

Town of Dallas
Agenda
March 14, 2023
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor

Sam Martin

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

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MINUTES FOR BOARD OF ALDERMEN MEETING

February 14, 2023

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; Brian Finnegan, Development Services Director; Dusty Haney, Assistant Fire Chief; Sarah Ballard, Town Clerk; Jonathan Newton, Finance Director; Robbie Walls, Police Chief; Bill Trudnak, Public Works Director; Tom Hunn, Town Attorney; Willie Smith, Electric Director; David Lingafelt, Code Enforcement Officer; Paul Gibson Jr., Electric Supervisor; Zack Foreman, Assistant Public Works Director, and Nick Daniello, Parks and Recreation Director.

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:

Alderman Martin made a motion to approve the agenda with 3 additions, seconded by Alderman Withers and carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Mike Fields of 1333 Philadelphia Church Road thanked the Town Staff for their hard work.

Consent Agenda:

Item 5A Resolution Recognizing Black History Month

Black History Month is an annual celebration of achievements by black Americans and a time for recognizing the central role of African Americans in U.S. history. The event grew out of "Negro History Week", the brainchild of noted historian Carter G. Woodson and other prominent African Americans. President Gerald R. Ford officially recognized Black History Month in 1976, calling upon the public to 'seize the opportunity to honor the too-often neglected accomplishments of black Americans in every area of endeavor throughout our history'. Since 1976, every U.S. president has officially designated the month of February as Black History Month. Other countries around the world, including Canada and the United Kingdom, also devote a month to celebrating black history. A proclamation is attached recognizing February as Black History Month (Exhibit 5A-1).

Item 5B Budget Amendment- AIA Grant Reimbursement

In 2021, the Town of Dallas received an Asset and Inventory Assessment (AIA) Grant for our water system. The grant was a \$149,625 grant with a 5% match, resulting in \$142,500 in grant funds to the Town. The project was completed by The Wooten Company over a period of approximately 18 months. The project was budgeted in the FY2021/22 budget year, but the final wrap up and reimbursement was completed in this current FY2022/23 budget year. Attached is a budget amendment to accept the remaining grant funds that were recently received (Exhibit 5B-1).

Item 5C Budget Amendment- Vehicle Damage Reimbursement

The 2013 Police Charger was damaged in a vehicle accident and an insurance check has been received for the damages. Attached is a budget amendment to accept the funds from the insurance company and to appropriate those funds for vehicle repair (Exhibit 5C-1).

Item 5D Budget Amendment- Façade Grant Award

A Façade Grant has been awarded to Jerry Scruggs for façade improvements to 140 N. Gaston St. Attached is a budget amendment to appropriate funds to make the Façade Grant award, as at the time of budget preparation for the current fiscal year, there were no known awards being considered (Exhibit 5D-1).

Item 5E Budget Amendment- NC Forest Service Grant Award

The Fire Department was awarded a 50/50 grant for equipment by the NC Forest Service. Attached is a budget amendment to accept the grant funds and to appropriate funds for the purchase of equipment associated with the grant (Exhibit 5E-1).

Alderwoman Morrow made a motion to approve all items on the consent agenda, seconded by Alderman Martin and carried unanimously.

Public Hearings:

Item 6A Knox Box Ordinance

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

Fire Chief, Earl Withers, has requested the Town adopt a Knox Box ordinance. This will require the installation of a Knox Box system on all new commercial and multi-tenant structures. A Knox Box is a secure rapid entry system designed to be used by Fire Department personnel in

the event of an emergency to gain entry into a structure by using the enclosed, owner-provided, key(s). The proposed text amendment was reviewed at the January 24th Board Work Session. No changes have been made to the text since this review. 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 Thursday, January 26th and February 2nd. Attached is the proposed ordinance text (Exhibit 6A, 1-2).

The Development Services Director presented the information about the Knox Box Ordinance. The Board discussed the information presented and asked questions, which the Town Staff answered.

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

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

Item 6B Use of Public Property Ordinance

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

At the November Work Session, Staff was directed to draft an ordinance regulating the use of public property. The proposed text amendment was reviewed at the January 24th Board Work Session. No changes have been made to the text since this review. 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 Thursday, January 26th and February 2nd. Proposed ordinance, 91.09 Camping, Storage, and Other Uses of Public Property is attached (Exhibit 6B, 1-3).

The Development Services Director presented the information to the Board. The Board and the Town Attorney discussed the information and decided to revise and change some of the wording in the ordinance.

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

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

6C Text Amendment to Add Single-Family Attached Dwellings to the R-6 Zoning District

The Board remained in the closed session from the December 13th, 2022 meeting.

At the December 13, 2022 Board of Aldermen meeting, a public hearing was held in reference to a text amendment to add single-family attached dwellings to the R-6 zoning district. This public

hearing followed prior discussions on the topic at the September 27, 2022 and November 22, 2022 Board of Aldermen Work Sessions. A text amendment petition had been 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 ft., a minimum lot width of 30 ft., and minimum lot area of 2100 sq. ft. On August 8, 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 is a continuation of the public hearing opened on December 13, 2022 and 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, 2022 and Tuesday, December 6, 2022 (Exhibit 6C, 1-6).

The Development Services Director reported that KovalXRobinson LLC had withdrew their petition by written request.

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

No action needed.

Old Business:

There was no old business at this time.

New Business:

Item 8A Placard Peachtree St. Residence for Minimum Housing

The Town of Dallas has received multiple complaints for minimum housing and property maintenance issues regarding the structure at 510 E. Peachtree Street. After performing on-site inspections on November 16, 2022, Code Enforcement Officer David Lingafelt, sent mailed notices to the registered property owners on November 21, 2022. The notice was also placed on the front door of the property. After due notice, an administrative hearing was held on December 20, 2022 at 11:00 am. Code Enforcement Officer David Lingafelt was in attendance. No other parties of interest attended the hearing. Findings of facts deemed the property a deteriorated dwelling, unit for human habitation. Findings were sent to property owners on December 20, 2022, with a repair order deadline of January 23, 2023. The property owner has failed to comply with the order and Code Enforcement is seeking Board approval to placard the property, as required by §150.43(C). An ordinance has been provided by staff (Exhibit 8A-1).

The Town Manager gave the presentation to the Board.

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

Item 8B Planning Board Reappointment- T. Smith

Thomas Smith's current three-year term on the Planning Board has expired. Mr. Smith has expressed interest in continuing his service on this board. The Board of Aldermen may reappoint him for another three-year term (February 2023- February 2026). Mr. Smith has been, and continues to be, an asset to the Town and Staff recommends his reappointment to serve.

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

Item 8C Planning Board Reappointment- T. Faro

Tiffany Faro's current three-year term on the Planning Board has expired. Ms. Faro has expressed interest in continuing her service on this board. The Board of Aldermen may reappoint her for another three-year term (February 2023- February 2026). Ms. Faro has been, and continues to be, an asset to the Town and Staff recommends her reappointment to serve.

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

Item 8D Flag Placement

The Board and Town Staff discussed leaving up American Flags year- round at the Court Square. No action was taken.

Item E East Robinson Street

The Board and Town Staff discussed the issue of trash and debris on East Robinson Street and what could be done to clean up that area. No action was taken.

Item F No Parking Ordinance

The Board and Town Staff discussed the issue of on-street parking ordinances and ways it could be corrected. No action was taken.

The Town Manager reminded the Board of up-coming events.

Closed Session:

To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. NCGS §143-318-11(3).

Alderman Cearley made a motion to go into closed session, seconded by Alderwoman Morrow and carried unanimously (7:12).

Alderwoman Morrow made a motion to go out of closed session, seconded by Alderman Cearley (8:17).

No action taken.

Alderman Cearley made a motion to adjourn, seconded by Alderman Milton and carried unanimously (8:17).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
February 28, 2023
5:00 PM

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Landon Wright, Planner; Bill Trudnak, Public Works Director; Sarah Hamrick, Town Clerk; Lanny Smith, Electric Director and Earl Withers III, Fire Chief.

Mayor Coleman called the meeting to order at 5:00 pm.

The Mayor then opened with the Pledge of Allegiance to the Flag.

At this time, the Mayor asked if there were any changes to be made to the agenda. There was one item added to the agenda. Alderwoman Morrow made a motion to approve the agenda with the addition, seconded by Alderman Martin, and carried unanimously.

The Town Manager introduced Landon Wright, the new Planner for the Development Services Department, to the Board at this time.

New Business:

Item 3A Water AIA Grant Final Report-The Wooten Company

In the 2020 NC Department of Environmental Quality Division of Water Infrastructure grant funding cycle, Dallas was awarded an Asset Inventory and Assessment Grant to conduct an assessment of our water system. The Wooten Company conducted the assessment, which was completed in the Fall of 2022. Mr. Slade Harvin, Manager of The Wooten Company's Hickory Office will be providing a presentation of the final assessment report. Included in this packet is the Executive Summary of the project. At the March 14th Board of Aldermen meeting, a formal acceptance of the final report will be necessary to close out this grant (Exhibit 3A, 1-2).

The Town Manager introduced the manager of the Wooten Company, Slade Harvin, to the Board. He gave a presentation and answered all questions from the Board.

Item 3B Banners Around Court Square

Year-round flags flying around the Court Square was discussed at the February 14th Board of Aldermen meeting. It was requested that Staff bring back some options for patriotic banners to hang around the Court Square, so that the hanging of flags would retain its special meaning. Attached are six examples of patriotic banners for review (Exhibit 3B, 1-6).

The Town Manager presented the examples of the banners that are offered. The Board nominated a committee to decide on the banners and how many is needed.

Item 3C Text Amendment to Remove Multifamily from the R-6 Zoning District and Update R-5

The proposed text amendment is in response to the request from the Board of Aldermen at the January 24th work session. At the February 16, 2023 Planning Board meeting, the proposal to remove multifamily from the R-6 district was discussed. The Planning Board voted unanimously to send a recommendation to approve the revised text amendment draft, along with statements of consistency and reasonableness. A draft of the proposal, staff report, statements of consistency and reasonableness, and minutes from the Planning Board are attached (Exhibit 3C, 1-6).

The Development Services Director presented the updated text amendment. The Board decided to bring back the amendment as a public hearing at the March 14th Board meeting.

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 Milton made a motion to go into the Closed Session, seconded by Alderman Cearley and carried unanimously (5:45).

No action taken.

Alderman Cearley 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 Alderman Milton and carried unanimously (6:05).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment -- SRO Reimbursement

AGENDA ITEM NO. 5A

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

Beginning in January, Dallas dedicated a police officer position to serve as School Resource Officer (SRO) at Carr Elementary School. By dedicating an officer to this position, the school is receiving the needed service and the Town receives reimbursement from the school system that will offset the officer's salary, instead of the officer being paid directly by the school system. As this was already a budgeted police officer position within our current budget, the reimbursement funds will help offset that position's salary.

Attached is a budget amendment to account for the reimbursement funds the Town expects to receive for the remainder of the current school year.

MANAGER RECOMMENDATION: Approve the budget amendment to account for reimbursement received from Gaston County Schools in reimbursement of a dedicated SRO at Carr Elementary School, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: March 14, 2023

Action: General Fund Amendment

Purpose: To Accept Reimbursement from Gaston County Schools for the SRO position at Carr Elementary

Number: GF-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3820	0000	Gaston County SRO Revenue	\$0	\$22,890	\$22,890
10	3999	0000	Fund Balance Appropriated	\$479,230	\$456,340	(\$22,890)

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment -- 2 Stormwater Projects

AGENDA ITEM NO. 5B

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

Two Stormwater projects that are not included in this year's budget require a budget amendment to be completed.

The first project is completion of a project on S. Gaston St. that was to be cost shared between Gaston County and the Town. The remaining portion of the project will require boring under Gaston St. to route the drainage issue. This project requires a budget amendment for \$65,000.

The second project addresses a stormwater issue at 120 W. Wilkins St. This project is being cost shared with the property owner, at a maximum cost to the Town of \$30,000.

A budget amendment is attached that will cover the total cost of both projects.

MANAGER RECOMMENDATION: Approve the budget amendment to appropriate funds for 2 Stormwater projects not originally budgeted in the current FY2022/23 busget, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: March 14, 2023

Action: Stormwater Fund Amendment

Purpose: To Appropriate Funds to Complete Projects on S. Gaston St. and W. Wilkins St.

Number: STW-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
40	3999	0000	Fund Balance Appropriated	\$126,219	\$221,219	\$95,000
40	7100	1850	Maint & Rep: Stormwater Sys.	\$20,160	\$50,160	\$30,000
40	7100	7503	Cap. Outlay: Stormwater	\$224,595	\$289,595	\$65,000

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: ARPA Funds Grant Project Ordinance Amendment

AGENDA ITEM NO. 5C

MEETING DATE: 3/14/2023

BACKGROUND INFORMATION:

As per US Treasury guidance, the American Rescue Plan Act (ARPA) Grant Project Ordinance must be amended as funds are obligated or expended to reflect those obligations.

Following is the Amended Grant Project Ordinance reflecting the date range covered for the transfer of funds to the Water/Sewer Fund for salary supplanting, as per the original grant project ordinance.

As ARPA funds continue to be expended, or the remaining unassigned balance is obligated and spent, further budget amendments will be presented, as per US Treasury guidance.

MANAGER RECOMMENDATION: Approve the Amended ARPA Grant Project Ordinance, as presented.

BOARD ACTION TAKEN:



Grant Project Ordinance for the Town of Dallas American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds - AMENDED

BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLFRF). The Town of Dallas (Town) has received the first tranche in the amount of \$764,395.852. The total allocation is \$1,528,791.64, with the remainder to be distributed to the Town within 12 months of the first tranche. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and pends all its SLFRF funds for the provision of government services.

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

Internal Project Code	Product Description	Expenditure Category	Cost Object	Appropriation of CSLFRF Funds
WS-01	Water/Sewer Maintenance Services for period of April 28, 2022 through June 30, 2023	6.1	Salaries & Benefits	\$373,800
WS-02	Waste Water Treatment Services for period of January 1, 2022 through June 30, 2023	6.1	Salaries & Benefits	\$112,200
WS-03	Water Treatment Services for period of June 9, 2022 through June 30, 2023	6.1	Salaries	\$100,000
	Unassigned			\$942,791.64
	TOTAL			\$1,528,791.64



Section 4: The following revenues are anticipated to be available to complete the project:

ARP/CSLFRF Funds:	\$942,791.64
Transfer to Enterprise Fund (Water)	\$586,000.00
Total:	\$1,528,791.64

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and Town's Uniform Guidance Allowable Costs and Principles Policy.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the Board of Aldermen on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer, and to the Town Clerk.

Section 8: This grant ordinance expires on December 31, 2026, or when all of the ARP/CSLFRF funds have been obligated and expended by the Town, whichever comes first.

Motion by Alderman Cearley to adopt the Grant Project Ordinance for ARP/CSLFRF funds, seconded by Alderman Withers, and carried by the following vote:

Ayes: Alderman Cearley, Alderman Milton, Alderwoman Morrow, Alderman Withers

Nays: None

Adopted this 11th day of October, 2022.

Mayor Rick Coleman

Attested: _____
Sarah Hamrick, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution to Accept Water AIA Final Report

AGENDA ITEM NO. 5D

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

Dallas was awarded an Asset Inventory and Assessment (AIA) Grant from the NC Department of Environmental Quality to evaluate the Town's water treatment plant to help assess its condition and also to perform GPS locating of the Town's water meters. The grant was in the amount of \$142,500. The Wooten Company was awarded the contract by the Town to complete the grant project.

At the February 28th Board of Aldermen Work Session, Mr. Slade Harvin of The Wooten Company made a presentation to the Board of the Final Report of the grant project.

To finalize the grant, the Board of Aldermen must pass a resolution to accept the Final Report presented by Mr. Harvin. Once the Final Report is accepted, the final grant reimbursement will be released and the grant closed.

MANAGER RECOMMENDATION: Approve the Resolution to approve the Final Report from the Water AIA Grant Project, as presented.

BOARD ACTION TAKEN:



Resolution Accepting the Water AIA Grant Project Final Report

WHEREAS, the Town of Dallas was awarded an Asset Inventory and Assessment (AIA) Grant (H-AIA-D-20-1095) from the NC Department of Environmental Quality to evaluate the Town's water treatment plant to help assess its condition and also to perform GPS locating of the Town's water meters; and

WHEREAS, the Town contracted with The Wooten Company to conduct the scope of work as outlined for the AIA grant project; and

WHEREAS, The Wooten Company completed the grant scope of work by GPS locating the Town's water meters and performing an assessment of the current Water Treatment Plant; and

WHEREAS, on February 28, 2023, The Wooten Company made a presentation of the Water Treatment Plant Assessment and Water Meter Mapping Project, including recommended improvements and cost estimates for continued maintenance and upkeep of the Water Treatment Plant; as well as providing a comprehensive final report document.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS

That the Town of Dallas does hereby accept the Water Treatment Plant Assessment and Water Meter Mapping Project Final Report, funded by the Asset Inventory and Assessment Grant from the NC Department of Environmental Quality, as presented by The Wooten Company.

And, that the Town of Dallas does hereby give assurance to the NC Department of Environmental Quality that all grant provisions were met in the conduct of this project.

Adopted this the 14th of March, 2023 at Dallas, North Carolina.

Attested by:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Multi-family & Townhome Text Amendment

AGENDA ITEM NO. 6A

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

At the January 24, 2023 Work Session, Staff was directed to review the permitted uses in R-6 to promote uniformity within the Historic Town Center. Under consideration was removing multi-family permitted use from R-6 and moving that permitted use to R-5.

The Planning Board reviewed the proposal at their February 16th meeting and recommended adoption of the multi-family language in R-5, but suggested the townhome language be taken out to encourage more conditional zoning. However, the proposal up for vote does include updated regulations for townhomes in R-5 per the discussion at the February 28th Board of Aldermen Work Session.

This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks; on Thursday, March 2nd and Thursday, March 9th.

Draft language proposed for adoption is attached, along with the Staff Report, minutes from the Planning Board meeting held on February 16th, and statements of consistency and reasonableness.

MANAGER RECOMMENDATION: Approve the text amendment modifying permitted use zones for multi-family and townhome developments, as presented.

BOARD ACTION TAKEN:

Staff Report

Zoning Text Amendment Request: T-2023-01

Request: To remove multifamily as a permitted use in the R-6 Residential District

Staff Analysis: The requested text amendment if adopted will remove multifamily as a by right development in the R-6 residential district. A potential conflict in land uses was identified during the January 24th Board of Aldermen work session. Currently the R-6 District covers well established residential neighborhoods in the central part of the existing town. Concern was raised that potential multifamily development on infill lots could create a disharmonious blend of uses in these areas.

There are approximately eight (8) existing multifamily properties (duplexes, triplexes and larger multifamily units) in the current R-6 district. Adoption of this text amendment will make these legal nonconforming uses. Nonconforming uses are permitted to continue in their current state, but cannot be expanded or improved and are severely limited on redevelopment. However, the proposal to add multifamily and townhomes as permitted uses in R-5 will encourage denser residential growth outside of the town center and promote diversifying the existing town housing stock.

Comprehensive Land Use Plan: The proposed text amendment is technically inconsistent with the Town's 2030 Future Land Use Map. R-6 is almost exclusively in the Urban Neighborhood and Mix Use Neighborhood use categories. Both of these call for blended, diverse housing stock which includes multifamily and townhomes. Adoption of this text amendment will require an update to the existing plan to reflect this change in encouraged growth within the central part of town.

Staff Recommendation: In light of the concerns for harmonious growth in established residential districts within the town, staff recommends the text amendment as proposed since it will add options for diverse housing in the R-5 district to allow developers more options as we expand the town limits and continue to incorporate residential growth.

Draft of February 16th Planning Board Minutes

New Business:

A) TA-2023-01 R-6 Multifamily

Finnegan presented the proposed text amendment to remove multifamily from R-6 and add it as a permitted use in the R-5 District. The original proposed text amendment also changed the requirements of single family attached housing in R-5 to allow 20ft interior lots and 30ft exterior lots with reduced square footages of 1500sq ft and 2100sq ft respectively.

Traversie raised concern over changing the lot requirements of the townhomes in R-5 because encouraging the conditional zoning route allows more control of the designs of the development. Finnegan agreed that the control aspect is positive but the conditions placed for higher design standards and improved open spaces raises the overall cost of development which is ultimately passed on to the consumer. While allowing smaller townhome dimensions by right won't guarantee lower costs it can provide an opportunity for more affordable middle housing. Denton agreed that conditional districts can push developers outside of their price point if they require too much.

Bratton asked if conditional district was still an option even with the newly proposed lot dimensions. Finnegan confirmed the conditional route is still available and this does not eliminate the conditional zoning district.

After some discussion it was decided to remove the proposed lot dimensions for townhomes and only focus on the multifamily text.

A motion was made by Traversie to recommend approval of the rezoning petition, with the change in townhome lot dimensions removed, with the following statements of consistency and reasonableness:

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR REZONING APPROVAL

The proposed text amendment to the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. However, the amendment preserves the architecture in historic residential areas and encourages higher density in areas of new growth. It is therefore a reasonable amendment and in the Town's best interest. The motion was seconded by Bratton, and the motion passed unanimously.

**NOTICE OF PUBLIC
HEARING -
TEXT AMENDMENT
TOWN OF DALLAS, NC**

Notice is hereby given that the Town of Dallas will hold a public hearing on the below listed proposed code text amendment. The hearing will be held before the Town Board of Aldermen at their regularly scheduled meeting on Tuesday, March 14, 2023 at 6:00 PM in the Fire Station Community Room at 209 West Main St., Dallas, NC 28034.

R-5 & R-6 Multifamily and Townhomes

The Board of Aldermen will consider a text amendment to remove multifamily as a permitted use in R-6 districts and add to R-5 districts as a permitted use. They will also consider language to update the existing single family attached (townhome) regulations to allow smaller lots as standard by right development in R-5 districts.

All interest persons are invited and encouraged to attend this meeting in person or via Zoom. For persons requiring special assistance, please contact Town Hall at 704-922-3176 at least 48 hours in advance. For more information, email Brian Finnegan, Town Planner, at bfinnegan@dallasnc.net.
3/2/23, 3/9/23 8525497

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-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 Multifamily - 5,000 1st unit 2,500 additional unit each	50	25***	6	6	35 feet

RMF		15,000 1st unit 3.500 additional unit each		45	45	45	35 feet
<p>* 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)</p> <p>** 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. Attached housing shall be exempt from side yard setback requirements, and 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.</p> <p>*** 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.</p> <p>**** 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.</p>							

§ 153.026 R-8 AND R-6 ZONES: MULTI- FAMILY RESIDENTIAL.

Within the R-8 and R-6 zones as shown on the zoning map, incorporated by reference in § 153.021, the following regulations shall apply.

- (A) *Permitted uses.* Refer to the Permitted Uses Chart ([Appendix C](#)).
- (B) *Lot areas and width, yards and building height requirements.* The requirements set forth in [Appendix A](#): Yard and Height Requirements in Residential Districts and [Appendix B](#): Yard and Height Requirements in Business Districts shall govern.
- (C) *Off-street parking.* Off-street parking shall be provided by all uses as required in § 153.042.
- (D) *Signs.* The requirements set forth in the sign regulations, §§ [153.080](#) through [153.087](#), shall apply.

§ 153.022 R-15, R-12 AND R-10 R-10, and R-6 ZONES: SINGLE-FAMILY RESIDENTIAL.

Within the R-15, R-12 and R-10 R-10, and R-6 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

APPENDIX C: PERMITTED USES CHART

	Residential								Office	Business					Industrial
	R-15	R-12	R-10	R-8	R-6	R-5	RMF	RMF-H	O&I-1	BC-1	B-1	B-2	B-3	B-3P	I-2
<i>X: Permitted by right (Supplemental regulations may apply - check town ordinances)</i>															
<i>S: Special Use Permit (Supplemental regulations may apply - check town ordinances)</i>															
Permitted Uses (any use not specified below is eligible to apply for conditional zoning approval)															
RESIDENTIAL															
Single-family dwellings (attached)						X									
Single-family dwellings (detached)	X	X	X	X	X	X									
Manufactured/mobile homes					X	X									
Trailer camps/mobile home parks					X										
Multi-family residential				X	X	X	X	X			S	S	S	S	

STATEMENTS OF CONSISTENCY AND REASONABLENESS **FOR** TEXT AMENDMENT ADOPTION

The proposed text amendment to the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. However, the amendment preserves the architecture in historic residential areas and encourages higher density in areas of new growth. It 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 the R-6 zoning district is inconsistent with the 2030 Comprehensive Land Use Plan. Existing R-6 zoning districts are located within the Mix Use Neighborhood and Urban Neighborhood categories, which calls for a multiple housing options built at a higher density. This amendment would restrict the housing diversity in these areas and is therefore an unreasonable request and not in the Town's best interest.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: North Street Parking Text Amendment

AGENDA ITEM NO. 6B

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

At the February 14th Board of Aldermen Meeting, concerns were raised about on-street parking on North Street, particularly in close proximity to the Park Road intersection.

In response to the request to re-evaluate parking regulations, Staff has reviewed the conditions of North Street and proposes to add language to Schedule 1 of Chapter 72 prohibiting on-street parking on both sides of North Street, at all times, from the intersection of W. Wilkins St. north to the intersection of Park Road.

This public hearing was advertised as required North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks; on Thursday, March 2nd and Thursday, March 9th.

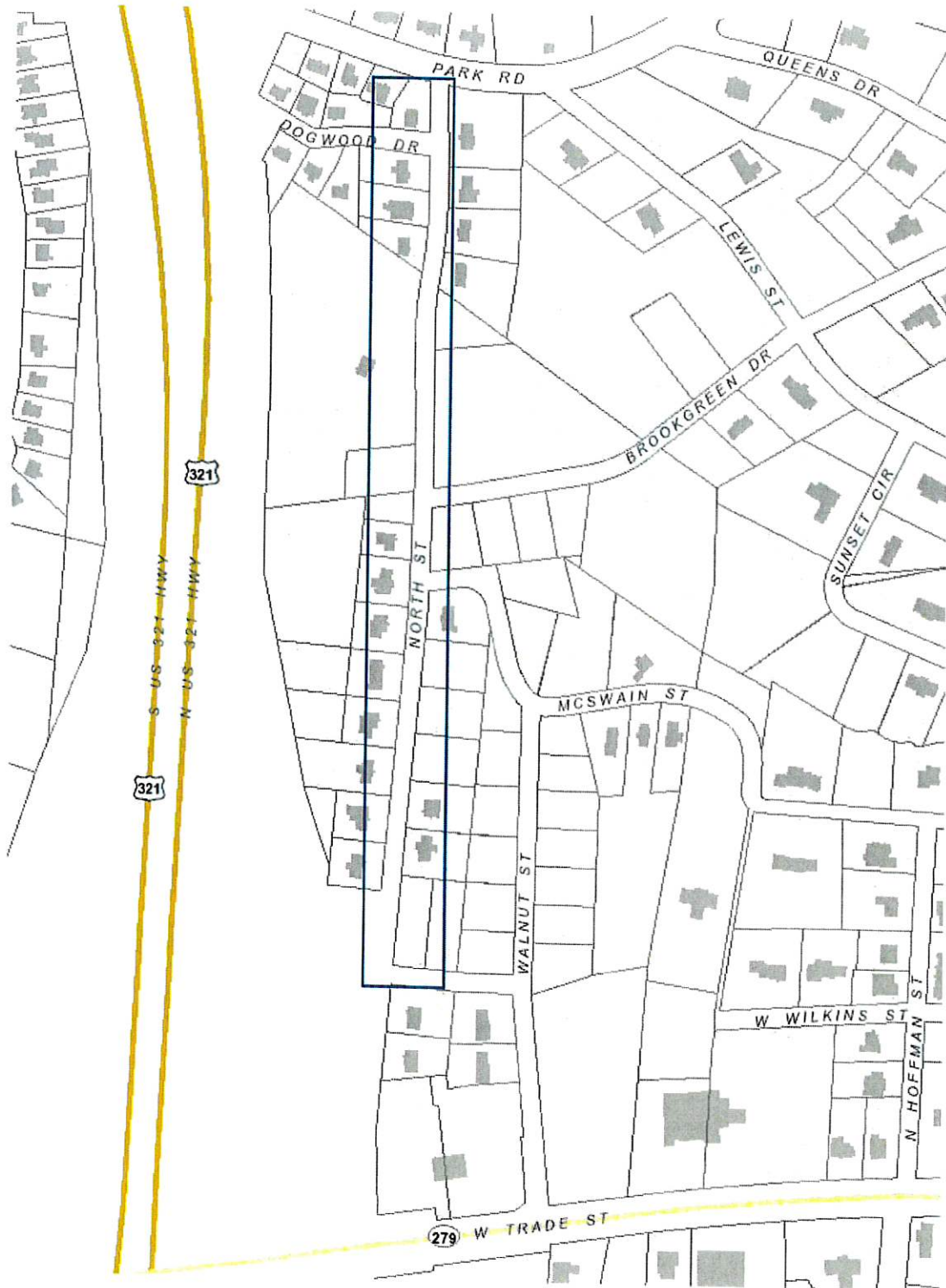
Attached is the draft language proposed for adoption, along with aerials of North Street indicating the target area and width of the existing roadway.

MANAGER RECOMMENDATION: Approve the text amendment adding North Street to Schedule 1, Chapter 72 Parking Prohibited, as presented.

BOARD ACTION TAKEN:



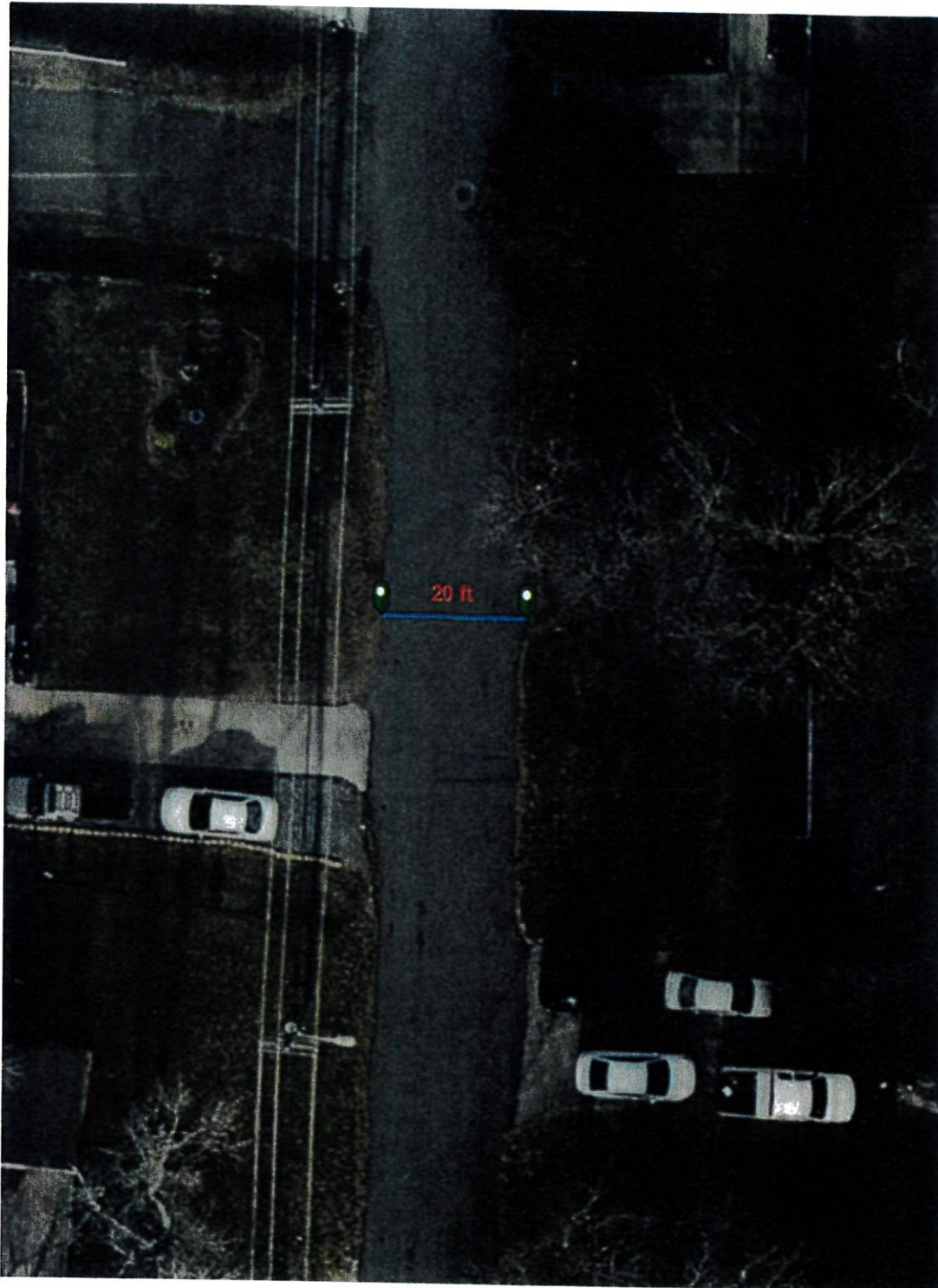
Printed On: 3/1/2023



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.



Printed On: 3/1/2023



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.**

SCHEDULE I: PARKING PROHIBITED.

(A) Parking prohibited at all times upon any of the streets or portions of streets as follows (see § 72.03):

On Street	Side	From	To	Added/Amend
On Street	Side	From	To	Added/Amend
Alexander	Both	S. Davis	Dead end	10-13-1998
W. Church	North	Approx. 105 feet from Holland	Approx. 195 feet from Holland	3-14-2000
N. College	Both	E. Trade	End of N. College	7-8-1997
N. Davis	Both	E. Main St.	E. Trade St.	11-13-2012
S. Davis	West	E. Alexander	E. Holly	-
S. Davis	Both	E. Main Street	E. Church	3-9-1999
E. Gibbs	Both	S. Willow	S. Legion	1-8-1974
N. Hoffman	East	W. Trade	South side of first driveway entrance	12-29-1989
N. Hoffman	West	W. Trade	W. Main	12-29-1989
N. Hoffman	Both	W. Trade	W. Wilkins (except during church)	10-8-1996
N. Hoffman	Both	W. Wilkins	McSwain	10-8-1996
E. Holly	Both	S. Davis	End of E. Holly	-
Johnson	Both	Hoyle	S. Rhyne	4-17-2001
Lee	Both	Pine	150 feet from Pine to Ridge	10-9-1990
W. Lee	Both	S. Pine	Ridge	1-8-1974
S. Maple	Both	W. Robinson	200 feet south of intersection	8-13-1991
E. Peachtree St.	Both	S. Spargo St.	S. Davis St.	2-9-2021
S. Pine St.	Both	Lee St.	W. Border St.	11-10-2020
Poplar	North and east	N. Davis	End of Poplar	12-3-1974
S. Rhyne	East	Driveway at First Baptist	End of brick wall in front of church	-
S. Ridge	Both	W. Carpenter	W. Lee	1-8-1974
E. Robinson St.	Both	S. Spargo St.	S. Davis St.	2-9-2021

W. Robinson	Both	S. Maple Street	Maple	11-9-1981
S. Spargo	West	E. Carpenter	Holly	9-9-1986
S. Spargo	Both	E. Robinson	Holly	12-12-1989
E. Trade	South	Southeast corner of Gaston-Trade	Entrance to tire service	1-13-1987
S. Willow	Both	E. Church	End of pavement on S. Willow	3-5-1975
W. Main	South	Pine	20 feet west of Pine	4-14-1998
E. Wilkins	Both	N. Gaston	Dead end	6-9-1998
S. Davis	Both	E. Church	E. Alexander	4-8-2008
E. Carpenter	Both	S. Spargo	S. Summey	4-8-2008
E. Jenkins	Both	S. Gaston	S. College	5-11-2010
S. Oakland	Both	W. Church	W. Robinson	12-13-2011
W. Robinson	Both	S. Ridge	S. Pine	12-11-2017
Park Rd.	Both	Dallas High Shoal Highway	Town limits	8-10-2021
North St.	Both	W. Wilkins	Park Rd	3-14-2023

(B) For above: parking permitted in marked spaces on east side of S. Oakland at Rescue Squad/Civic Building.

(Prior Code, § H-Sch-II)

**NOTICE OF PUBLIC
HEARING -
TEXT AMENDMENT
TOWN OF DALLAS, NC**

Notice is hereby given that the Town of Dallas will hold a public hearing on the below listed proposed code text amendment. The hearing will be held before the Town Board of Aldermen at their regularly scheduled meeting on Tuesday, March 14, 2023 at 6:00 PM in the Fire Station Community Room at 209 West Main St., Dallas, NC 28034.

No Parking - North Street

The Board of Aldermen will consider a text amendment to add North Street to Schedule T of §72.03 prohibiting on street parking on North Street from the intersection of W Wilkins St north to the intersection of Park Road.

All interested persons are invited and encouraged to attend this meeting in person or via Zoom. For persons requiring special assistance, please contact Town Hall at 704-922-3176 at least 48 hours in advance. For more information, email Brian Finnegan, Town Planner, at bfinnegan@dallasnc.net.
3/3/23, 3/10/23 8526169

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: One Gaston 2040 Presentation

AGENDA ITEM NO. 8A

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

In the Spring of 2022 One Gaston 2040 began the process of developing a vision for the future of Gaston County. A representative from the One Gaston Vision 2040 Team will be attendance to make a presentation.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:



Onegaston2040.com

1



OVERVIEW

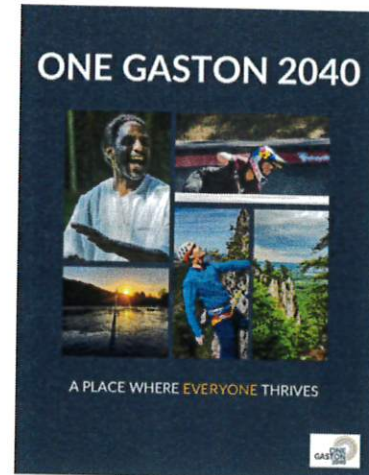
- Creating the Community Vision
- Vision as a **Foundation** for Community Collaboration, Action, and Data-Informed Decision Making
- What Does It Say?
- What's Next?: Implementation
- Data Dashboard/Community Information Hub
- Staying Involved

2



CREATING THE VISION

- 2.5 year process (First year preliminary planning/groundwork)
- Public/private initiative (THANK YOU!)
- Diverse steering committee
- Purposeful community engagement



COMMUNITY ENGAGEMENT



- Three Rounds
- 70+ workshops/meetings
- 2 online surveys
- 1700 participants
- **The product is “the end of the beginning”**

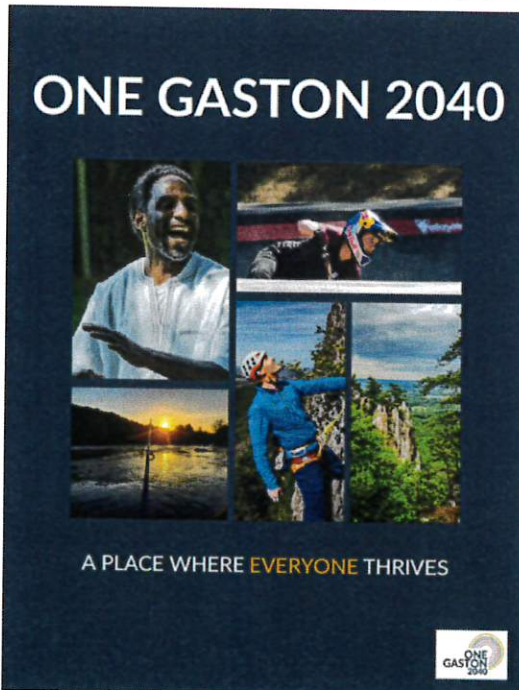
**VISION AS A COMMON FOUNDATION
FOR THE WORK OF OUR ORGANIZATIONS AND COMMUNITY**

WISE USE OF RESOURCES	COMMUNITY INTERACTION	MEASURES OF SUCCESS
COMMUNITY DATA	INNOVATION	SHARED GOALS
INFORMED STRATEGIES	COLLABORATIVE PLANNING	COORDINATED ACTION
		

5



A place where everyone thrives



6



ONE GASTON 2040
A place where everyone thrives

DEFINING TRAITS

Sense of Belonging

People will feel welcomed and valued in Gaston County, long-term residents, newcomers, commuters, and visitors alike.

Collaborative Spirit

Collaboration will be a byword for success in Gaston County, as people and organizations join forces to address community challenges and leverage the benefits of growth.

Unique Locales

Gaston County has it all: mountains, lakes, trails, parks, farmland, charming downtown districts. These locales will continue to lend character and vibrance to the County.

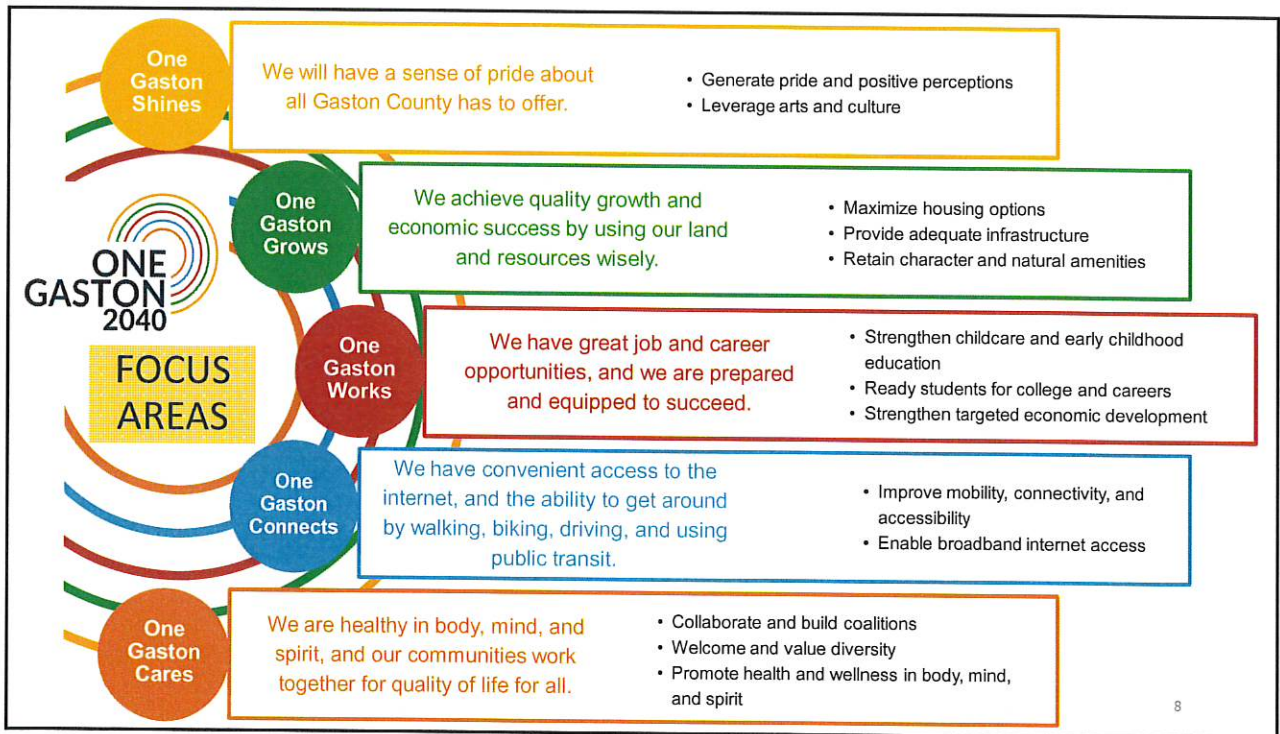
Quality Growth

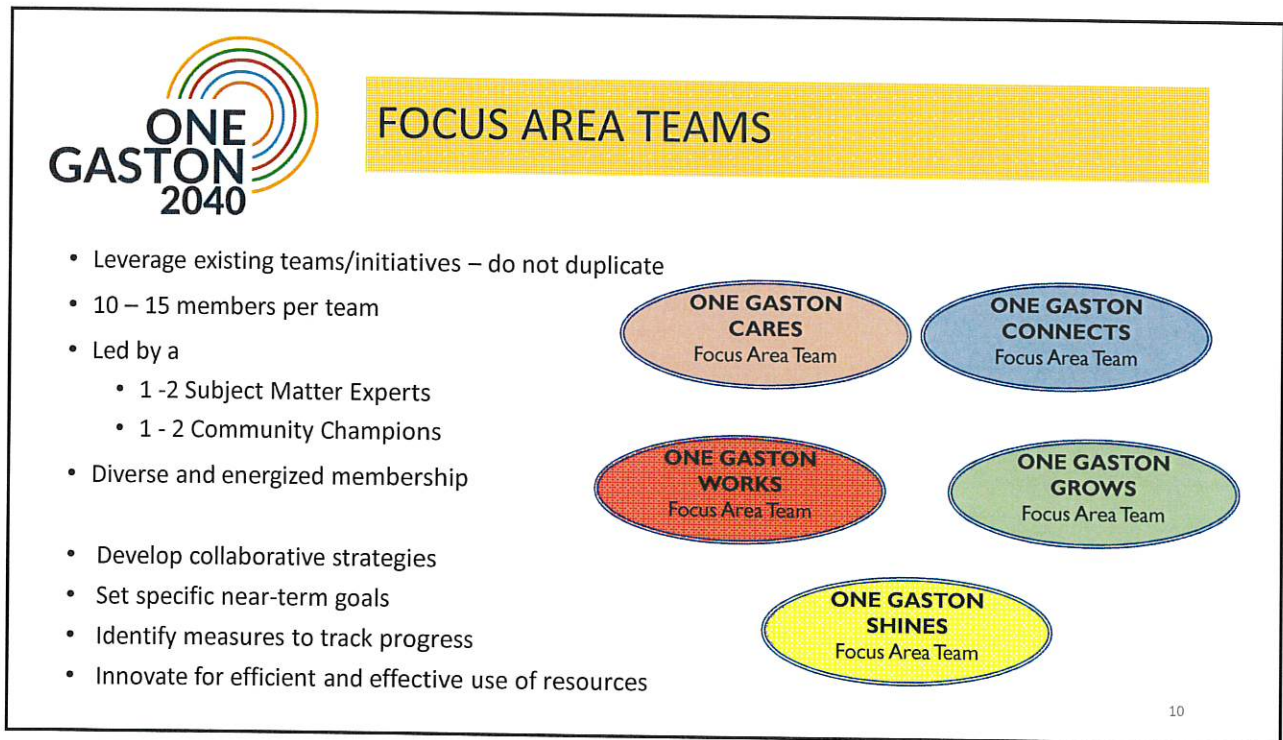
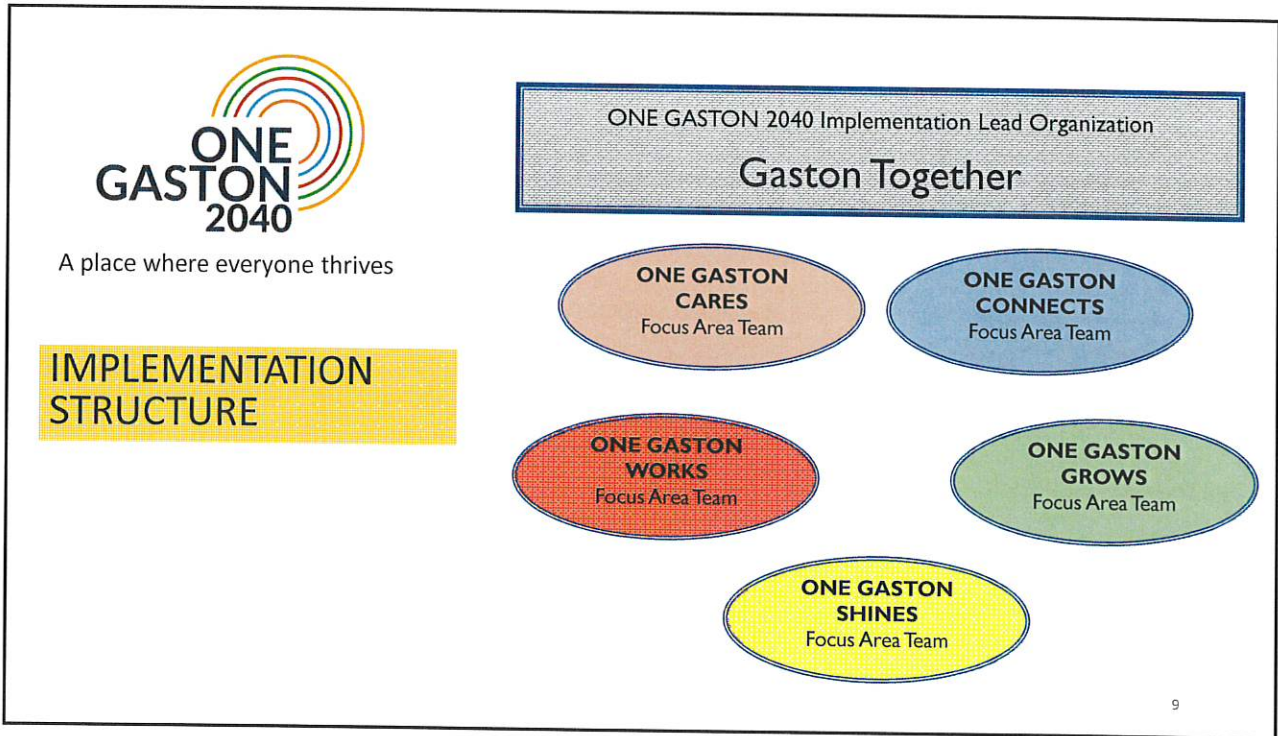
Robust economic growth will be a part of Gaston County's future, bringing investment, jobs, and opportunity, without destroying the things that residents value.

Inclusive Opportunity

No one will feel excluded from or overlooked by the community. Everyone will see people who look like them in positions of leadership in the community.

7

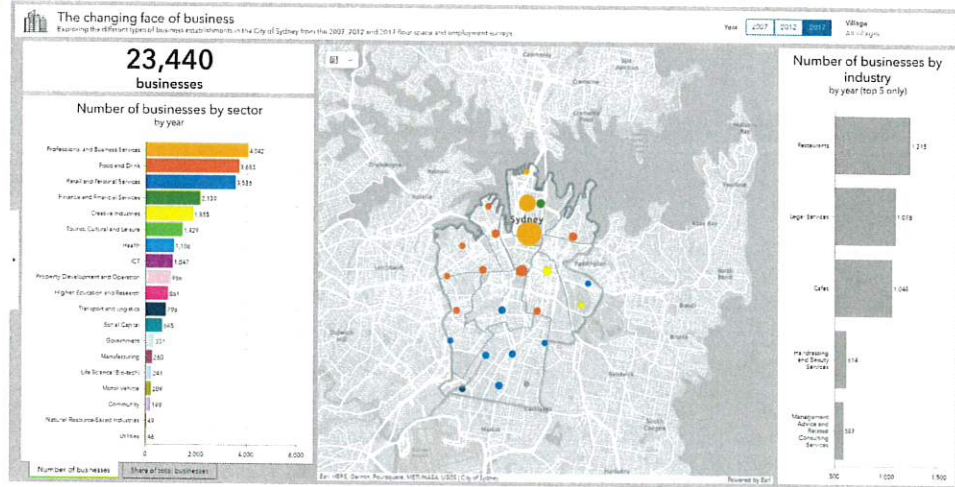






DATA DASHBOARD/ COMMUNITY INFORMATION HUB

- ArcGIS Hub Premium
- Enables a community of users
- Can be customized to each locality or initiative



MOVING FORWARD AS A COMMUNITY

A place where everyone thrives





How Can You Get Involved?

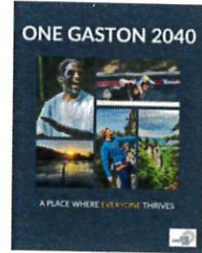
- Help us spread the word
- Offer names as potential members of Focus Area Teams
- Participate in the Data Dashboard/Community Information Hub
- Reference and support One Gaston 2040 in your strategic planning

- Innovate, Collaborate, Create

www.onegaston2040.com

Leslie Lee, Executive Director, Gaston Together

llee@gastontgether.org



COMMUNICATION

COLLABORATION

INCLUSION

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Special Events Requests – Rusty Rabbit

AGENDA ITEM NO. 8B

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

Three Special Events Applications have been received from the Rusty Rabbit to hold Block Parties. All of the events are requested to be held from 5:00 pm to 11:00 pm on the following dates:

Saturday, April 15, 2023

Saturday, June 17, 2023

Saturday, October 28, 2023

Each event would be open to the public and would feature live music and vendors. They are requesting 10 trash receptacles and closure of the 100 block of E. Main St. (between N. Gaston St. and N. College St.) from 2:00 pm until 2:00 am. Attendance is estimated to be approximately 1000. It is noted that electrical power or generators will be used, but there is no further information.

The application is attached for review.

MANAGER RECOMMENDATION: Approve the event as proposed, but require a meeting with both utility directors to better determine locations of items requested.

BOARD ACTION TAKEN:



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. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is 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 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	Block Party		
Facility Requested:			
Applicant Name:	Tim Radford		
Organization:	Rusty Rabbit		
Mailing Address:	104 E Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:		Cell:	704 830 0982
		E-Mail:	timradford@unc.edu
Description of the Event:	Block party with live music 4/15/23 10M		
Does the event have a Facebook, Twitter, or other social networking page: <input type="checkbox"/>			
If yes, please list URL(s): <input type="text"/>			
Date (s) Requested for Event:	April 15th 2023		
Event Start Time:	5pm	Event End Time:	11pm
Road Closure Time Begins (if applicable):	2pm	Road Closure Time Ends:	2am
Set Up Begins:	2pm	Set Up Ends:	
Preferred Date & Time of Inspection (if required): <input type="text"/>			
Estimated Attendance:	1,000		
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: <input type="text"/>			

Applicant's Signature: _____

Date: _____

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 for events? 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: 5 (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

Are there any musical entertainment features related to your event? 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: 2
 Type(s) of music: Rock + easy listening

Will your event use amplified sound: Yes No

If yes, please indicate times: Start Time: 5pm Finish Time: 11pm

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

If yes, please indicate times: Start Time: 2pm Finish Time: 4pm

* Must comply with Town of Dallas general entertainment ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? Yes No

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, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions? Yes No

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 (if applicable) 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

Does the event include food vendors? Yes No

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 vendor and specify cooking method (Gas, Electric, Charcoal, Other)
(Use additional sheet if necessary)

Vendor	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 commercial 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 completed.

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
4/15	2pm	Sound Check starts	
4/15	4pm	Sound Check ends	
4/15	5pm	Block party starts	
4/15	6pm	Live music starts	
4/15	11pm	Music ends	

SERVICES

The Town of Dallas does not provide amenities such as portable washrooms/toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as event 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?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.

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:

Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

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.

ROUTE AND TRAFFIC PLAN

<input type="checkbox"/> PARADE (Includes floats, vehicles, and persons)	<input type="checkbox"/> BICYCLES
<input type="checkbox"/> MARCH OR WALK (persons only)	<input type="checkbox"/> FOOT RACE
<input type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input type="checkbox"/> OTHER (Description: <input style="width: 100%;" type="text"/>)	
Number of Persons: <input style="width: 50px;" type="text"/>	% Children: <input style="width: 50px;" type="text"/>
Number of Vehicles: <input style="width: 50px;" type="text"/>	Vehicle Types: <input style="width: 150px;" type="text"/>
Number of Animals: <input style="width: 50px;" type="text"/>	Kinds: <input style="width: 150px;" type="text"/>
DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5k, a 10k, and a Fun Run).	
<p style="font-size: 1.2em; margin: 0;">Shut down East Main Street between N. Gaston and N. College Street</p>	


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:  Date: 8/17/23



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. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is 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 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

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Facility Requested:			
Applicant Name:	Tim Radford		
Organization:	Rusty Rabbit		
Mailing Address:	104 E Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:		Cell:	7048300707
		E-Mail:	timradfor@rr.com
Description of the Event:	Block Party with live music yahoo.com		
Does the event have a Facebook, Twitter, or other social networking page: <input type="checkbox"/>			
If yes, please list URL(s): <input type="checkbox"/>			
Date (s) Requested for Event:	June 17, 2023		
Event Start Time:	5PM	Event End Time:	11PM
Road Closure Time Begins (if applicable):	2PM	Road Closure Time Ends:	2AM
Set Up Begins:	2PM	Set Up Ends:	5PM
Preferred Date & Time of Inspection (if required): <input type="checkbox"/>			
Estimated Attendance:	1,000		
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: <input type="checkbox"/>			

Applicant's Signature: Tim Radford Date: 2/17/23

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 for events? 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 5 (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

Are there any musical entertainment features related to your event? 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: 1 Number of Bands: 2
 Type(s) of music: ROCK & EASY LISTENING

Will your event use amplified sound: Yes No

If yes, please indicate times: Start Time: 5PM Finish Time: 11PM

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

If yes, please indicate times: Start Time: 2PM Finish Time: 4PM

* Must comply with Town of Dallas general entertainment ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? Yes No

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, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions? Yes No

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 (if applicable) 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

Does the event include food vendors? Yes No

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 vendor and specify cooking method (Gas, Electric, Charcoal, Other)
(Use additional sheet if necessary)

Vendor	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 commercial 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 completed.

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
	2PM	Sound Check starts	
	4PM	Sound Check ends	
	5PM	Block Party starts	
	6PM	Live Music starts	
	11PM	MUSIC ENDS	

SERVICES

The Town of Dallas does not provide amenities such as portable washrooms/toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as event 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?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.

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:

Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

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.

ROUTE AND TRAFFIC PLAN

<input type="checkbox"/> PARADE (Includes floats, vehicles, and persons)	<input type="checkbox"/> BICYCLES
<input type="checkbox"/> MARCH OR WALK (persons only)	<input type="checkbox"/> FOOT RACE
<input type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input type="checkbox"/> OTHER (Description: _____)	
Number of Persons: <input type="text"/>	% Children: <input type="text"/>
Number of Vehicles: <input type="text"/>	Vehicle Types: <input type="text"/>
Number of Animals: <input type="text"/>	Kinds: <input type="text"/>
<p>DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5k, a 10k, and a Fun Run).</p>	
<p style="font-size: 1.2em;">Shut down E. Main Street between N. Gaston and N. College Street</p>	

ROAD CLOSURES

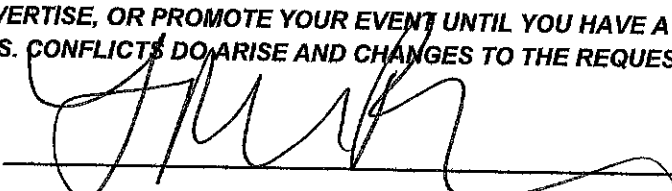
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- NC and US roadways will also require approval from the NCDOT.
- The proposed route to be traveled including the requested starting and termination point. Please also clarify the directions of movement of your event.
- Routing plans for traffic. Illustrate 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: _____



Date: _____

2/17/23



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. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is 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 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	OKTOBERFEST		
Facility Requested:			
Applicant Name:	Jim Radford		
Organization:	RUSH Rabbit		
Mailing Address:	104 E. Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:		Cell:	704 306 1022
		E-Mail:	Jimradfordnc@ketch.com
Description of the Event:	OKTOBERFEST with vendors		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	October 28, 2023		
Event Start Time:	5PM	Event End Time:	11PM
Road Closure Time Begins (if applicable):	2PM	Road Closure Time Ends:	2AM
Set Up Begins:	2PM	Set Up Ends:	5PM
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	1,000		
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:			

Applicant's Signature: _____

Date: _____

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 for events? 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

Are there any musical entertainment features related to your event? 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:

Will your event use amplified sound: Yes No

If yes, please indicate times: 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 ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? Yes No

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, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions? Yes No

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 (if applicable) as additional insured on general liability.

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

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	2pm	Sound Check Starts	
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SERVICES

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

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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? 10

How many recycle carts are you requesting? —

Delivery Location? 104 E. Main Street Dallas TX 752034

Date and Time for rollout carts to be emptied? October 30, 2023

Date and Time for rollout carts to be picked up? October 30, 2023

Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.

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Number of Security Personnel: 2

Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

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<input type="checkbox"/> MARCH OR WALK (persons only)	<input type="checkbox"/> FOOT RACE
<input type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input type="checkbox"/> OTHER (Description: <input style="width: 100%;" type="text"/>)	
Number of Persons: <input style="width: 50px;" type="text"/>	% Children: <input style="width: 50px;" type="text"/>
Number of Vehicles: <input style="width: 50px;" type="text"/>	Vehicle Types: <input style="width: 150px;" type="text"/>
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ROAD CLOSURES

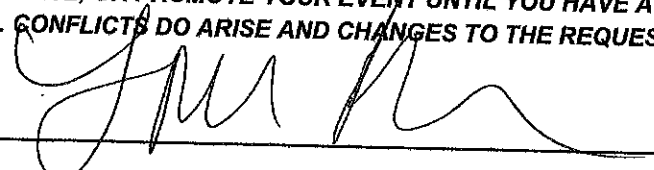
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Applicant's Signature: _____



Date: _____

2/17/23

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Davis Hills Phase II Final Subdivision Plat

AGENDA ITEM NO. 8C

MEETING DATE: 03/14/2023

BACKGROUND INFORMATION:

HDP Davis Hills LLC (TrueHomes) has submitted a final recording plat for their property to be known as Davis Hills Phase II. Approval of this plat will create 19 lots out of the approved 87 maximum number for the project. The property is located east and west of Dallas Stanley Highway, to the South of Evans Lake Road, and North of Davis Street. The property is located within the corporate limits of Dallas and is zoned Conditional Zoning District R-6 (Cluster Development Overlay).

The Board of Aldermen approved the preliminary subdivision plat by a unanimous vote on March 8, 2022.

Town of Dallas Water, Sewer, and Electric will serve the lots.

The owners plan to post a bond for the public improvements not yet constructed. The final plat or any portion of its recordation is subject to the bond being reviewed and approved by Town Staff and the Town Attorney. No building permit will be issued until the bond is approved and final plat is recorded.

The final subdivision plat is in substantial conformance with the plans as originally submitted and meets requirements of the Town of Dallas Subdivision Ordinance. Therefore, the provided resolution for the approval of the plat is recommended for approval by Staff.

MANAGER RECOMMENDATION: Approve the final plat for HDP Davis Hills LLC Phase II, as presented.

BOARD ACTION TAKEN:

PROVIDENCE
PROVIDENCE LAND GROUP, PLLC
1001 NORTH CAROLINA AVENUE, SUITE 1000
DALLAS, TEXAS 75202
TEL: 214-761-1011
WWW.PROVIDENCELANDGROUP.COM



**FINAL PLAN FOR
DAVIS
HILLS
PHASE 2**
TOWN OF DALLAS
GASTON COUNTY
NORTH CAROLINA
PARCEL NUMBER
PORTION OF 30841
DEED RECORD NUMBER
ESS8-2748

OWNER
HDP DAVIS HILLS, LLC
708 MAIN STREET
EVANSTON, IL 60202

PREPARED BY
D.L. HANCOCK & ASSOCIATES, P.C.
10000 W. PARKWAY
SUITE 200
DALLAS, TEXAS 75243
TEL: 214-343-3333
WWW.DLHANCOCK.COM

REVISIONS:
1. REVISED TO SHOW REVISIONS TO THE ORIGINAL PLAN.
2. REVISED TO SHOW REVISIONS TO THE ORIGINAL PLAN.
3. REVISED TO SHOW REVISIONS TO THE ORIGINAL PLAN.
4. REVISED TO SHOW REVISIONS TO THE ORIGINAL PLAN.
5. REVISED TO SHOW REVISIONS TO THE ORIGINAL PLAN.

DATE: 11/20/2018
SCALE: 1" = 40'

LEGEND
1. BOUNDARY OF LOT
2. BOUNDARY OF BLOCK
3. BOUNDARY OF PHASE
4. BOUNDARY OF TRACT
5. BOUNDARY OF SECTION
6. BOUNDARY OF COUNTY
7. BOUNDARY OF STATE
8. BOUNDARY OF FEDERAL LAND

NOTARY
I, _____, Notary Public for the State of North Carolina, do hereby certify that the above described plan was presented to me by the duly authorized representatives of the above named party, and that the said party is duly qualified to execute the same, and that the execution of the same is in conformity with the laws of the State of North Carolina.

DEVELOPER'S CERTIFICATE
I, the undersigned, being duly qualified and authorized to do so, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly licensed and qualified engineer, architect, or surveyor, and that the same is in conformity with the laws of the State of North Carolina.

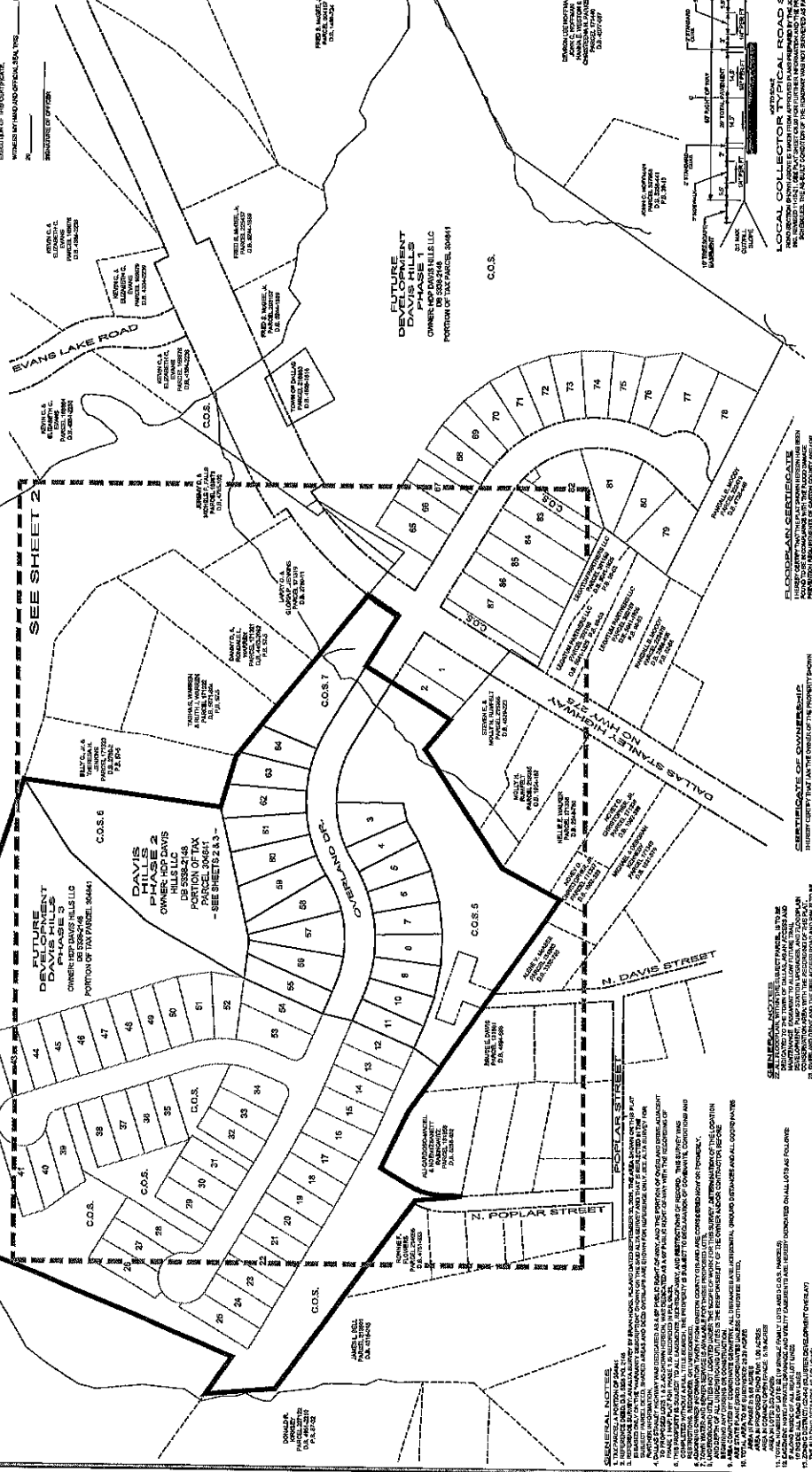
LOCAL COLLECTOR TYPICAL ROAD SECTION
This section shows a typical cross-section of a road as shown on this plan. It is intended to show the relative positions of the various elements of the road and to show the relative dimensions of the same. It is not intended to show the exact dimensions of the road or the exact positions of the various elements of the road.

PROCESSION CERTIFICATE
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GENERAL NOTES
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3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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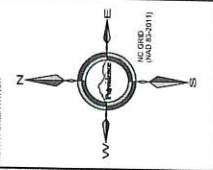
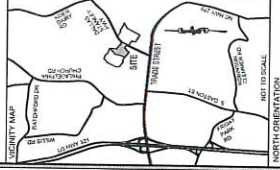
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Providence
Providence Land Group, PLLC
Washington, North Carolina 27173
15342 Mountain Road
NC File #20-015 - SC COA #4356



FINAL PLAT FOR
DAVIS HILLS
PHASE 2
TOWN OF DALLAS
GASTON COUNTY
NORTH CAROLINA
PARCEL NUMBER
PORTION OF 304841
DEED REFERENCE
5338-2148

OWNER
HDP DAVIS HILLS, LLC
708 MAIN STREET
EVANSTON, IL 60202

ABBREVIATIONS
HP: HOME PLANNING
D: DEED BOOK
F: FUTURE PLAT
E: EASEMENT
M: MEANS OF EGRESS
S: SURVEY
L: LOTS
C.O.S.: COMMON OPEN SPACE
P.A.: PLANNING AGENCY
N.C.S.: NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
P.A.: PLANNING AGENCY
D.L.F.: DALLAS COUNTY DEPARTMENT OF LAND MANAGEMENT
N.W.: NORTH WEST
S.W.: SOUTH WEST
E.S.: EAST SIDE
W.S.: WEST SIDE
A.C.: ADJACENT
T.V.: TYPICAL

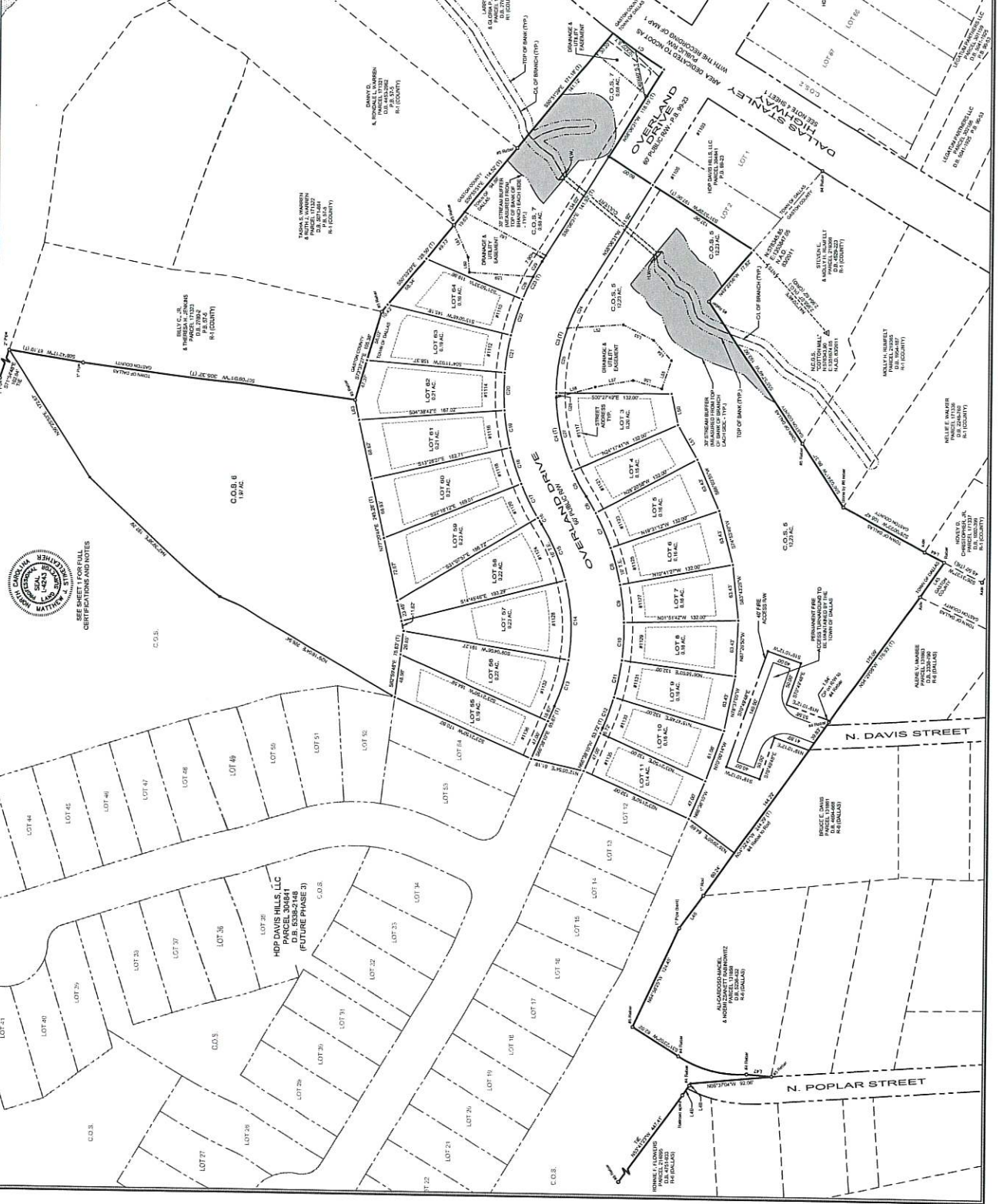
RETURN TO:
Providence Land Group, PLLC
15342 Mountain Road
Washington, North Carolina 27173

DATE:
MARCH 1, 2023

PROJECT NUMBER:
2

SHEET:
2 OF 2

CHAIN	LENGTH	BEARING	CHORD	CURVATURE
C1	15.57	S20°02'	15.57	0.000
C2	15.57	S20°02'	15.57	0.000
C3	15.57	S20°02'	15.57	0.000
C4	15.57	S20°02'	15.57	0.000
C5	15.57	S20°02'	15.57	0.000
C6	15.57	S20°02'	15.57	0.000
C7	15.57	S20°02'	15.57	0.000
C8	15.57	S20°02'	15.57	0.000
C9	15.57	S20°02'	15.57	0.000
C10	15.57	S20°02'	15.57	0.000
C11	15.57	S20°02'	15.57	0.000
C12	15.57	S20°02'	15.57	0.000
C13	15.57	S20°02'	15.57	0.000
C14	15.57	S20°02'	15.57	0.000
C15	15.57	S20°02'	15.57	0.000
C16	15.57	S20°02'	15.57	0.000
C17	15.57	S20°02'	15.57	0.000
C18	15.57	S20°02'	15.57	0.000
C19	15.57	S20°02'	15.57	0.000
C20	15.57	S20°02'	15.57	0.000
C21	15.57	S20°02'	15.57	0.000
C22	15.57	S20°02'	15.57	0.000
C23	15.57	S20°02'	15.57	0.000
C24	15.57	S20°02'	15.57	0.000
C25	15.57	S20°02'	15.57	0.000
C26	15.57	S20°02'	15.57	0.000
C27	15.57	S20°02'	15.57	0.000
C28	15.57	S20°02'	15.57	0.000
C29	15.57	S20°02'	15.57	0.000
C30	15.57	S20°02'	15.57	0.000





Resolution Approving Final Recording Plat for Davis Hills Phase II

WHEREAS, Davis Hills Phase II is a major subdivision within the Town of Dallas with an approved preliminary subdivision plat that complies with Town policies and standards; and

WHEREAS, the required public improvement for the new development has been completed, bonded, or provided for in accordance with Town Ordinance; and

WHEREAS, the developer has submitted a final recording plat creating 19 of the allowable 87 new parcels, in substantial conformance with the plans as originally submitted, and meets the requirements of the Town of Dallas Subdivision Ordinance;

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS

That the final recording plan for Davis Hills Phase II be approved.

Adopted this the 14th of March, 2023 at Dallas, North Carolina.

Attested by:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk