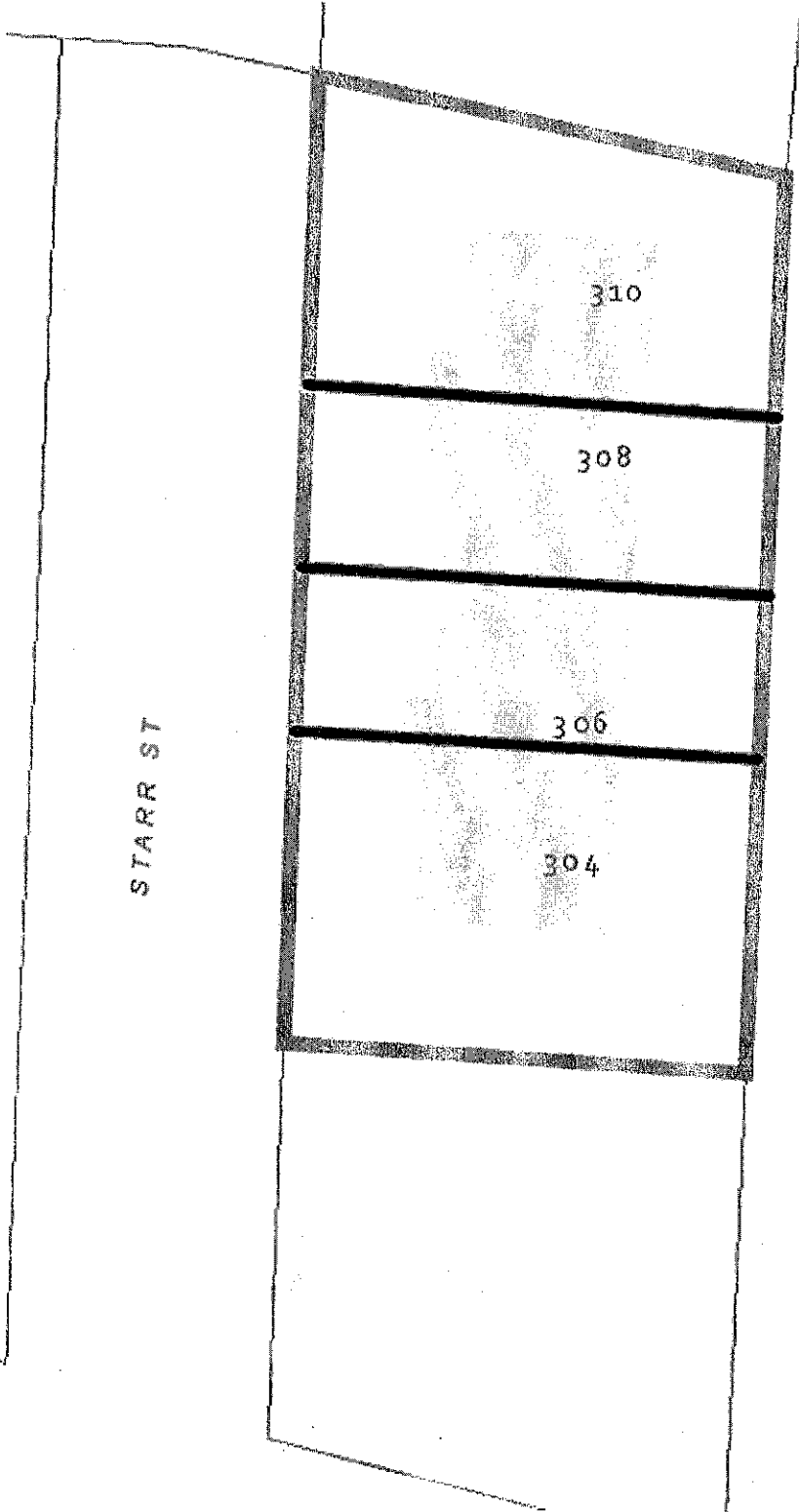
Printed On: 12/6/2022



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.

Sample aerial imagery showing what would be possible if the text amendment quadplex could be subdivided into individual lots and sold rather than solely us

EXHIBIT 6A-9



Foreclosure/Short Sale

Notwithstanding to the party or parties in possession by the clerk of superior court of the county in which the property is sold.

Notice to Creditors

Notice to Creditors: Having qualified as Administrator of the Estate of Leola Bell Black, Coroner of Gaston County, North Carolina, I do hereby notify all persons, firms, and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 15th day of March 2023.

Public Notices

The highest bidder to pay in FULL, the amount of the taxes due and in arrears, including the execution of the tax lien, and the amount of the sale as by law provided.

Public Notices

This information is available in Spanish or any other language upon request.

Public Notices

NOTICE OF PUBLIC HEARING: Text Amendment: TOWN OF DALLAS, Notice is hereby given that the Town of Dallas will hold a public hearing on the listed proposed code text amendment.

Attorney's Address

Attorney's Address: Marina Velasco, KING LAW OFFICES, PLLC, 705 S. DuPont Street, Shelby, NC 28150.

ADMINISTRATOR'S

In The General Court of Justice: Superior Court Division, Estate File # 2022 E 003516, STATE OF NORTH CAROLINA.

Public Notice

Alfon Cisneros, Sheriff of Gaston County, is hereby notified that the contents of Lot No. 7, Block D of the subdivision known as VISION, as shown on Map No. 3, a copy of which is duly recorded in the Office of the Register of Deeds for Gaston County, North Carolina.

STATE OF NORTH CAROLINA

STATE OF NORTH CAROLINA: COUNTY OF MECKLENBURG: IN THE GENERAL COURT OF JUSTICE: SUPERIOR COURT DIVISION.

NOTICE OF SERVICE OF PROCESS

BY PUBLICATION: TO TAKE NOTICE that a Writ of Habeas Corpus has been filed in the above entitled action.

Trustee Services of Carolina, LLC

Trustee Services of Carolina, LLC: Substitute Trustee: Brock & Scott, PLLC, Attorneys for Trustee: Trustee Services of Carolina, LLC, 540 Oldander Drive Suite 200, Wilmington, NC 28403.

Public Notice

Public Notice: The undersigned, having qualified as ADMINISTRATOR of the Estate of KIMBERLY DENIER SMITH, deceased, late of Gaston County, North Carolina, do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 22nd day of February, 2023.

Public Notice

Public Notice: The undersigned, having qualified as ADMINISTRATOR of the Estate of DENISE SMITH, deceased, late of Gaston County, North Carolina, do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 22nd day of November, 2022.

NOTICE OF SERVICE OF PROCESS

BY PUBLICATION: TO TAKE NOTICE that a Writ of Habeas Corpus has been filed in the above entitled action.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE: UNDER AND BY VIRTUE OF the power and authority conferred in that certain Deed of Trust executed and delivered by Francis Smith, the holder of the note secured by the instrument.

Gov't Public Notices

Gov't Public Notices: On 12/17/2022 Certificate of Need review began for F-Extension. A public hearing will be held on 12/17/2022, and will be held at the Agency by 10:00 AM.

Public Notices

Public Notices: ANNE S. WHITLOW, SUBSTITUTED TRUSTEE: GASTON COUNTY, NC 28055: ADMINISTRATOR of the Estate of KIMBERLY DENIER SMITH, deceased, late of Gaston County, North Carolina, do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 22nd day of November, 2022.

Public Notices

Public Notices: City of High Shoals Request for Proposals: The City of High Shoals has been awarded a Contract Development Block Grant of \$250,000 by the North Carolina Department of Commerce.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING: Text Amendment: The Town of Dallas will hold a public hearing on the below listed proposed code text amendment.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING: Text Amendment: The Town of Dallas will hold a public hearing on the below listed proposed code text amendment.

Notice to Creditors

Notice to Creditors: Having qualified as Executor for the Estate of Pauline T. Pasour, I do hereby notify all persons, firms, and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 15th day of February, 2023.

NOTICE OF SALE OF UNDER EXECUTION

NOTICE OF SALE OF UNDER EXECUTION: By virtue of an execution directed by the undersigned from the Superior Court of Gaston County in the action entitled CASH vs. HEIRS OF DONALD R. MCINTIRE, deceased, late of Gaston County, North Carolina, I do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

NOTICE OF SALE OF UNDER EXECUTION

NOTICE OF SALE OF UNDER EXECUTION: By virtue of an execution directed by the undersigned from the Superior Court of Gaston County in the action entitled CASH vs. HEIRS OF DONALD R. MCINTIRE, deceased, late of Gaston County, North Carolina, I do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

NOTICE OF SALE OF UNDER EXECUTION

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NOTICE OF SALE OF UNDER EXECUTION

NOTICE OF SALE OF UNDER EXECUTION: By virtue of an execution directed by the undersigned from the Superior Court of Gaston County in the action entitled CASH vs. HEIRS OF DONALD R. MCINTIRE, deceased, late of Gaston County, North Carolina, I do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

Notice of Executor

Notice of Executor: The undersigned, having qualified as Executor of the Estate of Lesley Roselle Russell, deceased, late of Gaston County, hereby notifies all persons, firms, and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

Notice of Executor

Notice of Executor: The undersigned, having qualified as Executor of the Estate of Lesley Roselle Russell, deceased, late of Gaston County, hereby notifies all persons, firms, and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

Notice of Executor

Notice of Executor: The undersigned, having qualified as Executor of the Estate of Lesley Roselle Russell, deceased, late of Gaston County, hereby notifies all persons, firms, and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

Notice of Executor

Notice of Executor: The undersigned, having qualified as Executor of the Estate of Lesley Roselle Russell, deceased, late of Gaston County, hereby notifies all persons, firms, and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

Notice of Executor

Notice of Executor: The undersigned, having qualified as Executor of the Estate of Lesley Roselle Russell, deceased, late of Gaston County, hereby notifies all persons, firms, and corporations having claims against said estate to present them to the undersigned on or before the 15th day of February, 2023.

SELL YOUR CAR ADOP A PET GET A JOB FIND A HOUSE BUY A BOAT FIND A TREASURE GET A MASSAGE HIRE A HANDYMAN. Check out the classified section everyday.



STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR TEXT AMENDM

The proposed text amendment to Appendices A & C of Chapter 153 of the Town of Dallas Code of Ordinances is consistent with the 2030 Comprehensive Land Use Plan. The addition of townhomes to the R-6 zoning district supports the designation of Urban Neighborhood and Mixed-Use Neighborhood categories on the Future Land Use Map and is therefore a reasonable amendment and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS AGAINST TEXT AMENDMENT ADOPTION

The proposed text amendment to Appendices A & C of Chapter 153 of the Town of Dallas Code of Ordinances is inconsistent with the 2030 Comprehensive Land Use Plan. The addition of townhomes to the R-6 district dilutes denser housing options and reduces the potential for commercial/residential mixed use properties in the Urban Neighborhood and Mixed-Use Neighborhood categories on the Future Land Use Map and is therefore an unreasonable request and not in the Town's best interest.

Statement Adopted: \_\_\_\_\_

Town of Dallas  
210 N. Holland Street  
Dallas, NC 28034  
704-922-3176

### Petition for Text Amendment

Name of Applicant SILVER EDGE REALTY

Address of Applicant 105 S. GASTON STREET

Contract Information: Telephone 704.400.4288 Email SCOTT@THEFAIRWOOD226.COM

Requested Change(s) to Zoning or Subdivision Ordinance Text \_\_\_\_\_

ENGINEERING, DESIGN PLANNING & LIGHT METAL  
DEVELOPMENT  
Artisanal & Small Scale Manufacturing (Micromanufacturing)

Specific Section(s) # Requested Change \_\_\_\_\_

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.

Scott Jansen  
Signature of Applicant

8/3/2022  
Date

Fee: \$ 500 plus advertising costs.

<b>OFFICE USE ONLY</b>	
Accepted as complete: <u>[Signature]</u>	Date <u>8/30/22</u>
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"/>



## Staff Report

**Zoning Text Amendment Request:** T-2022-03

**Applicant:** Scott Jermyn, Silver Edge Realty

**Request:** The applicant is requesting to add Artisanal and Small Scale Manufacturing (Micromanufacturing) as a permitted use in the Central Business Perimeter (B-3P) District on the Table of Permitted Uses in Appendix C of Chapter 153, the Town of Dallas Zoning Ordinance.

**Staff Analysis:** Micromanufacturing in downtowns and surrounding properties is a growing practice. Using micromanufacturers to help occupy vacant buildings and keep downtown districts active is not unusual. The included sample ordinances from Asheville, Charlotte, and Lubbock, TX show three different approaches to allowing the use in downtown. Lubbock shows the use permitted in almost every commercial district as a limited use, which is a use permitted by right but is subject to additional regulations within the ordinance. Charlotte shows a similar approach, but is less restrictive. Asheville's ordinance uses verbiage that is more specific, and appears to aim more toward artisanal producers. There is also a distinction between whether the use has a direct impact on surrounding property. In the event it does produce an impact on adjacent property the use it only permitted with an approved special use permit.

Staff has been researching micromanufacturing and has drafted the attached proposed language. There does not seem to be a need for a special use permit to allow a micromanufacturer, although if the Board wishes to change the proposal to require one staff is open to the suggestion. The additional regulations proposed to add to 153.050 should be sufficient to regulate potential impacts manufacturing facilities able to operate in the allowable floor area could create. The language in G.1 and G.2.a were included to encourage onsite sales and events, and to accommodate potential mixed uses for companies that wish to produce and sell products at one location. These types of micromanufacturers would be an added benefit to the downtown area since they also provide desired retail storefronts in addition to occupying an otherwise vacant building.

The attached map shows the existing B-3P in the town. Most of the existing B-3P is along the East Trade Street corridor and a few sections on West Trade near US 321, with the rest creating north and south borders to the Central Business District in the center of town. This would not directly impact the existing town center, or dilute the retail/restaurant uses desired for the core district. But the addition would help expand potential use in these surrounding areas to help spark growth and revitalization.

**Comprehensive Land Use Plan:** The proposed text amendment offers the potential to expand accessibility of properties in the B-3P District to small businesses. The first policy outlined in Section 4 of the 2030 Comprehensive Plan specifically mentions creating an environment aimed at small business development. There are also goals outlined to revitalize downtown. This addition to the B-3P will help fill vacant buildings around the immediate downtown hub.

**Staff Recommendation:** Since the 2030 Comprehensive Plan outlines further Economic Development, specifically for small businesses and downtown redevelopment, the proposal to add Micromanufacturing as a permitted use, with the additional restrictions, would benefit the community and has staff support. Overall, this is a positive addition that could help fill and maintain our commercial district.



## § 153.050 SUPPLEMENTAL USE REGULATIONS

(G) Artisanal & Small Scale Manufacturing; Micro-Manufacturing uses within the Central Business Perimeter Zoning District shall be subject to the following regulations.

(1) *Gross Floor Area*. The gross floor area shall not exceed 3,500 square feet. This restriction only applies to floor area dedicated to production and does not include floor area designated for retail space, consultation, or demonstrations.

(2) *Outdoor Storage and Operations*. Outdoor storage and production operations are prohibited within the B-3P Zoning District.

(a) For artisanal uses, outdoor sales may be allowed when permitted with an approved temporary use permit following §153.050.D.

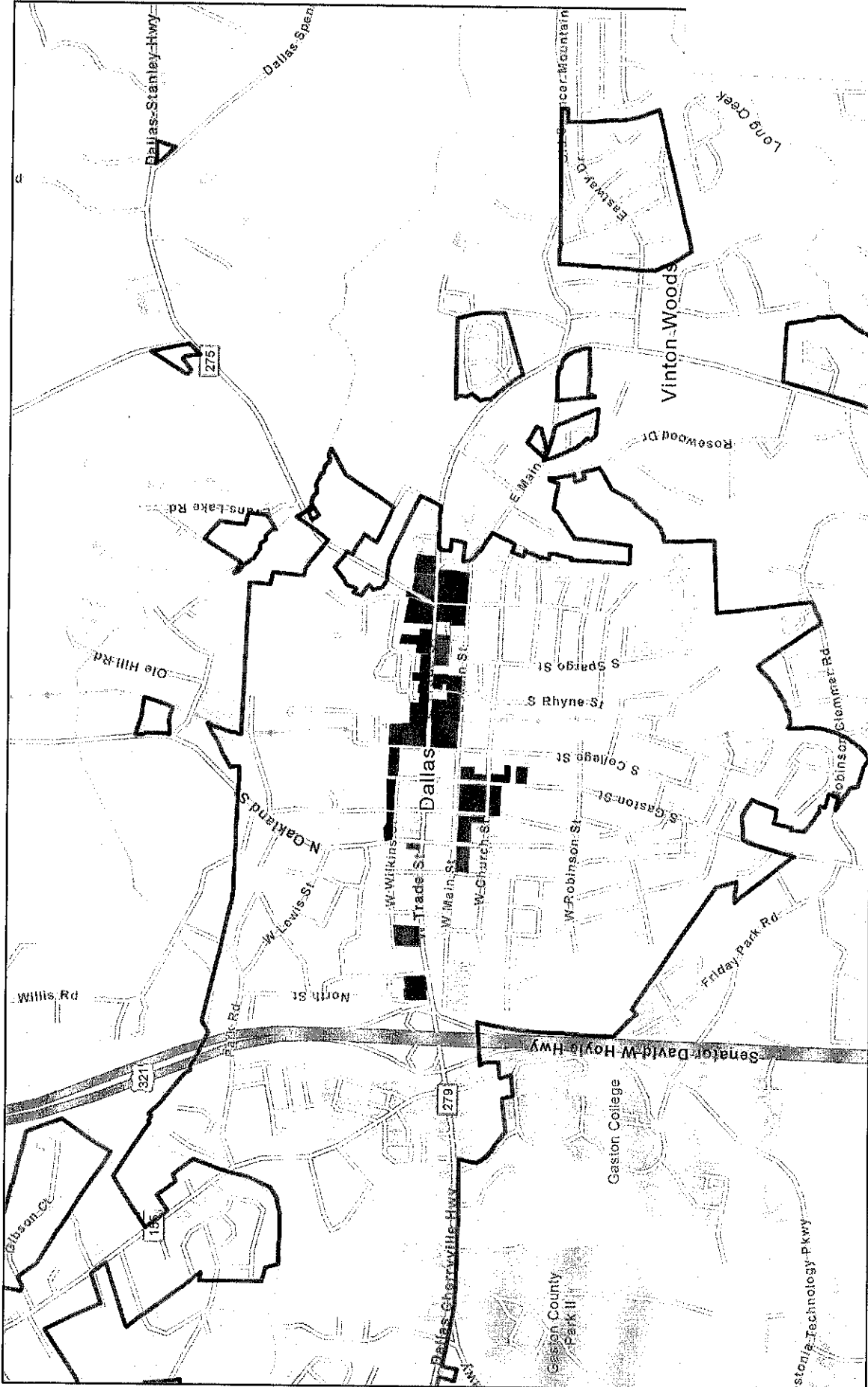
(3) *Production Hours*. For any manufacturing or fabrication processes that produce noise, vibrations, odors, or any other byproduct detectable from adjacent properties shall not operate outside the hours of 8AM to 6PM.

(4) *Loading and Unloading Accommodations*. No deliveries or shipments shall be conducted off-premise in a manner that directly impedes the flow of traffic in any way.

## § 153.002 DEFINITIONS.

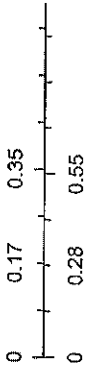
*MICROMANUFACTURING*. Small scale production, including *ARTISINAL* and *SMALL SCALE MANUFACTURING*. These terms include the retail or business-to-business production of artisan goods that are produced indoors using small hand tools or light machinery, including but not limited to: woodworking, metalwork, ceramics, glass work, sculptures, furniture making, clothing or textiles, soap, signs, and non-alcoholic food and beverage processing. Production of this level is low impact, and functions in work areas 3500 square feet or less.

B-3P District



9/8/2022

1:26,572



State of North Carolina DOT, Esri, HERE, Garmin,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Car

Public Notices

having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said debt...

Public Notices

of the termination. If the trustee is unable to convey title to this property...

Public Notices

of the holder of the secured debt. The undersigned will appear for sale at public auction...

Public Notices

This notice, and upon your failure to do so the early seeking services against you date stated in the notice...

Public Notices

terminate the rental if you fail to do so the early seeking services against you date stated in the notice...

Public Notices

of the termination. If the trustee is unable to convey title to this property...

Public Notices

of the holder of the secured debt. The undersigned will appear for sale at public auction...

Public Notices

This notice, and upon your failure to do so the early seeking services against you date stated in the notice...

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION GASTON COUNTY

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY LACHELLE ADDISON AND RODRICK ADDISON

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Homes logo and contact information for various real estate services.

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR TEXT AMENDMENT ADOPTION

The proposed text amendment to allow Small Scale/Micro-Manufacturing in the B-3P district is consistent with the Economic Development policies of the 2030 Comprehensive Land Use Plan because it will diversify possible commercial uses in the Town Center District and support small business growth and expansion. The petition is therefore reasonable and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS AGAINST TEXT AMENDMENT ADOPTION

The proposed text amendment to allow Small Scale/Micro-Manufacturing in the B-3P district is inconsistent with the 2030 Comprehensive Land Use Plan. The Town Center District focuses solely on retail, dining, and residential uses, and micro-manufacturing is not an intended use in this area. Since this use is not a focus for the subject district, this amendment would be unreasonable and not in the Town's best interest.

Statement Adopted: \_\_\_\_\_

Town of Dallas  
Board of Aldermen 2023 Meeting Schedule

Tuesday, January 10, 2023	6:00 pm	Community Room
Tuesday, February, 14, 2023	6:00 pm	Community Room
Tuesday, March 14, 2023	6:00 pm	Community Room
Tuesday, April 11, 2023	6:00 pm	Community Room
Tuesday, May 9, 2023	6:00 pm	Community Room
Tuesday, June 13, 2023	6:00 pm	Community Room
Tuesday, July 11, 2023	6:00 pm	Community Room
Tuesday, August 8, 2023	6:00 pm	Community Room
Tuesday, September 12, 2023	6:00 pm	Community Room
Tuesday, October 10, 2023	6:00 pm	Community Room
Tuesday, November 14, 2023	6:00 pm	Community Room
Tuesday, December 12, 2023	6:00 pm	Community Room

Board meetings are held in the Community Room located at the Dallas Fire Station.



Town of Dallas  
Board of Aldermen 2023 Work Session Schedule

Tuesday, January 24, 2023	5:00 pm	Community Room
Tuesday, February, 28, 2023	5:00 pm	Community Room
<b>Monday, March 6, 2023 (Strategic Planning)</b>	<b>11:30 am</b>	<b>Community Room</b>
Tuesday, March 28, 2023 (Budget)	5:00 pm	Community Room
Tuesday, April 25, 2023 (Budget)	5:00 pm	Community Room
Tuesday, May 23, 2023	5:00 pm	Community Room
Tuesday, June 27, 2023	5:00 pm	Community Room
Tuesday, July 25, 2023	5:00 pm	Community Room
Tuesday, August 22, 2023	5:00 pm	Community Room
Tuesday, September 26, 2023	5:00 pm	Community Room
Tuesday, October 24, 2023	5:00 pm	Community Room
Tuesday, November 28, 2023	5:00 pm	Community Room
Tuesday, December 26, 2023	<b>No Work Session Scheduled</b>	

Board work sessions are held in the Community Room located at the Dallas Fire Station.

<b>Town of Dallas FY 2024 Budget Calendar</b>	
<b>Date</b>	<b>Description</b>
January 13, 2023	Budget Forms to Department Heads
February 3, 2023	Department Heads forward Proposed Budget Requests to Town Manager and Finance Officer
February 15 - February 17, 2023	Department Meetings on Proposed Budget Requests
March 6, 2023	Strategic Planning Meeting to Discuss Goals
March 28, 2023	Budget Worksession
April 6 - April 10, 2023	Department Meetings on Proposed Budget Requests (if necessary)
April 25, 2023	Budget Worksession
May 18, 2023	Draft Budget Submitted to Board
June 13, 2023	Adoption of Budget Ordinance
June 30, 2023	End of FY23

**TOWN OF DALLAS - WATER AND SEWER SERVICE FEES**

**STANDARD TAP AND PRIVILEGE FEES**

	<u>3/4" WATER TAP</u>	<u>4" SEWER TAP</u>
Privilege Fee	\$610.00	\$610.00
Residential Tap Inside	\$1,129.00	\$1,605.00
Residential Tap Outside	\$1,245.00	\$1,723.00
Commercial Tap	Cost	Cost
Road Bore Fee	\$365.00	\$365.00
Water Tap >1"	Cost	
Sewer Tap > 5' in depth and/or 20' in lateral length		Cost

**IRRIGATION TAPS**

Residential Outside Yard Meter w/Tee	\$365.00
Residential Outside Yard Meter 3/4" Tap	\$1,129.00
Residential Outside Yard Meter 1"	\$1,129.00
Residential Irrigation Tap >1"	Cost
Commercial Irrigation Tap	Cost

**UNAUTHORIZED METER ACCESS/UNSAFE METER USE**

\$200.00

**DAMAGED METER REPAIR/REPLACEMENT**

Cost

<b>System Development Fees</b>			
<b>Meter Size</b>	<b>Meter Ratio</b>	<b>Water</b>	<b>Sewer</b>
3/4"	1.00	\$1,794	\$1,745
1"	1.67	\$2,989	\$2,908
1.5"	3.33	\$5,979	\$5,816
2"	8.33	\$14,946	\$14,540
3"	16.67	\$29,893	\$29,079
4"	33.33	\$59,786	\$58,159
6"	53.33	\$95,657	\$93,054
8"	93.33	\$167,400	\$162,845
10"	183.33	\$328,822	\$319,874

- 1) System Development Fees shall be based on water meter size. If only sewer service is requested, then fee will be based on estimated water service size.
- 2) System Development Fees for Multi-Family development shall be based on 1/2" meters for each unit within the complex, not on a master meter size or other method of calculation.
- 3) Fire Flow shall not be metered and shall not be assessed a System Development Fee.
- 4) System Development Fees for Irrigation services shall only include water fees. Combination services shall be reviewed by the Town and calculated at the time of the request for service.

SECTION 9.(a) G.S. 159-29 reads as rewritten:

"§ 159-29. Fidelity bonds.

(a) The finance officer shall give a true accounting and faithful performance bond with sufficient sureties in an amount to be fixed by the governing board, ~~not less than fifty thousand dollars (\$50,000).~~ board. A person may not be appointed as a finance officer if the person is unable to obtain the bond required by this section. The premium on the bond shall be paid by the local government or public authority. The amount of the bond fixed by the governing board may not be less than the greater of the following:

- (1) Fifty thousand dollars (\$50,000).
- (2) An amount equal to ten percent (10%) of the unit's annually budgeted funds, up to one million dollars (\$1,000,000).

(b) Each officer, employee, or agent of a local government or public authority who handles or has in his custody more than one hundred dollars (\$100.00) of the unit's or public authority's funds at any time, or who handles or has access to the inventories of the unit or public authority, shall, before being entitled to assume his duties, give a faithful performance bond with sufficient sureties payable to the local government or public authority. A person who is unable to secure the bond required by this section cannot assume the duties for which a bond is required under this section. The governing board shall determine the amount of the bond, and the unit or public authority may pay the premium on the bond. Each bond, when approved by the governing board, shall be deposited with the clerk to the board.

If another statute requires an officer, employee, or agent to be bonded, this subsection does not require an additional bond for that officer, employee, or agent.

(c) A local government or public authority may adopt a system of blanket faithful performance bonding as an alternative to individual bonds. If such a system is adopted, statutory requirements of individual bonds, except for elected officials and for finance officers and tax collectors by whatever title known, do not apply to an officer, employee, or agent covered by the blanket bond. However, although an individual bond is required for an elected official, a tax collector, or finance officer, such an officer or elected official may also be included within the coverage of a blanket bond if the blanket bond protects against risks not protected against by the individual bond."



December 13, 2022

**Mayor**

Rick Coleman

**Aldermen**

Jerry Cearley  
Sam Martin  
Frank Milton  
Darlene Morrow  
Hoyle Withers

**Town Manager**

Maria Stroupe

**Town Clerk/HR**

Sarah Hamrick

**Finance**

Jonathan Newton

**Town Attorney**

J. Thomas Hunn

**Police**

Robert Walls

**Electrical**

J. Doug Huffman

**Public Works**

Bill Trudnak

**Development Svc**

Nolan Groce

**Fire Chief**

Earl Withers III

**Recreation**

Brandon Whitener

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

**Phone:**

704-922-3176

**Fax:**

704-922-4701

**Web Page:**

www.dallasnc.net

W. Daniel Hicks, Jr.  
Law Offices of W. Daniel Hicks, Jr., LLC  
555 Sun Valley Drive  
Suite N4  
Roswell, GA 30076

Dear Mr. Hicks;

As requested, the Town of Dallas Board of Aldermen extend their collective assurance that, when granted the rights of way necessary to facilitate the construction of an Aquatics Center by Gaston Aquatics at 642 W. Carpenter St., Dallas, NC 28034, any screening and landscaping currently belonging to Ingles Markets, Inc. that may be disturbed during construction will be repaired or replaced.

The Town of Dallas, as per §153.063 *Screening and Landscaping* of our Zoning Code, requires development abutting residential districts to meet screening requirements. With the development of the property at 715 W. Trade St., Dallas, NC, Ingles Markets, Inc. installed the required screening and landscaping per the Zoning Code.

If any of the screenings and landscaping installed by Ingles Markets, Inc. to comply with Dallas' Zoning Code are disturbed as a result of construction at 642 W. Carpenter St., Dallas, NC, the Town of Dallas will guarantee that those will be repaired or replaced, as necessary.

Sincerely,

Town of Dallas Mayor and Board of Aldermen

\_\_\_\_\_  
Mayor Rick Coleman

\_\_\_\_\_  
Mayor Pro-Tem Jerry Cearley

\_\_\_\_\_  
Alderman Sam Martin

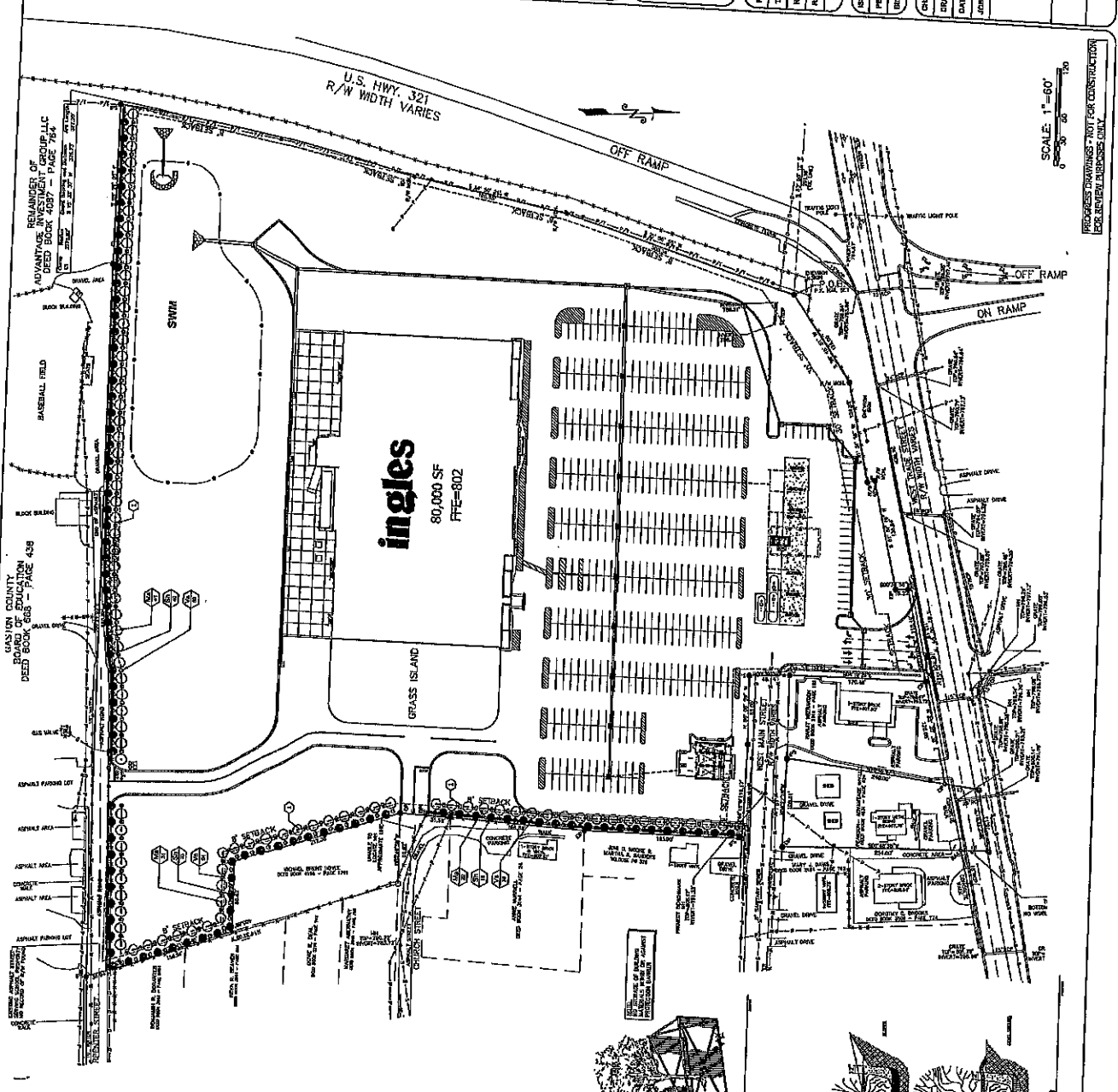
\_\_\_\_\_  
Alderman Frank Milton

\_\_\_\_\_  
Alderwoman Darlene Morrow

\_\_\_\_\_  
Alderman Hoyle Withers



<b>ISSUES/REVISIONS:</b> 1. LANS-2020-03-01 2. LANS-2020-03-01			<b>PROFESSIONAL SEAL:</b> BROOKS & MEDLOCK ENGINEERING, INC. 14405 DALLAS AVENUE DALLAS, TEXAS 75244 PH: (214) 682-1234 FX: (214) 682-1234	<b>LAND PLANNING ASSOCIATE, INC.</b> 1904 BIRCH STREET DALLAS, TEXAS 75210	<b>LAND PLANNING ASSOCIATES</b> TO WEST 1ST AVENUE SUITE A EASLEY, SC 29840 864-242-8072 FAX 864-242-824 Ingres LPA-Richard	Incorporated WEST TRADE STREET DALLAS, TX	<b>PROPERTY INFORMATION</b> TAX MAP NUMBER: 34-0-37-4123 AREA: 11.79 AC. MAP INDEX: BR-001, PD 198B-1012	<b>DESIGNER FOR CONSTRUCTION:</b> PROJECT DATE: 11/2019 SHEET NUMBER: 18/24	<b>CHECKED BY:</b> DRAWN BY: DATE:	<b>LANDSCAPE PLAN</b> L-01	DALLAS NORTH PLANTATION PROPOSED 100%
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**LANDSCAPE SPECIFICATIONS:**

1. LANDSCAPE SPECIFICATIONS SHALL BE BASED UPON THE FOLLOWING STANDARDS AND REQUIREMENTS:

- A. ALL PLANTING SHALL BE AT LEAST 10% MATURE AT THE TIME OF INSTALLATION.
- B. ALL PLANTING SHALL BE OF HIGH QUALITY AND WELL ADAPTED TO THE CLIMATE AND SOILS OF THE PROJECT AREA.
- C. ALL PLANTING SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**PLANT SCHEDULE**

NO.	PLANT SPECIES	PLANT TYPE	PLANT SIZE	PLANT QUANTITY
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**LANDSCAPE CALCULATIONS:**

5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**PLANTING DETAILS - TREE**

6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**PLANTING DETAILS - SHRUB**

7. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**PLANTING DETAILS - FOLIAGE**

8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: