

Town of Dallas
Agenda
May 10, 2022
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor

Sam Martin

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

<u>ITEM</u>	<u>SUBJECT</u>	<u>Page</u>
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MINUTES FOR BOARD OF ALDERMEN MEETING

April 12, 2022

6:00 PM

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

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

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

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

Approval of Agenda:

Alderman Cearley motioned to set the agenda, seconded by Alderwoman Morrow, and carried unanimously.

Approval of Minutes:

Alderman Milton motioned to approve the minutes from the March 8th Regular Board of Aldermen Meeting, as well as the minutes from the March 22nd Work Session. Alderman Martin seconded this motion and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Glenn Ratton of 405 S. Rhyne Street announced he is running for the Gaston County School Board to represent the Town of Dallas on November 8th of this year.

Annette Carter of 461 Thornburg Road acknowledged the Electric Department for all their hard work on her property.

Mike Fields of 1333 Philadelphia Church Road congratulated Fire Chief Withers for his recognition from the North Carolina Fire Fighters Association and he thanked all the Town departments for their hard work during the winter months.

Curtis Wilson of 438 S. Gaston Street prayed over the Board of Alderman meeting.

Consent Agenda:

Item 5A Budget Amendment for Employee Bonuses

At the March 22, 2022 Work Session, a discussion was held concerning providing a bonus to employees in recognition of their consistent exemplary performance during the past two years of

pandemic conditions and acknowledges the current hardships being experienced due to inflation. During this time period of extraordinary circumstances, Town employees have continued to perform outstanding service to the Dallas community with no reduction in services provided. The bonus amounts would be \$1,200 for full time employees and \$400 for permanent part time employees. Attached is a budget amendment appropriating funds, as this action was not budgeted in the current FY2021/22 budget. The total cost, including fringes, is \$86,917 distributed across all four major funds proportionally. Once approved, the bonuses would be distributed within one week (Exhibit 5A, 1-3).

Item 5B Budget Amendment for Coal Ash Recovery

Coal Ash Recovery costs are trending higher than originally budgeted for FY2021/22, due to a change from Duke Energy. In order to properly appropriated for anticipated costs through the remainder of this fiscal year, a budget amendment is needed. Attached is the budget amendment appropriating funds to cover anticipated Coal Ash Recovery costs through June 30, 2022 (Exhibit 5B-1).

Item 5C Audit Contract Approval for FY2021-22 Fiscal Year

Lowdermilk Church & Co. have conducted the past eight years' audits. It is the recommendation of Staff to contract with Lowdermilk Church & Co. for the FY2021-22 annual audit. The contract outlines that they will conduct the audit for \$27,300 for all services. This reflects a \$1,300 increase from last year's cost. The cost increase reflects additional services required for Other Post-Employment Benefits (OPEB) and for Federal and State awards. For comparison, the last audit conducted by Collis and Associates for FY2012-13 cost the Town \$26,500 for the same services, so this is first audit to be conducted by Lowdermilk Church to have reached the threshold paid in 2013. The NC Local Government Commission division of the State Treasurer's Office requires that the Town approve this contract first before submitting to their office for final approval (Exhibit 5C, 1-20).

Item 5D Lineworker Appreciation Days 2022

On April 15, 2015, the North Carolina General Assembly ratified House Bill 140, which designates the second Monday in April of each year as Lineman Appreciation Day in North Carolina. Subsequently, on January 3, 2017, the 115th Congress of the United States adopted House Resolution 10 recognizing lineworkers, the profession of lineworkers, the contributions made by the profession to protect public safety, and expressing support the designation of April 18 as National Lineman Appreciation Day. Attached is a resolution expressing appreciation for the lineworkers of the Town of Dallas, as well as all those in the profession; and recognizing Lineworker Appreciation Days in April 2022 (Exhibit 5D-1).

Alderman Withers made a motion to approve all items in the Consent Agenda, seconded by Alderman Milton, and carried unanimously.

Public Hearings:

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

6A Economic Development Agreement/Sale of Property-642 W. Carpenter St.

At the March ,2022 Board of Aldermen Meeting, the Board unanimously adopted a resolution designating 5.25 acres of Town-owned property for economic development purposes, pursuant to NCGS §158-7.1. Pursuant to NCGS §158-7.1, the Town and Gaston Aquatics, Inc. may enter into an Economic Development Agreement as part of the sale of the property located at 642 W. Carpenter St. The proposed Economic Development Agreement and General Warranty Deed are provided in the agenda packet. A resolution authorizing the sale of 642 W. Carpenter St. and authorizing and implementing the Economic Development Agreement is also included (Exhibit 6A, 1-22).

Donna Taylor, President of Gaston Aquatics, gave a presentation describing the different aspects of the potential new center and explaining the different ways that bringing the Aquatic Center to this area could make a positive impact, economically and socially.

Annette Carter of 461 Thornburg Road, spoke in favor of the new Aquatic Center.

The Board discussed all the positives of selling the property and bringing the Aquatic Center to this area.

Alderwoman Morrow 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 sale of the property with the Resolution, seconded by Alderman Cearley, and carried unanimously.

Old Business:

There was no old business at this time.

New Business:

Item 8A Special Events Request- Dallas Minister's Association

A Special Events Application has been received from the Dallas Minister's Association to hold a National Day of Prayer event on Thursday, May 5, 2022 from 11:30 am to 12:30 pm at the Court Square. The event would be open to the public and would include speakers. The purpose of the event is to participate in the national event of prayer for our nation and its leaders. They are requesting 1 trash receptacle and use of power for amplified sound. There are no road closures requested. Attendance is estimated to be approximately 75. The application is attached for review (Exhibit 8A, 1-7).

Alderman Withers made a motion to approve the event request with the removal of the rental fee, seconded by Alderman Cearley, and carried unanimously.

Item 8B Huss Annexation Petition

Annexation Petition, 2021-06, was submitted August 5, 2021 by Todd and Gail Huss, property owners of 3615 and 3623 Dallas High Shoals Highway, Dallas, NC 28034, further identified as Gaston County Parcels #170071 and #170059. These parcels are considered contiguous. The two parcels total approximately 2.21 acres and are currently located in Gaston County. The petitioner seeks annexation into the Town of Dallas as part of a Conditional Zoning District, CD R-5, for inclusion in a larger development, known as Summey Creek. Staff was directed to investigate the sufficiency of the annexation petition to determine if it meets the standards of NCGS §160A-31, at the September 12, 2021 Board of Aldermen Regular Meeting. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation of the property. A rezoning public hearing will follow the annexation of the property. The 2003 Future Land Use Map identifies three parcels as Neighborhood and Community Business, but abuts a large parcel currently Zoned R-5, Single Family Residential (Exhibit 8B, 1-11).

Alderman Cearley made a motion to set a Public Hearing for the May 10th Board of Alderman meeting, seconded by Alderwoman Morrow, and carried unanimously.

Item 8C McCall Annexation Petition

Annexation Petition, 2021-07, was submitted August 5, 2021 by Colleen McCall, property owner of 3565 Dallas High Shoals Highway, Dallas, NC 28034, further identified as Gaston County Parcel #170097. This parcel is considered contiguous. The parcel is approximately 3.82 acres and is currently located in Gaston County. The petitioner seeks annexation into the Town of Dallas as part of a Conditional Zoning District, CD R-5, for inclusion in a larger development, known as Summey Creek. Staff was directed to investigate the sufficiency of the annexation petition to determine if it meets the standards of NCGS §160A-31, at the September 12, 2021 Board of Aldermen Regular Meeting. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation of the property. A rezoning public hearing will follow the annexation of the property. The 2003 Future Land Use Map identifies three parcels as Neighborhood and Community Business, but abuts a large parcel currently Zoned R-5, Single Family Residential (Exhibit 8C, 1-8).

Alderman Milton made a motion to set a Public Hearing for the May 10th Board of Alderman meeting, seconded by Alderman Cearley, and carried unanimously.

Item 8D Offer to Purchase Town-Owned Parcel #170058

Shawn Santee and Todd Akers submitted an offer on behalf of Charlotte Land Group LLC to purchase a portion of Town-owned land located at 3601 Dallas High Shoals Highway, further identified as Gaston County Parcel #170058. The land consists of 11,974 square feet, or 0.2749 acres. The submitted offer is for \$5,000. The offeror intends to include this property in the larger development known as Summey Creek. Subject property would need to be recombined and rezoned to accomplish this. Town staff have previously communicated the offeror's intent to purchase this property in work session meetings. Public works and Engineering staff have stated this location will not affect the Town's ability to access and maintain the existing water tower.

If approved by the Board of Aldermen, offeror shall deposit five percent (5%) of the bid with the Town Clerk, the terms of the offer will be published under N.C.G.S. §160A-269, and be open for upset bids as outlined below:

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers.

A resolution to accept the offer, along with a map and other paperwork are attached (Exhibit 8D, 1-19).

Alderman Milton made a motion to approve the sale of the property with the Resolution, seconded by Alderwoman Morrow, and carried unanimously.

Manager's Report:

The Town Manager gave updates on upcoming events and Holiday's at this time.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Martin, and carried unanimously (7:01).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
April 26, 2022
5:00 PM

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

The following Staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Sarah Hamrick, Town Clerk; Robbie Walls, Police Chief; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; Brian Finnegan, Planner; and Earl Withers, 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. The Town Manager added the topic of Electric Charging Stations to the agenda and the Mayor added the topic of the River Rock Development. Alderman Withers motioned to approve the agenda with the additions, seconded by Alderman Milton, and carried unanimously.

New Business:

Item 3A Illicit Discharge Detection and Elimination Ordinance

Attached is a draft Illicit Discharge and Elimination Ordinance (IDDE) for review. We are required to have such an ordinance as part of our permitting and Stormwater Master Plan. Upon review, the ordinance will be brought back to the Board for approval as an ordinance (Exhibit 3A, 1-4).

There will be a public hearing at the May 10th Agenda meeting.

3B Robinson Glenn-Conditional Zoning

Authorized agents Eddie Moore and Logan Creech submitted zoning map amendment application 2021-01 to Conditionally Rezone 606 Robinson Clemmer Road, further identified as Gaston County parcels #171882 and 171885, from R8, Multi-Family Residential, to CD R-5, Single-Family Residential. The proposed development consists of up to 100 Townhome units. A full staff report has been provided with this packet (Exhibit 3B, 1-12).

3C Entrance Requirements Text Amendment

The Town's Development Standards do not currently reference entrance requirements for residential developments. The attached text amendment has been a general guidance utilized for several years. After discussion between Planning, Engineering, and Public Safety personnel, the follow text amendment is proposed to 153.013.8 (Exhibit 3C-1).

3D NCDOT Request for Letter of Support

NCDOT is requesting a letter of support for the North Carolina Department of Transportation's Multimodal Project Discretionary Grant (MPDG) application. The MPDG grant would contribute to the I-85: Funding Transportation Utilizing Resilient, Equitable Solutions (I-85 FUTURES) project in Cleveland and Gaston Counties. Attached is a sample letter of support, as well as information concerning the I-85 FUTURES project (Exhibit 3D, 1-34).

3E Review of Courthouse Rental Fees

A discussion was held at the March 22nd Work Session concerning the current fee structure in place for rentals of the Dallas Historic Courthouse and Grounds. The current fee structure has been in place with no changes since May 2017. From this discussion, a comparison of surrounding venues was request by the Board to be brought back for review. Attached is the current fee structure and a comparison of fees from surrounding venues (Exhibit 3E, 1-2).

The Board discussed different options for the proposed fee schedule.

3F 2022-23 Budget Preparation

An update on the budget process for FY 2022/23 will be provided.

There will be a final proposed budget for the Aldermen meeting in June.

3G Electric Charging Stations

The Town Manager gave information about Electric Charging funding programs.

The Board discussed to bring the topic back to the May Agenda meeting.

3H River Rock Development

The Development Services Director gave an update concerning the River Rock project concerning a possible access gate for public safety vehicles and discussion with DOT about a possible traffic light for that intersection.

The topic will be brought back to the May 10th Agenda meeting in a Public Hearing.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously (6:27).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Sale of 642 W. Carpenter St.

AGENDA ITEM NO. 5A

MEETING DATE: 05/10/2022

BACKGROUND INFORMATION:

At the April 12 , 2022 Board of Aldermen Meeting, the Board unanimously approved the sale of 5.25 acres of Town-owned property located at 642 W. Carpenter St., previously designated for economic development purposes, pursuant to NCGS §158-7.1.

Pursuant to NCGS §158-7.1, the Town and Gaston Aquatics, Inc. entered into an Economic Development Agreement as part of the sale of the property located at 642 W. Carpenter St. As provided for in the sale agreement, Gaston Aquatics Inc. has deposited their earnest money and all necessary paperwork and agreements have been signed.

Attached is a budget amendment accepting and appropriating funds from the sale of the property, as per the Economic Development Agreement.

MANAGER RECOMMENDATION: Approve the budget amendment accepting and appropriating funds from the sale of 642 W. Carpenter St., as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: May 10, 2022

Action: Economic Development

Purpose: To Accept and Appropriate Funds from the Sale of 642 W. Carpenter St.

Number: ED-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
33	3460	0000	Proceeds From Sale	\$0	\$124,900	\$124,900
33	8500	7500	Construction	\$419,940	\$544,840	\$124,900

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Fire Department Covid-19 Financial Relief Grant

AGENDA ITEM NO. 5B

MEETING DATE: 05/10/2022

BACKGROUND INFORMATION:

On April 13, 2022, the NC Department of Insurance Office of State Fire Marshal notified the Fire Department that they were the recipient of a \$10,000 2022 Covid-19 Financial Relief Grant. This grant does not require a match from the Town.

From the grant, the plan is to purchase a Thermal Imaging Camera, 2 Defibrillators, and traffic cones.

Attached is a budget amendment accepting the funds and appropriating the expected expenditures.

MANAGER RECOMMENDATION: Approve the budget amendment accepting and appropriating funds from the Covid-19 Financial Relief Grant., as presented.

BOARD ACTION TAKEN:

**Town of Dallas
Budget Amendment**

Date: May 10, 2022

Action: Fire Department

Purpose: To Accept and Appropriate Funds from the Covid-19 Financial Relief Grant

Number: FD-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3462	0000	Grant Revenue - Fire Dept.	\$31,350	\$41,350	\$10,000
10	5200	3400	Equipment	\$24,600	\$34,600	\$10,000

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Zoning Map Amendment – River Rock Capital Partners

AGENDA ITEM NO. 6A

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

A Zoning Map Amendment (rezoning) application was submitted by authorized agent Sean Cullen, on behalf of the property owners of Gaston County Parcels # 171277, 171214, and 306161. The request is to Conditionally Rezone the property from B-2, Highway Business, to CD R-6, Multi-Family, for the development of a 99-unit, ranch-style apartment complex.

A detailed staff report, as well as proposed conditions and allowances, are provided in the agenda packet.

This public hearing is continued from March 8, 2022. The most significant change in the site plan is to remove the full-movement access at Sunnyfield Ct. and install an emergency access gate instead.

MANAGER RECOMMENDATION: Approve the Zoning Map Amendment, as presented, including the access change.

BOARD ACTION TAKEN:



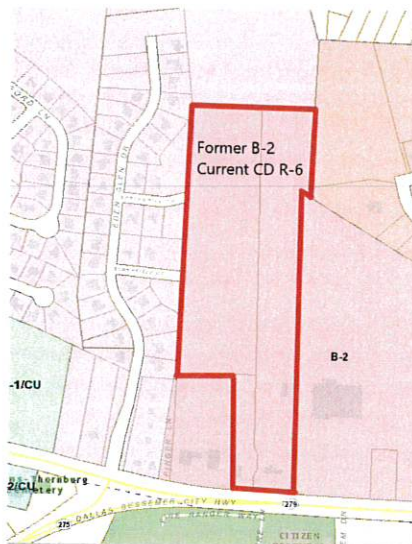
An Ordinance Adopting a Zoning Map Amendment/Rezoning Petition in the Town of Dallas
(Adopted by the Dallas Board of Aldermen 5/10/22)

Whereas, this amendment is in accordance with Application within Municipalities, pursuant to Article 8 of Chapter 160A, and

Whereas, the Town of Dallas Board of Aldermen, in consideration of rezoning petition by Authorized agent River Rock Development LLC on behalf of property owners Eric Bumgarner and Mark & Pamela Huffstetler, for property located at 1302 and 1304 Dallas Cherryville Highway, further identified as Gaston County Tax Parcel ID numbers 171214, 171277, and 306161, finds that the petition meets the standards set forth for the Conditional District, CD R-6 Multi-Family Residential zoning district, and

Whereas, the rezoning of Parcel ID# 171214, 171277, and 306161 to CD R-6 is technically inconsistent with the 2003 Future Land Use Plan's map designation as General Business, but the allowable uses and lot sizes in this proposed zone would ensure the preservation of neighborhood character of this area while protecting from encroachment of incompatible business and industrial uses.; and

Whereas, the rezoning request is deemed reasonable and, in the public's, best interest in order to maximize the site for future age targeted multi-family development, while protecting the overall character and appearance of the Town;



Now, therefore be it ordained, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the authorized agent River Rock Development LLC and property owners Eric Bumgarner and Mark & Pamela Huffstetler, approval of the above-referenced zoning petition effective May 10, 2022.



An Ordinance Adopting a Zoning Map Amendment/Rezoning Petition in the Town of Dallas
(Adopted by the Dallas Board of Aldermen 5/10/22)

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

This Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted, this 10th day of May, 2022.

ATTEST:

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

TOWN OF DALLAS
REZONING APPLICATION

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

Lot Size: 21.25 AC Current Zone/ Use: B-2 Parcel ID# 1. 171277 & PIN # 3547484093
2. 171214 & PIN # 3547473823
3. 171212 & PIN # 3547481193

Name of Owner:	1. Mark & Pamela Huffstetter 2. Eric & Shella Bumgarner 3. Eric & Shella Bumgarner
Address of Owner:	1. 1302 Dallas Cherryville Hwy, Dallas, NC 28034 2. 1304 Dallas Cherryville Hwy, Dallas, NC 28034 3. No Assigned address
Owner Phone #:	<u>704-718-6199</u> <u>704-913-5252</u>
Email:	<u>ERICBUMGARNER@ICLOUD.COM</u> <u>DAM.SMOKEY@CHARTER.NET</u>

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

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

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

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

Eric Bumgarner
Signature of applicant

10/27/2021
Date

Development Services Director

Date

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

Checks to be made payable to the Town of Dallas.

TOWN OF DALLAS
REZONING APPLICATION

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

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

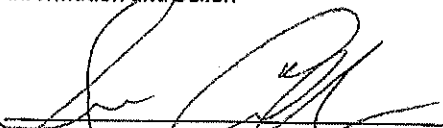
1. Mark & Pamela Huffstetter	
2. Eric & Shella Bumgarner	
3. Eric & Shella Bumgarner	
Name of Owner: _____	
1. 1302 Dallas Cherryville Hwy, Dallas, NC 28034	
2. 1304 Dallas Cherryville Hwy, Dallas, NC 28034	
3. No Assigned address	
Address of Owner: _____	
Owner Phone #: <u>704-718-6199</u>	Email: <u>ERICBUMGARNER@icloud.com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

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

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

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

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



Signature of applicant

10-28-2021

Date

Development Services Director

Date

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

Checks to be made payable to the Town of Dallas.

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

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

OFFICE USE ONLY

Date of Planning Board Hearing: _____ Approved? _____

Date of Board of Aldermen Meeting: _____ Approved? _____

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

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

Eric Bumgarner
Sheila Bumgarner

Signature

10 / 26 / 2021

Date

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

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

Pamela B. Huffstetler
M B E Huffstetler

Signature

10-26-2021

Date

Staff Report

Zoning Map Amendment Request: 2021-05

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

Authorized Agent: Sean Cullen, River Rock Capital Partners

Current Zoning: B-2, Highway Business

Proposed Zoning: CD R-6

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

Gaston County Parcel ID: 171277, 171214, 306161

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

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

- Existing stream running south to north on western side of the site
- Flood zone just north of the site
- Proposed emergency access gate at property line near Sunnyfield Ct.
- Dog Park and natural walking path proposed as on-site amenities

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

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

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

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

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

NO.	REVISIONS	DATE	BY

Kimley-Horn
 5022 MARKET STREET, SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 FAX: 704-333-5132
 NC LICENSE # 10000

NOT FOR CONSTRUCTION

DATE: 04/21/2022
 SCALE: AS SHOWN
 DESIGNED BY: AJG
 CHECKED BY: JEL
 PROJECT: KH PROJECT

CITY OF DALLAS
 RIVER ROCK CAPITAL PARTNERS
 PREPARED FOR
 DALLAS, NC
 CHERRYVILLE HWY -
 NORTH CAROLINA
 SHEET NUMBER: RZ-01

SITE DATA TABLE

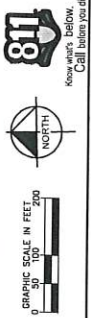
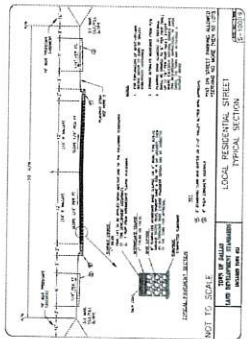
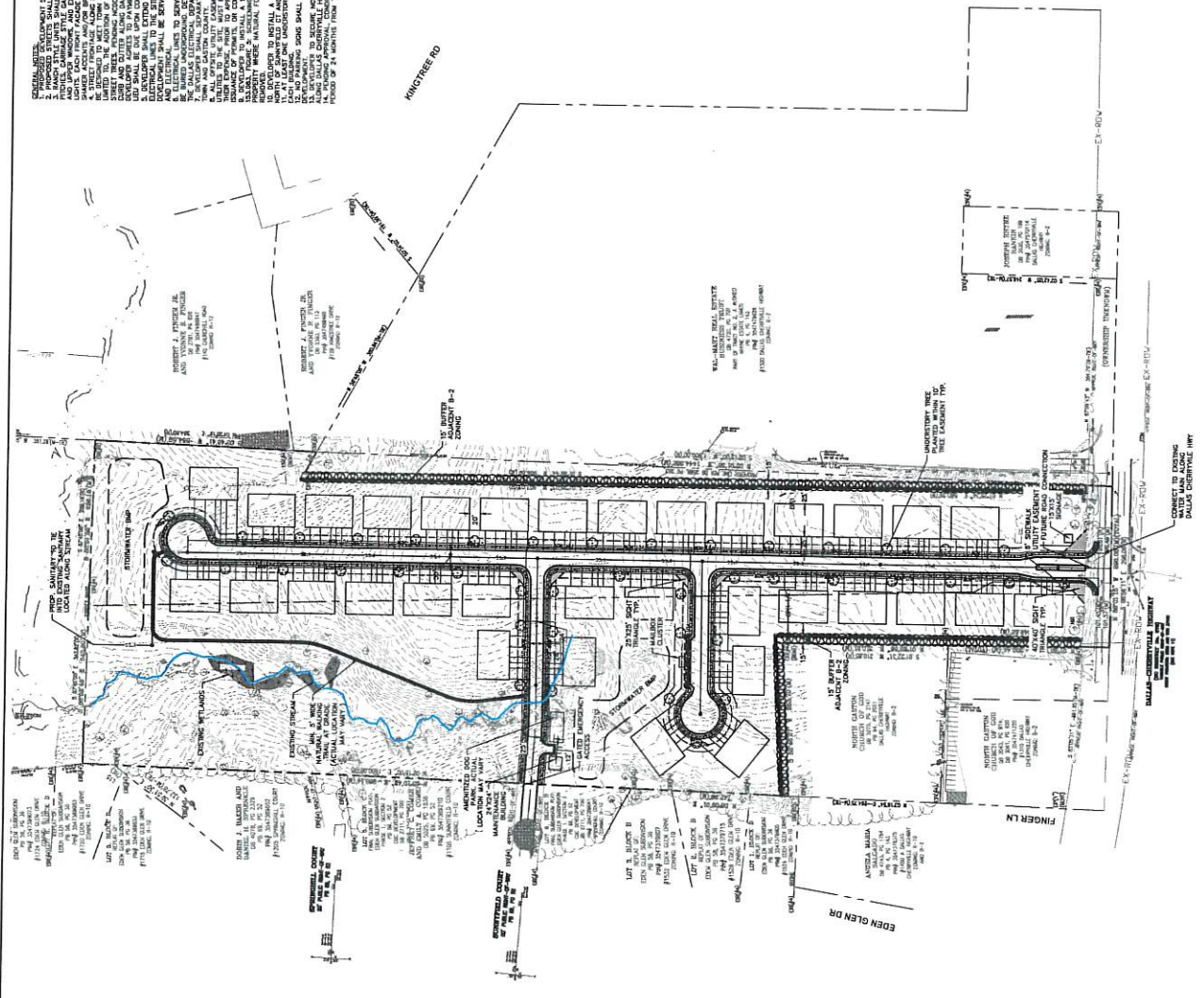
DEVELOPMENT DATA:
 TAX PARCEL ID: 3517484083, 3547473323, & 3517481193
 EXISTING LAND USE: COMMERCIAL
 PROPOSED LAND USE: RESIDENTIAL
 TOTAL SITE AREA: 21.25 AC
 TOTAL LOT AREA: 8.08 AC
 TOTAL R.O.W. AREA: 2.83 AC
 TOTAL OPEN SPACE AREA: 4.58 AC
 TOTAL DISTURBED AREA: 16.65 AC
 MAXIMUM NUMBER OF BUILDINGS: 33
 TOTAL NUMBER OF UNITS: 466 UNITS/A-C
 PROPOSED DENSITY: 4.58 AC
 REBUSED PARKING: 202 SPACES
 PROPOSED PARKING: 202 SPACES

ZONING DATA:
 FEMA FLOOD PANEL: 37103454700
 ZONING DISTRICT: B-2
 -EXISTING ZONING: CD R-6
 -PROPOSED ZONING: CD R-6

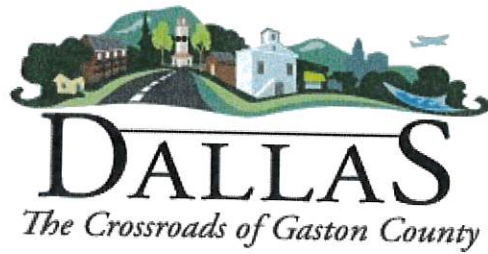
INNOVATIVE STANDARDS:
 MIN. BLDG SEPARATION: 20'
 MAX. HEIGHT: 35'
 29'
 6'

SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 29'
 REAR YARD: 6'

PROPOSED DEVELOPMENT SHALL BE SHOWN AS FOLLOWS:
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This document, together with the contracts and designs presented herein, is prepared only for the specific purpose and client for which it was prepared. Reproduction or use of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Written Consent for Zoning Conditions

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

ATTEST:

Authorized agent/property owner

Date

Print Name

Authorized agent/property owner

Date

Print Name

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall be in compliance with the requirements of the Dallas code of ordinances with the added relief of:
 - a. Main roadway to be built to local residential standard rather than local collector street standard.
2. Ranch style units shall be designed to include varying pitches, carriage style garage doors, including hardware and upper windows, and exterior carriage and gooseneck lights. Each front façade shall include an element of shaker accents and/or brick or stone veneer.
3. Street frontage along Dallas Cherryville Highway Dr. shall be designed to meet Town Standards, including, but not limited to, the addition of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter along Dallas Cherryville Highway, the Developer agrees to payment in lieu of, at cost. Payment in lieu shall be due upon construction drawing approval.
4. Developer to install a 15' buffer in accordance with 153.063, figure 5: screening, on the eastern portion of the property where natural foliage does not exist or will be removed.
5. Developer to install a natural walking trail/path, a minimum of 5' wide, north of Sunnyfield Ct., west of the proposed roadway.
6. Developer to install an outdoor community area/dog park with fenced area, seating, and landscaping.
7. At least one understory tree shall be planted between each building in the 10' treescape easement.
8. No Parking signs shall be installed throughout the development
9. Developer to secure driveway permit for entrance from NCDOT
10. Developer shall extend Town of Dallas' water, sewer, and electrical lines to the site, at their expense. The development will be served by Town utilities: water, sewer, and electric.
11. Electrical lines to serve the development shall be buried under-ground. Developer agrees to coordinate with the Dallas Electrical Department as required.
12. Developer shall separately secure demolition permits from Town and Gaston County.
13. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
14. Conditional Zoning approval is valid for a period of 24 months from the date of approval.

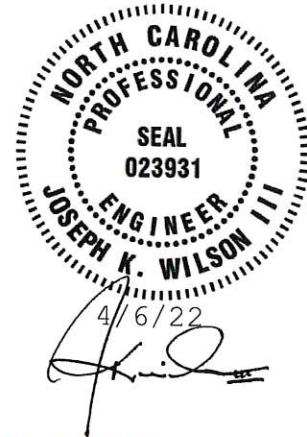


TECHNICAL MEMORANDUM

April 5, 2022

TO: Sean Cullen
River Rock Development
517 Alcove Road Suite 302
Mooresville, NC 28117

FROM: Joe Wilson, PE
Kimley-Horn
200 South Tryon Street, Suite 200
Charlotte, NC 28202



SUBJECT: DALLAS CHERRYVILLE HIGHWAY DEVELOPMENT TRANSPORTATION TECHNICAL MEMORANDUM

Kimley-Horn received a request for a Transportation Technical Memorandum on March 14, 2022 from Sean Cullen of River Rock Development ("Client"). Based on the most current site plan provided by the client, Kimley-Horn conducted an analysis to determine the trips generated by the proposed development uses and the development's impact to the existing traffic signal at the intersection of Dallas Cherryville Highway and Dallas Bessemer City Highway/Eden Glenn Drive. In coordination with Town staff, it was advised that a Traffic Impact Analysis (TIA) was not required; however, this Transportation Technical Memorandum (TTM) and concept plan were requested by the Client, in preparation for a public meeting.

PROJECT DESCRIPTION

The proposed site is located along the north of Dallas Cherryville Highway between the Walmart Neighborhood Market and Eden Glenn Drive, in Dallas, North Carolina. As currently envisioned, the development is proposed to consist of up to 99 multifamily units. Based on the site plan provided by the client, there are two proposed full movement access points, one along Dallas Cherryville Highway, and one as an extension of Sunnyfield Court. The most recent site plan is shown in the **Attachments**.

EXISTING AND BACKGROUND TRAFFIC VOLUME DEVELOPMENT

A peak-hour intersection turning-movement count was performed at the intersection of Dallas Cherryville Highway and Dallas Bessemer City Highway/Eden Glenn Drive on Thursday, March 17th, 2022 from 7:00-9:00 AM and from 4:00-6:00 PM. The turning movement count data and the corresponding peak-hour factors and heavy-vehicle percentages are provided in the **Attachments**.

This collected count was grown by one percent (1%) growth rate for one year to determine 2023 traffic volumes.

TRIP GENERATION ANALYSIS

The traffic generation potential of the proposed development was determined using the trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, 10th Edition, 2017). Land Use code 221 (Multifamily Housing Mid-Rise - Apartments) was used to best fit the proposed residential use based on the current site plan.

Table 1 summarizes the projected trip generation of the proposed development. The NCDOT Rate versus Equation spreadsheet was utilized as the basis of the calculation.

Table 1 - Trip Generation											
ITE LUC	Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour			Peak Hour Type/Data Source	
				Total	In	Out	Total	In	Out		
221	Multifamily Housing Mid-Rise - (Apartments)	99	DU	538	34	9	25	44	27	17	Adj Street/ITE Eqn
Net New External Trips				538	34	9	25	44	27	17	

As shown in **Table 1**, the proposed development is projected to generate 34 and 44 net new external trips in the AM and PM peak hours, respectively.

The Town of Dallas requires a TIA for developments that generate more than 1,000 trips per day or more than 100 trips both entering and exiting the site during either the AM or PM peak hours. NCDOT requires a TIA for developments that generate more than 3,000 trips per day. The currently proposed development is projected to generate 538 trips per day, 34 AM peak hour trips, and 44 PM peak hour trips, all of which are less than the threshold of both agencies. In consistency with the guidelines described above, a TIA is not required by either agency. Therefore, a Transportation Technical Memorandum (TTM) analyzing operations at the signalized intersection was completed.

DISTRIBUTION AND ASSIGNMENT

The proposed development’s trips were assigned to the surrounding network based on existing peak-hour turning movements, surrounding land uses, locations of similar land use and population densities in the area. The overall distribution and assignment are shown in **Figure 2** in the **Attachments**.

CAPACITY ANALYSIS

Capacity analyses were performed for the AM and PM peak hours using the Synchro software to determine the operating characteristics at the signalized intersection to evaluate the impacts of the proposed development. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment, or through a particular intersection, within a specified period of time under prevailing operational, geometric and controlling conditions within a set time duration. Synchro software was used to determine operating characteristics, level-of-service (LOS) and delay for the signalized intersection of Dallas Cherryville Highway and Dallas Bessemer Highway/Eden Glenn Drive. Synchro is typically used to analyze signalized operations using a macroscopic model that uses gap acceptance

and lane utilization to determine capacity. This software program uses methodologies contained in the *Highway Capacity Manual* (HCM) to determine the operating characteristics of an intersection.

The *Highway Capacity Manual* (HCM) defines level-of-service (LOS) as a “quantitative stratification of a performance measure or measures representing quality of service” and is used to “translate complex numerical performance results into a simple A-F system representative of travelers’ perceptions of the quality of service provided by a facility or service”. The HCM defines six levels of service, LOS A through LOS F, with A having the best operating conditions from the traveler’s perspective and F having the worst. However, it must be understood that “the LOS letter result hides much of the complexity of facility performance”, and that “the appropriate LOS for a given system element in the community is a decision for local policy makers”. According to the HCM, “for cost, environmental impact, and other reasons, roadways are typically designed not to provide LOS A conditions during peak periods but instead to provide some lower LOS that balances individual travelers’ desires against society’s desires and financial resources. Nevertheless, during low-volume periods of the day, a system element may operate at LOS A.”

LOS for signalized intersections is reported for the intersection as a whole. However, if the volume-to-capacity ratio on an approach of the intersection is greater than 1.0, that approach or intersection is reported as LOS F regardless of the reported control delay.

Table 2 lists the LOS control delay thresholds published in the HCM for signalized intersections.

Table 6.0-B Vehicular LOS Control Delay Thresholds for Signalized Intersections	
Level-of-Service	Average Control Delay per Vehicle [sec/veh]
A	≤ 10
B	> 10 – 20
C	> 20 – 35
D	> 35 – 55
E	> 55 – 80
F	> 80

Capacity analyses were performed for the 2022 existing conditions, 2023 background conditions, and 2023 build-out conditions. Synchro Version 10 reports are included in the **Attachments**.

Table 3 - Dallas Cherryville Highway (NC 279) and Dallas Bessemer City Highway (NC 275)/Eden Glenn Drive

Condition	Measure	EB			WB			NB			SB		Intersection LOS (Delay)
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBLT	SBR	
AM Peak Hour													
2022 Existing	LOS (Delay)	B (18.5)			A (8.5)			A (3.8)			D (39.3)		B (13.1)
	Synchro 95th Q	3'	448'	7'	75'	52'	2'	37'	13'	0'	16'	11'	
2023 Background	LOS (Delay)	B (18.9)			B (16.1)			A (3.3)			D (35.9)		B (15.4)
	Synchro 95th Q	5'	522'	9'	#225'	57'	2'	36'	12'	0'	30'	12'	
2023 Build-out	LOS (Delay)	C (21.1)			B (18.3)			A (3.5)			D (39.3)		B (17.4)
	Synchro 95th Q	5'	523'	9'	#227'	57'	3'	36'	12'	0'	43'	18'	
PM Peak Hour													
2022 Existing	LOS (Delay)	B (13.3)			A (4.3)			A (2.5)			C (23.0)		A (6.7)
	Synchro 95th Q	3'	236'	7'	56'	199'	4'	26'	8'	0'	22'	6'	
2023 Background	LOS (Delay)	B (19.1)			B (10.2)			A (2.7)			C (33.1)		B (11.4)
	Synchro 95th Q	7'	363'	13'	245'	206'	4'	36'	12'	0'	23'	12'	
2023 Build-out	LOS (Delay)	B (19.1)			B (10.2)			A (2.8)			C (33.0)		B (11.5)
	Synchro 95th Q	7'	364'	13'	246'	207'	4'	36'	15'	0'	31'	12'	
Background Storage		150'		50'			125'	200'		250'		100'	

95th percentile volume exceeds capacity, queue may be longer

As shown in **Table 3**, the signalized intersection currently operates at LOS B during the AM peak hour and LOS A During the PM peak hour.

In the 2023 background conditions, the intersection is expected to operate at LOS B during both peak hours. Some approaches in the AM peak hour are showing projected delays which are lower than the existing conditions. This is due to differences in signal timings caused by optimization of the splits for each approach and the use of a 0.9 peak hour factor in future year analysis, per Congestion Management guidance.

With the addition of the site traffic, the intersection is expected to continue to operate at LOS B in both peak hours. It is noted that LOS decreased on the eastbound approach in the AM peak hour. The LOS degradation is a result of the background delay hovering just below the LOS demarcation at 20 seconds, where the site traffic pushes the delay just beyond this demarcation. Additionally, it is noted that delay decreased on the southbound approach in the PM peak hour. The additional through and right-turning traffic generated by the site experiences less delay than left-turn movements. Therefore, the increase in through and right-turn movement trips drops the weighted average of delay.

CONCLUSIONS

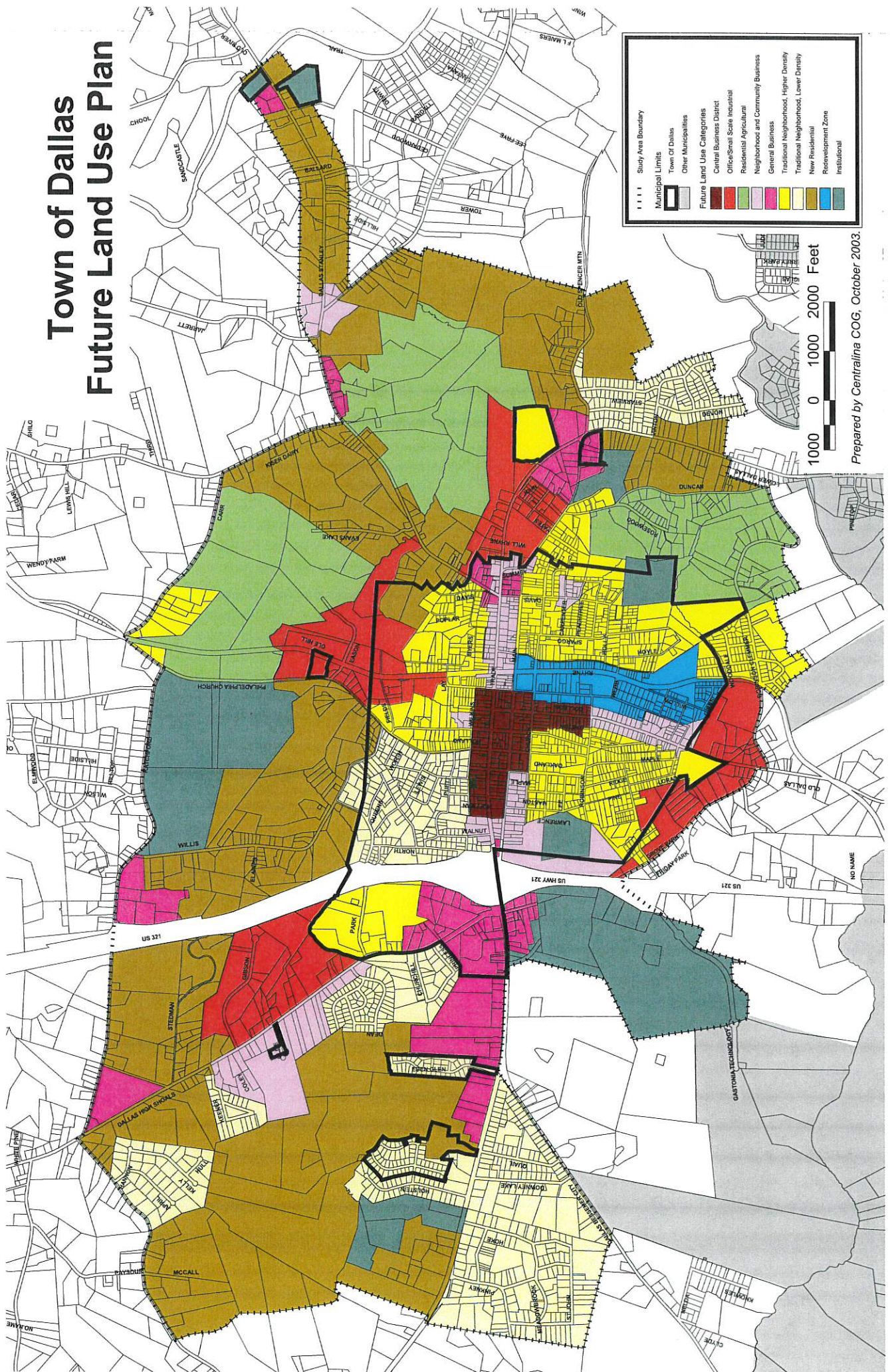
With the current site plan, the daily trips are anticipated to “not exceed” the minimum thresholds for requiring a TIS for either agency. In addition, the planned development is not expected to significantly impact the intersection with an anticipated overall LOS of B in both peak hours. Therefore, no developer mitigation is recommended at this intersection.

Table 1 - Trip Generation

ITE LUC	Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour			Peak Hour Type/Data Source
				Total	In	Out	Total	In	Out	
221	Multifamily Housing Mid-Rise - (Apartments)	99 DU	538	34	9	25	44	27	17	Adj Street/ITE Eqn
Net New External Trips				34	9	25	44	27	17	



Town of Dallas Future Land Use Plan



Prepared by Centralina COG, October 2003.

Consistency Statement

The proposed zoning map amendment to Parcel ID 171277, 171214, and 306161 is technically inconsistent with the 2003 Land Use Plan's map designation as General Business, but is deemed reasonable and in the public's best interest as it supports a variety of housing and increased demand for housing in light of Dallas' current and anticipated growth.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Huss Annexation Petition

AGENDA ITEM NO. 6B

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

Annexation Petition, 2021-06, was submitted August 5, 2021 by Todd and Gail Huss, property owners of 3615 and 3623 Dallas High Shoals Highway, Dallas, NC 28034, further identified as Gaston County Parcels #170071 and #170059. These parcels are considered contiguous.

The two parcels total approximately 2.21 acres and are currently located in Gaston County. The petitioner seeks annexation into the Town of Dallas as part of a Conditional Zoning District, CD R-5, for inclusion in a larger development, known as Summey Creek.

Staff was directed to investigate the sufficiency of the annexation petition to determine if it meets the standards of NCGS §160A-31, at the September 14, 2021 Board of Aldermen Regular Meeting. The petition has been deemed sufficient. A public hearing was advertised as required by state statute in the Gaston Gazette on April 19th and 26th. Mailers were sent out to property owners within 500 feet of the property on April 19th.

The 2003 Future Land Use Map identifies thee parcels as Neighborhood and Community Business, but abuts a large parcel currently Zoned R-5, Single Family Residential.

MANAGER RECOMMENDATION: Approve the annexation of Gaston County parcels #170071 and #170059, as presented.

BOARD ACTION TAKEN:



An Ordinance to Extend the Corporate Limits of the Town of Dallas, North Carolina
(Adopted by the Dallas Board of Aldermen 5/10/22)

Whereas, the Board of Aldermen of the Town of Dallas has been petitioned under G.S. 160A-31 to annex the contiguous area described below, and

Whereas, the Board of Aldermen has directed the Town Clerk to investigate the sufficiency of the petition, and

Whereas, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on May 10, 2022, after due notice, and

Whereas, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31; NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of May 10, 2022:

That certain tracts or parcels of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

Parcel # 170059

BEGINNING at a (cut cross) in the center of U.S. Highway 321, John S. Huss corner and runs with Huss' Northerly line South 59-11 West 225 feet to a stake, Huss' corner in the old Jenkins-Summey line; thence with the old Jenkins-Summey line North 23-13 West 140 feet to a stake a new corner; thence a new lie North 59-28 East 311.87 feet to a point in the center of U.S. Highway 321; thence with center of said Highway, South 32.26 East 134 feet to the point of Beginning.

Being identical property conveyed to Danny A. Huss by Deed dated February 23, 1999 and recorded in Deed Book 2939 at Page 030 of the Gaston County Public Registry.

Parcel # 170071

BEGINNING at an iron stake, Grady Houser's Northwesterly corner in Grover Summey's line, designated as the old Jenkins and Summey line on the map hereinafter referred to, said stake being North 23-13 East 277.7 feet from a stone, old Jenkins and Summey corner, and running thence from said stake with Grady Houser's Northerly line, North 75-32 East 384.1 feet to a cross cut in the center of the pavement of the Dallas-Lincolnton Highway, U.S. Highway No. 321; thence with the center of said Highway North 34-40 West 237.6 feet to a cross cut in the center of the pavement; thence South 59-11 West 336 feet to a stake in the old Jenkins and Summey line; thence with the old Jenkins and Summey line South 23-13 East 129 feet to the BEGINNING.



An Ordinance to Extend the Corporate Limits of the Town of Dallas, North Carolina
(Adopted by the Dallas Board of Aldermen 5/10/22)

The above description is according to a map and survey of property now or formerly belonging to Troy. J Burgin and wife in Gaston County, NC by J.C. Burrell, Registered Surveyor, dated July 26, 1948. The above being a description of that portion shown on the said map as "Sold to John S. Huss".

Being identical property conveyed to Johnny Lee Huss by deed recorded in Book 4363 at Page 1292 in the Gaston County Public Registry. Johnny Lee Huss died intestate, see estate file 11-E-988 in the Office of the Gaston County Clerk of Court. Grantor and Grantee are the only heirs of Johnny Lee Huss.

Section 2. Upon and after May 10, 2022, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the Town of Dallas shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 10th day of May, 2022

ATTEST:

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Re: Annexation (Huss, PID# 170059, 170071)

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-06

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: _____

Conditional R-5 Planned Property Use: Single Family Residential

To the Board of Aldermen of the Town of Dallas:

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

3615 and 3623 Dallas High Shoals, DALLAS, NC 28034, further identified as parcel

ID # 3548412915 & 3548421028, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Todd M. Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164

Name Gail Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164


Name _____ Phone _____

Address _____


Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature:  Date: 7/13/2021 | 12:51 PM PDT

Owner's Signature:  Date: 7/13/2021 | 9:43 AM PDT

Owner's Signature: _____ Date: _____

Received By:  Date: 8/5/2021

July 12, 2021


Town of Dallas
Attn: Nolan Groce
210 N. Holland Street
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548421028 and 3548412915

Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:

095034D3EBA44F2...
Todd M. Huss

7/13/2021 | 12:51 PM PDT

DocuSigned by:

EF6413AF4C1B421...
Gail Huss

7/13/2021 | 9:43 AM PDT

P

BK 3159PG 839

11/27/00 10:40AM 000000#2725
*X17 Cheryl

DEED	\$10.00
REVENUE FEES	\$50.00
***TOTAL	\$60.00
CHECK	\$88.00
CHANGE	\$28.00

Excise Tax 150.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of
 by

Mail after recording to 3019 Riverchase Drive, Apt. H, Mt. Holly, NC 28120
Grantor 3623 Atlas High School Rd., Dallas, NC 28034
 This instrument was prepared by L. Keith Hance, Hance & Hance, P.A.
 Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of November, 2000, by and between

GRANTOR

GRANTEE

DANNY A. HUSS, Divorced
PO Box 304
Dallas, NC 28034

TODD MICHAEL HUSS, Single
3019 Riverchase Drive, Apt. H
Mt. Holly, NC 28120

Enter in appropriate block for each party, name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

BEGINNING at a (cut cross) in the center of U.S. Highway 321, John S. Huss corner and runs with Huss' Northerly line South 59-11 West 336 feet to a stake, Huss' corner in the old Jenkins-Summey line; thence with the old Jenkins-Summey line North 23-13 West 140 feet to a stake a new corner; thence a new line North 59-28 East 311.87 feet to a point in the center of U.S. Highway 321; thence with center of said Highway, South 32.26 East 134 feet to the point of Beginning.

Being the identical property conveyed to Danny A. Huss by Deed dated February 23, 1999 and recorded in Deed Book 2939 at Page 030 of the Gaston County Public Registry.

P

#17

BK 3159 PG 840

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2939 at Page 30

A map showing the above described property is recorded in Plat Book page TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Agreement for use of well recorded in Deed Book 2940 at Page 407 of the Gaston County Public Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) DANNY A. HUSS (SEAL)

By: President (SEAL)

ATTEST: (SEAL)

Secretary (Corporate Seal) (SEAL)

NORTH CAROLINA, Gaston County.

I, a Notary Public of the County and State aforesaid, certify that Danny A. Huss

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 21 day of November, 2000.

My commission expires: 12/09/2002 Rebecca Lysek Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of My commission expires: Notary Public

The foregoing Certificate(s) of Rebecca Lysek, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Alice B. Brown REGISTER OF DEEDS FOR Gaston COUNTY By Deputy/Assistant - Register of Deeds

Doc ID: 016669600003 Type: CRP
Recorded: 07/29/2015 at 03:52:09 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Instr# 201500008918
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 4798 PG 1320-1322

3 RECORDING FEE 26.00
EXCISE TAX PAID 0

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 170071 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street, Gastonia, NC 28052

Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 9th day of July, 2015 by and between

GRANTOR
Lisa Dawn Huss, unmarried
231 Bud Black Rd.
Crouse, NC 28033

GRANTEE
Todd Michael Huss
3812 Edgewater Dr.
Gastonia, NC 28052

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

UNOFFICIAL

Exhibit "A"

BEGINNING at an iron stake, Grady Houser's Northwesterly corner in Grover Summey's line, designated as the old Jenkins and Summey line on the map hereinafter referred to, said stake being North 23-13 East 277.7 feet from a stone, old Jenkins and Summey corner, and running thence from said stake with Grady Houser's Northerly line, North 75-32 East 384.1 feet to a cross cut in the center of the pavement of the Dallas-Lincolnton Highway, U.S. Highway No. 321; thence with the center of said Highway North 34-40 West 237.6 feet to a cross cut in the center of the pavement; thence South 59-11 West 336 feet to a stake in the old Jenkins and Summey line; thence with the old Jenkins and Summey line South 23-13 East 129 feet to the BEGINNING.

The above description is according to a map and survey of property now or formerly belonging to Troy J. Burgin and wife in Gaston County, NC by J.C. Burrell, Registered Surveyor, dated July 26, 1948. The above being a description of that portion shown on said map as "Sold to John S. Huss".

Being the identical property conveyed to Johnny Lee Huss by deed recorded in Book 4363 at Page 1292 in the Gaston County Public Registry. Johnny Lee Huss died intestate, see estate file 11-E-988 in the Office of the Gaston County Clerk of Court. Grantor and Grantee are the only heirs of Johnny Lee Huss.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Lisa Dawn Huss (SEAL)
 Print/Type Name: Lisa Dawn Huss

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Gaston
 I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that Lisa Dawn Huss personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of July, 2015.

My Commission Expires: 3/12/18
(Affix Seal)

Julie Moser Hance (Signature)
 Notary Public
Gaston County, North Carolina
 My commission expires 3-12-2018
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

Abutting Properties

Parcel #170059, 170071
Michael Huss
9036 Wagon Trail
Lincolnton, NC 28092

Parcel #170072
Robin Starnes
1110 Baxter Rd
Cherryville, NC 28021

Parcel #170058
Town of Dallas
210 N Holland Street
Dallas, NC 28034

Parcel #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, SC 29910

Parcel #170060
Carl Mills
3627 Dallas High Shoals HWY
Dallas, NC 28034

Parcel #305050
David & Dana Bolding
PO BOX 1673
Gastonia, NC 28053

Parcel #170074
Robert & Jo Ann Propst
PO BOX 1143
Dallas, NC 28034

Parcel #170070
Rebecca Lane
3618 Dallas High Shoals HWY
Dallas, NC 28034

Parcel # 170073
Terry & Cathy Allen
1540 S New Hope Rd.
Gastonia, NC 28054

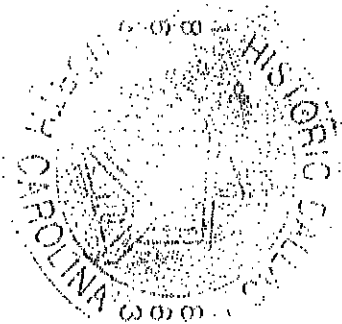
CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 16th Day of March 2022.

SEAL



Sarah Hamrick
Town Clerk

Re: Huss Annexation- PID 170059, 170071

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: McCall Annexation Petition

AGENDA ITEM NO. 6C

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

Annexation Petition, 2021-07, was submitted August 5, 2021 by Colleen McCall, property owner of 3565 Dallas High Shoals Highway, Dallas, NC 28034, further identified as Gaston County Parcel #170097. This parcels are considered contiguous.

The parcel is approximately 3.82 acres and is currently located in Gaston County. The petitioner seeks annexation into the Town of Dallas as part of a Conditional Zoning District, CD R-5, for inclusion in a larger development, known as Summey Creek.

Staff was directed to investigate the sufficiency of the annexation petition to determine if it meets the standards of NCGS §160A-31, at the September 14, 2021 Board of Aldermen Regular Meeting. The petition has been deemed sufficient. A public hearing was advertised as required by state statute in the Gaston Gazette on April 19th and 26th. Mailers were sent out to property owners within 500 feet of the property on April 19th.

MANAGER RECOMMENDATION: Approve the annexation of Gaston County parcel #170097, as presented.

BOARD ACTION TAKEN:



An Ordinance to Extend the Corporate Limits of the Town of Dallas, North Carolina
(Adopted by the Dallas Board of Aldermen 5/10/22)

Whereas, the Board of Aldermen of the Town of Dallas has been petitioned under G.S. 160A-31 to annex the contiguous area described below, and

Whereas, the Board of Aldermen has directed the Town Clerk to investigate the sufficiency of the petition, and

Whereas, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Fire Department Community Room at 6:00 pm on May 10, 2022, after due notice, and

Whereas, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31; NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of May 10, 2022:

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

Beginning at an existing iron pin set on western margin of the right of way of the High Shoals - Dallas Road (N.C. Highway 155), said iron marking the northeasternmost corner of the property of Yallam; running'; thence along a common boundary line of the lands of Yallam, Book 2910, Page 884, South 73 deg. 11 min. 2 Sec. West 886.09 feet to an existing iron marking the rear corner of 'Lot No. 29 and Lot No. 30; running thence along a common boundary with the lands of Finger, Bool 1050, age 750, North 35 deg. 59 min. 4 sec. West 200.13 feet to an existing iron pin, a control corner; and running thence along a common boundary with the lands of Summey, 96-E-149, North 73 deg. 17 min. 51 sec. East 885.32 feet to an existing iron pin set on the western margin of the right of way of the High Shoals - Dallas Road; running thence along the western margin of said road right of way South 36 deg. 21 min. 27 sec. East 198.37 feet to the point and place of Beginning, containing 3.82 acres, more or less, according to a plat of survey by Robert T. Kelso, dated August 9, 1999.

Being a portion of Lot 28 and a portion of Lot 29 of the D.D. and L.d. Summey land shown on plat dated July 25, 1940 and recorded in Plat Book 5 page 92, Gaston County Registry.

Section 2. Upon and after May 10, 2022, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal



An Ordinance to Extend the Corporate Limits of the Town of Dallas, North Carolina
(Adopted by the Dallas Board of Aldermen 5/10/22)

taxes according to G.S. 160A-31.

Section 3. The Mayor of the Town of Dallas shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 10th day of May, 2022

ATTEST:

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Re: Annexation (McCall, PID# 170097)

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-07

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: _____

Conditional R-5 Planned Property Use: Single Family Residential

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as 3565 Dallas High Shoals, DALLAS, NC 28034, further identified as parcel ID # 3548413268, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Colleen T. McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name Thomas McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

DocuSigned by: Colleen McCall Date: 7/13/2021 | 11:30 AM PDT

DocuSigned by: [Signature] Date: 7/14/2021 | 5:33 AM CDT

Owner's Signature: _____ Date: _____

Received By: Nolan Green Date: 8/5/2021

July 12, 2021

Town of Dallas

Attn: Nolan Groce

210 N. Holland Street

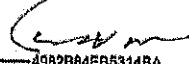
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548210130

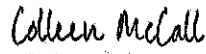
Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:

4982B84EB5314BA...
Thomas McCall

7/14/2021 | 5:33 AM CDT

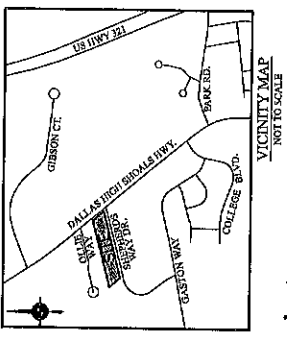
DocuSigned by:

38DF4DB9CBE174AD...
Colleen McCall

7/13/2021 | 11:30 AM PDT

OWNER: COLLEEN T. McCall
 P O BOX 977
 DALLAS, NC 28034-0000

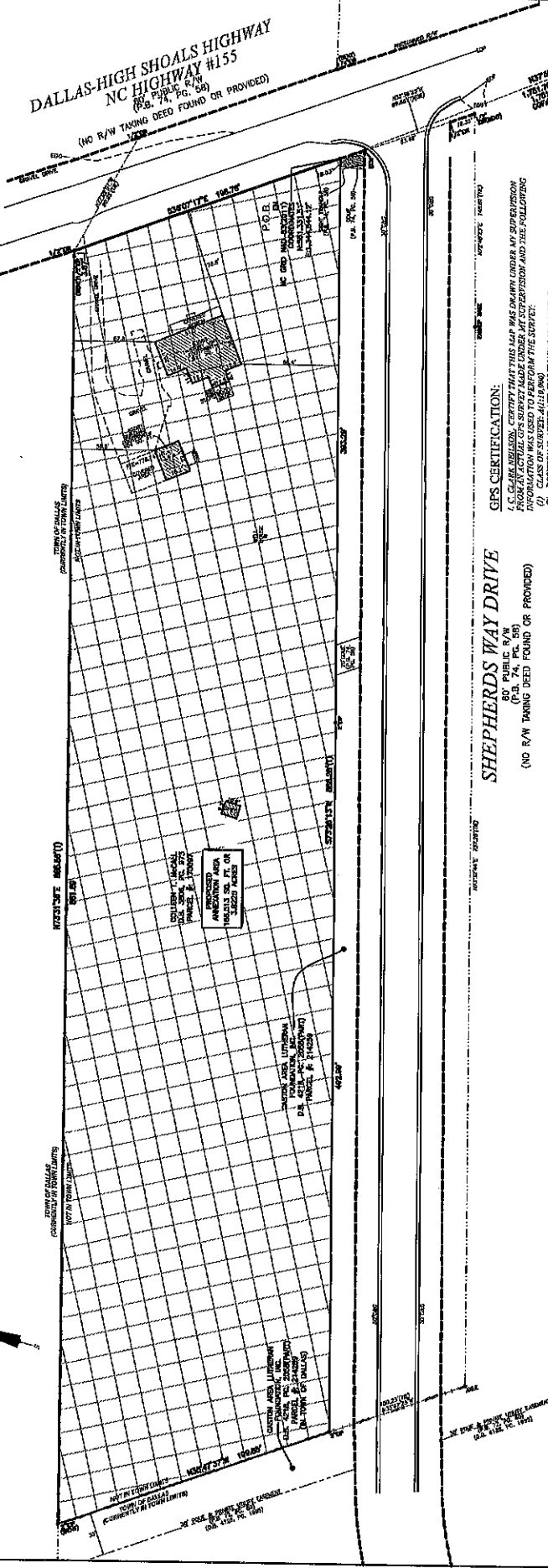
COLLEEN T. McCall PROPERTY PROPOSED ANNEXATION

OWNER: COLLEEN T. McCall
 3565 DALLAS-HIGH SHOALS HIGHWAY
 MECKLENBURG COUNTY, NORTH CAROLINA
 DEED REFERENCE: 3808-973
 TAX PARCEL #: 170097



- NOTES:**
1. ALL CORNERS MOUNTED AS SHOWN.
 2. THIS SURVEY WAS PERFORMED WITHOUT ASSISTANCE OF A FIELD COUNCIL REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL METERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS SUBJECT PROPERTY ARE SHOWN HEREON.
 3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 4. TOWN LIMIT LINE IS APPROXIMATE, BASED ON GASTON COUNTY, NC GIS.
 5. THIS OFFICE DOES NOT SHOW HEREON ITS PUBLISHER'S RESPONSIBILITY OR LIABILITY ON THE UNDESIGNED OR UNDESIGNED PORTIONS OF THIS SURVEY AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 7. THE BOUNDARIES OF THIS PLAT BY THIS ANNEX THE TWO HATCHED PARCELS INTO THE TOWN OF DALLAS-HIGH SHOALS HERON.
 8. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

FRANCIS S. HERRY, JR.
 R.R. 2114, P.O. BOX 872
 GASTON, NC 28040
 (BY TOWN OF DALLAS)



REVIEW OFFICER:

 COUNTY OF GASTON

FOR THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED, SUBS. ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____

ANNEXATION PLAT APPROVAL:

THE TOWN OF DALLAS-HIGH SHOALS HAS REVIEWED THIS ANNEXATION PLAT AND APPROVED THE ANNEXATION OF THE ABOVE DESCRIBED PARCELS TO THE TOWN OF DALLAS-HIGH SHOALS.

SUBDIVISION ADMINISTRATOR: _____ DATE: _____

OWNERS CERTIFICATION:

I, COLLEEN T. McCall, owner of the above described property, hereby certify that I have read and understand the contents of this plat and that I hereby adopt this plat of annexation with all fees consensu.

OWNER: _____ DATE: _____

SHEPHERDS WAY DRIVE

80' PUBLIC R/W (P.S. 74, P.C. 16)

(NO R/W TAKING DEED FOUND OR PROVIDED)

GPS CERTIFICATION:

1. I, GASTON COUNTY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THAT THE INFORMATION WAS USED TO PERFORM THE SERVICE:
- (1) CLASS OF SURVEY: ALL IN 800
- (2) TYPE OF SURVEY: REAL-TIME KINEMATIC (RTK) SURVEY
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, SINGLE POSITION
- (4) USER SERVICE (PCRS):
- (5) DATE/TIME: MAY 14, 2021
- (6) PUBLISHED/CONTROL USE: NGS MONUMENT "GAS 5"
- (7) GOOD MODEL: GEODINTEGRUS
- (8) DATE: MAY 14, 2021
- (9) DATE: AS SURVEY FEEL

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE INFORMATION WAS USED TO PERFORM THE SERVICE. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS UNDESIGNED OR UNDESIGNED PORTIONS OF THIS SURVEY. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS UNDESIGNED OR UNDESIGNED PORTIONS OF THIS SURVEY. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS UNDESIGNED OR UNDESIGNED PORTIONS OF THIS SURVEY. THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS UNDESIGNED OR UNDESIGNED PORTIONS OF THIS SURVEY.

THIS PLAT IS OF THE TYPE OF OTHER CATEGORY SUCH AS THE RECONSTRUCTION OF EXISTING LINES AND IS NOT SUBJECT TO THE EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

FLOOD CERTIFICATION:
 THIS PLAT IS NOT SUBJECT TO THE FEDERAL EMERGENCY MANAGEMENT PLAN ACT OF SEPTEMBER 8, 2007.



PREPARED BY: R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 420 WASHINGTON LANE, CHARLOTTE, NC 28204
 TEL: (704) 376-2118

DATE: MAY 21, 2021
 JOB NO. 93032

BOOK 3806
PAGES 973 - 975
Gaston County, NC
Recorded 06/25/2003 10:14:56am
No 9999-00102357 1 of 3 pages
Alice B. Brown, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas J. Wilson, PA

Brief description for the Index: _____

THIS DEED made this 21st day of August, 2003 by and between

GRANTOR

GRANTEE

THOMAS K. MCCALL

COLLEEN T. MCCALL

3565 Dallas High Shoals Rd.
Dallas, NC 28034

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas, Dallas Township, Gaston County, North Carolina and more particularly described as follows:

SEE ATTACHED A.

**This is a corrective deed taking Thomas K. McCall's name off of the deed dated January 12, 2001 and recorded in Book 3177, Page 611, Gaston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3177 page 611.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

RECORDING FEE 20
EXCISE TAX PAID 0

UNOFFICIAL

9999-00102357

EXHIBIT A

BEGINNING at an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road (N.C. Highway 155), said iron marking the northeasternmost corner of the property of Yallam; running thence along a common boundary line with the lands of Yallam, Book 2910, Page 884, South 73 deg. 11 min. 2 sec. West 886.09 feet to an existing iron marking the rear corner of Lot No. 29 and Lot No. 30; running thence along a common boundary with the lands of Finger, Book 1050, page 750, North 35 deg. 59 min. 4 sec. West 200.13 feet to an existing iron pin, a control corner; and running thence along a common boundary with the lands of Summey, 96-E-149, North 73 deg. 17 min. 51 sec. East 885.32 feet to an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road; running thence along the western margin of said road right of way South 36 deg. 21 min. 38 sec. East 198.37 feet to the point and place of Beginning, containing 3.82 acres, more or less, according to a plat of survey by Robert T. Kelso, dated August 9, 1999.

Being a portion of Lot 28 and a portion of Lot 29 of the D. D. and L. d. Summey land shown on plat dated July 25, 1940 and recorded in Plat Book 5, page 92, Gaston County Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Thomas K. McCall (SEAL)

(SEAL)

(SEAL)

(SEAL)

USE BLACK INK ONLY



State of North Carolina - County of Lincoln
I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas K. McCall personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21st day of August, 2003
My Commission Expires: 6-9-07
Cressley R. Beal
Notary Public

SEAL-STAMP

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Cressley R. Beal, Notary Public, Lincoln Co., NC is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
By: James R. Johnson Register of Deeds for Carter County
Deputy/Assistant - Register of Deeds

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

UNOFFICIAL

Abutting Properties

Parcel #170097
Colleen McCall
PO BOX 977
Dallas, NC 28034

Parcel #214259
Gaston Area Lutheran FND INC
916 S Marietta St
Gastonia, NC 28054

Parcel #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, NC 29910

Parcel #170090
Jerry Brooks
PO BOX 980
Dallas, NC 28034

Parcel #170092
James Huffman
9021 Meredith Leigh Ln
Cherryville, NC 28021

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 16th Day of March 20 22.

SEAL



Sarah Hamrick
Town Clerk

Re: McCall Annexation- PID 170097

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Huss/McCall Conditional Zoning

AGENDA ITEM NO. 6D

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

Zoning map amendment petition, 2021-05, was submitted in conjunction with annexation petitions on August 5, 2021, by authorized agents Todd Akers and Shawn Santee on behalf of property owners of Gaston County parcels #170097, 170071, and 170059. The request is to rezone three parcels to a Conditional District, CD R-5, for the development of a single family detached subdivision, known as Summey Creek.

The main portion of the development, parcel #170057, is currently in Town limits and assigned R-5 zoning. This portion of the project is a by-right development. The Town is conditioning an additional side-yard setback, 6' → 8', on the remaining three parcels, requesting a conditional rezoning.

A virtual public involvement meeting was held, per requirement, on August 31, 2021. The recorded meeting is available online at <https://urbandesignpartners.com/rezoning/rezoning-petition-2021-05/>.

A traffic impact analysis has been completed for this project. Report summary is included in this packet. Roadway improvement recommendations are found on page of the report.

At their October 21, 2021 meeting, the Planning Board unanimously recommended approval of the zoning, CD R-5. The Zoning is technically inconsistent with the 2003 Land Use Plan's map designation as Neighborhood and Community Business, but abuts property currently zoned R-5. All zoning map amendments must be accompanied by a statement of plan consistency. Sample statements have been provided by staff.

MANAGER RECOMMENDATION: Approve the Conditional District, CD R-5 zoning to parcels #170097, 170071, and 170059, as presented.

BOARD ACTION TAKEN:



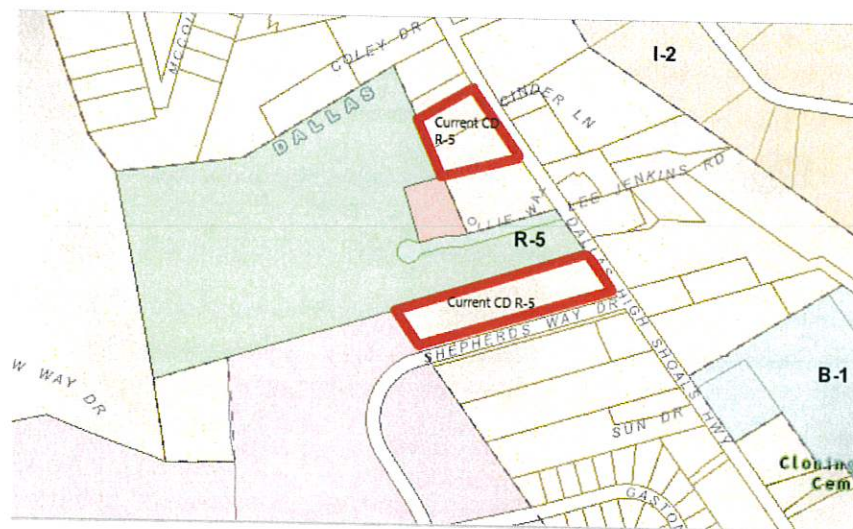
An Ordinance Adopting a Zoning Map Amendment/Rezoning Petition in the Town of Dallas
(Adopted by the Dallas Board of Aldermen 5/10/22)

Whereas, this amendment is in accordance with Application within Municipalities, pursuant to Article 8 of Chapter 160A, and

Whereas, the Town of Dallas Board of Aldermen, in consideration of rezoning petition by Authorized agent Charlotte Land Group LLC on behalf of property owners Colleen McCall and Todd Huss, for property located near Ollie Way, further identified as Gaston County Tax Parcel ID numbers 170097, 170071, and 170059, finds that the petition meets the standards set forth for the Conditional District, CD R-5 Single-Family Residential zoning district, and

Whereas, the rezoning of Parcel ID# 170097, 170071, and 170059 to CD R-5 is technically inconsistent with the 2003 Future Land Use Plan's map designation as Neighborhood and Community Business, but the allowable uses and lot sizes in this proposed zone would ensure the preservation of neighborhood character of this area while protecting from encroachment of incompatible business and industrial uses.; and

Whereas, the rezoning request is deemed reasonable and, in the public's, best interest in order to maximize the site for future single-family development, while protecting the overall character and appearance of the Town;



Now, therefore be it ordained, by the Board of Aldermen of the Town of Dallas, North Carolina, grants the authorized agent Charlotte Land Group LLC and property owners Colleen McCall and Todd Huss, approval of the above-referenced zoning petition effective May 10, 2022.



An Ordinance Adopting a Zoning Map Amendment/Rezoning Petition in the Town of Dallas
(Adopted by the Dallas Board of Aldermen 5/10/22)

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

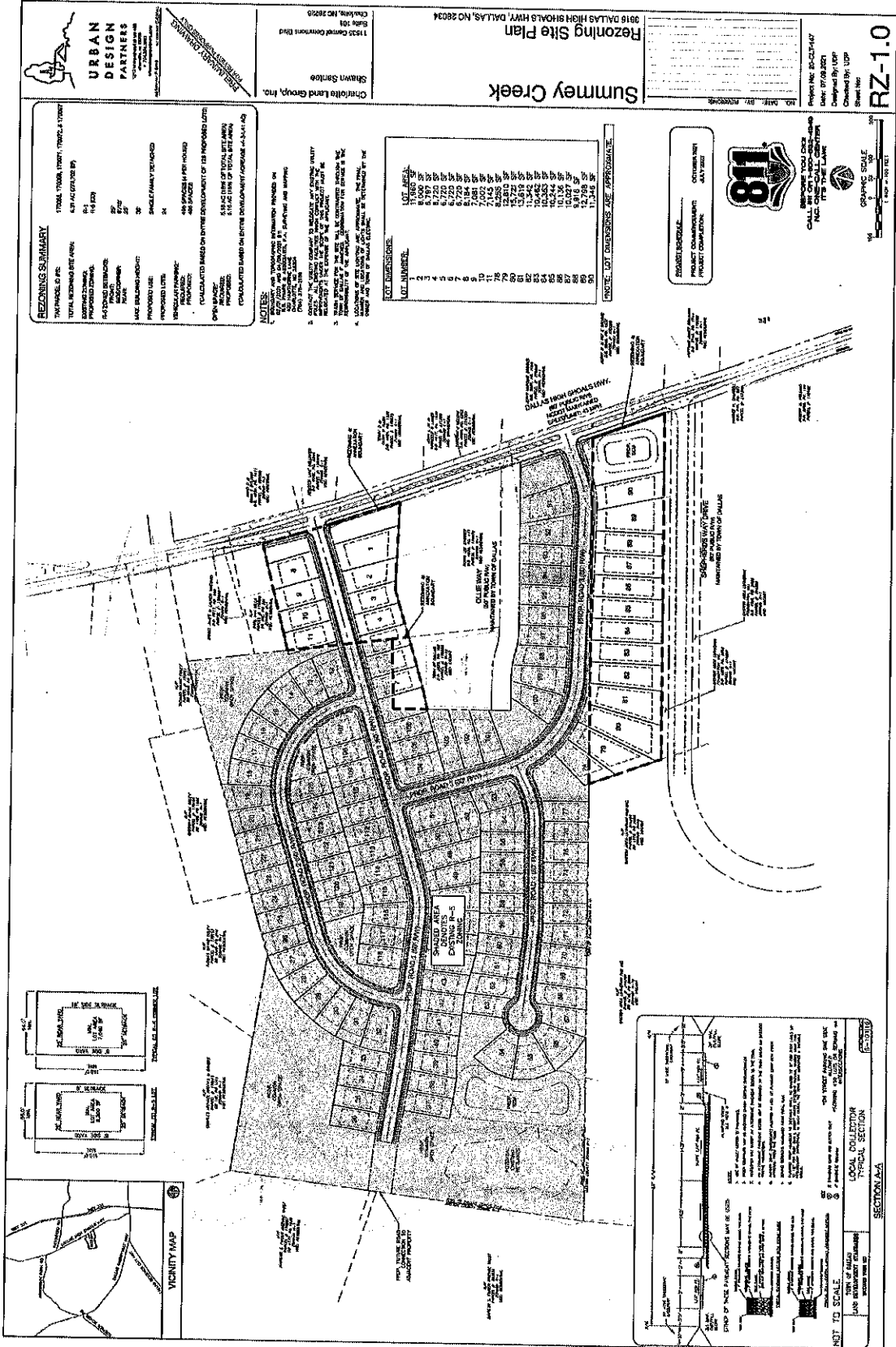
This Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted, this 10th day of May, 2022.

ATTEST:

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk



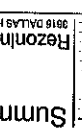
URBAN DESIGN PARTNERS
 1155 Karned Commerce Blvd
 Dallas, TX 75206
 972.777.0000

CHRISTINA GARTNER
 Principal
 972.777.0000

Summey Creek
 9816 DALLAS HIGH SHOALS HWY, DALLAS, TX 75204

PROJ. NO. 20-037417
 DATE: 07/08/2021
 CHECKED BY: UGP
 SHEET NO. RZ-1.0

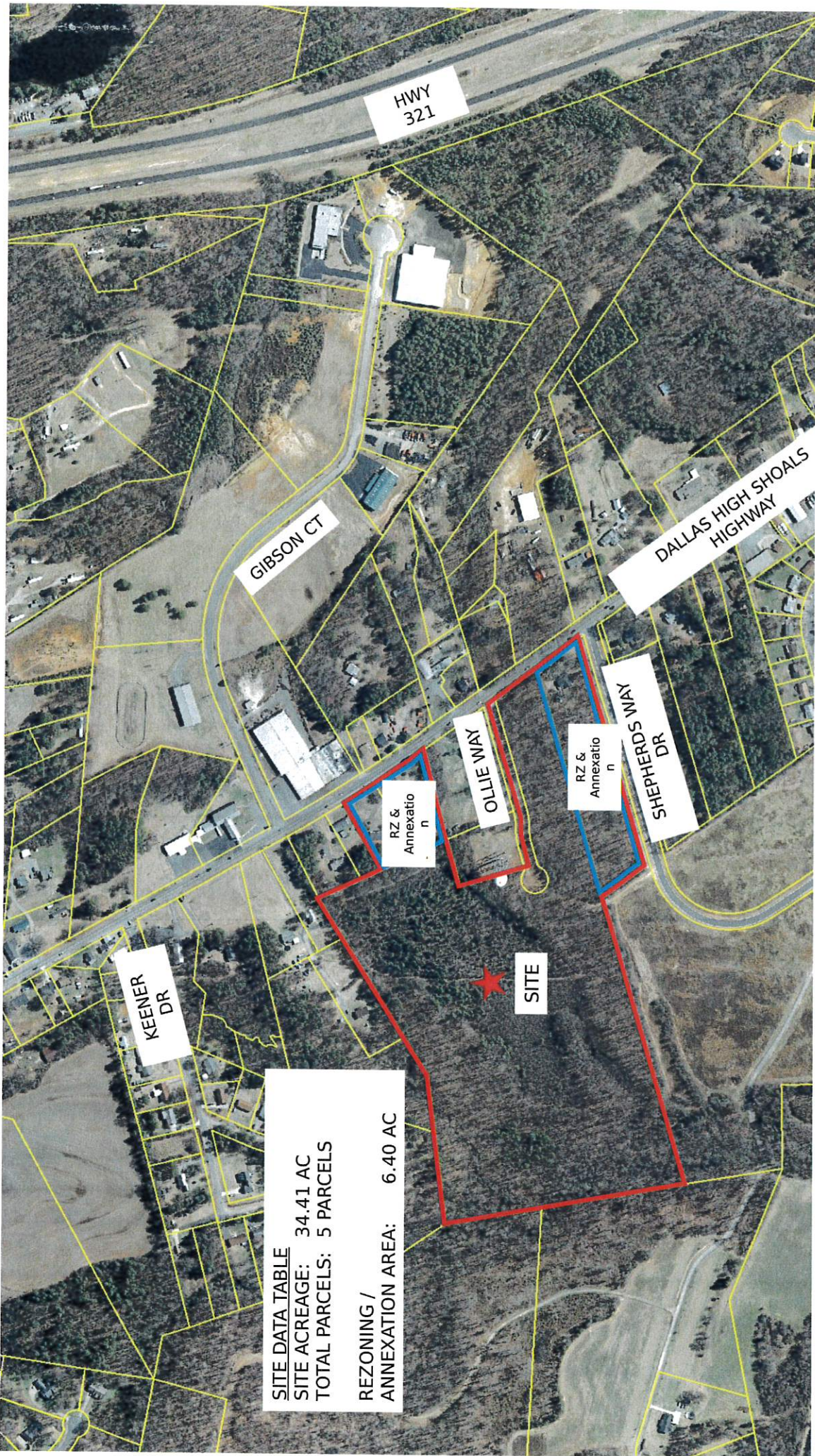
SMART BENCHMARK
 PROJECT COMPLETION: OCTOBER 2021



CALL FOR MORE INFORMATION
 CONTACT THE DESIGNER
 972.777.0000

GRAPHIC SCALE
 1" = 400'

NOTES:
 1. ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY.



SITE DATA TABLE
SITE ACREAGE: 34.41 AC
TOTAL PARCELS: 5 PARCELS
REZONING /
ANNEXATION AREA: 6.40 AC



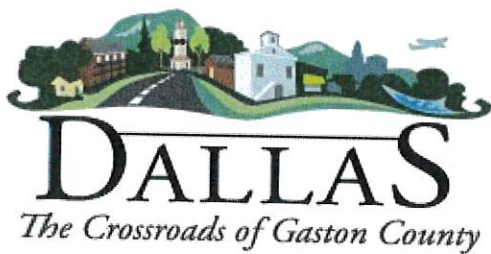
NOT TO SCALE
OCTOBER 2021

SUMMEY CREEK | SITE RENDERING

ARCHITECTURAL PRECEDENT

- 2 STORY
- 1,600SF - 1,900SF +/-
- MASONRY ACCENTS





Written Consent for Zoning Conditions

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

ATTEST:

Authorized agent/property owner

Date

Print Name

Exhibit A

1. The minimum side-yard setback shall be 8 feet. Corner lot side yards shall be 16 feet.
2. Street frontage along Dallas High Shoal Highway shall be designed to meet Town Standards, including, but not limited to, the additional of sidewalk, curb and gutter, and street trees. Pending NCDOT objection to sidewalk and/or curb and gutter along Dallas High Shoals Highway, the Developer agrees to payment in lieu, at cost. Payment in lieu shall be due upon construction drawing approval.
3. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plan, issuance of permits, or commencement of construction.
4. Conditional Zoning approval is valid for a period of 24 months from the date of approval.

COMMUNITY MEETING REPORT

Petitioner: Santee Land Group, LLC and existing property owners of parcel(s) 170059, 170071, 170097 and 170057

Petitioner Agent: Paul Pennell, Urban Design Partners

Petition #: 2021-05

Meeting Date: August 3, 2021

Project: Summey Creek Single Family

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 5:30-6:30 PM

Attendees: Reference Attachment

The Community Meeting was offer to adjacent neighboring residents as directed by the Town of Dallas and attended by the Petitioner, Petitioner's agent and town staff members.

Purpose: Presenting Rezoning Petition 2021-05 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives were invited.

This Community Meeting Report is being filed with the Town of Dallas Zoning and Planning pursuant to the provisions of the Town Ordinance.

Minutes: The following items were discussed:

Mr. Pennell began by introducing himself and describing the project, the rezoning areas, annexation areas and providing information related to the by-right portion of the project. The proposed rezoning site plan was described as well as the design considerations that were considered with the petition. A slide showing the proposed adjacent development in conjunction with the proposed rezoning site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

QUESTIONS/COMMENTS BY ATTENDEES VIA ZOOM:

1. Following the presentation, no questions were asked.
2. Paul Pennell – A copy of this presentation and a recording of this evenings community meeting will be available for public viewing at urbandesignpartners.com

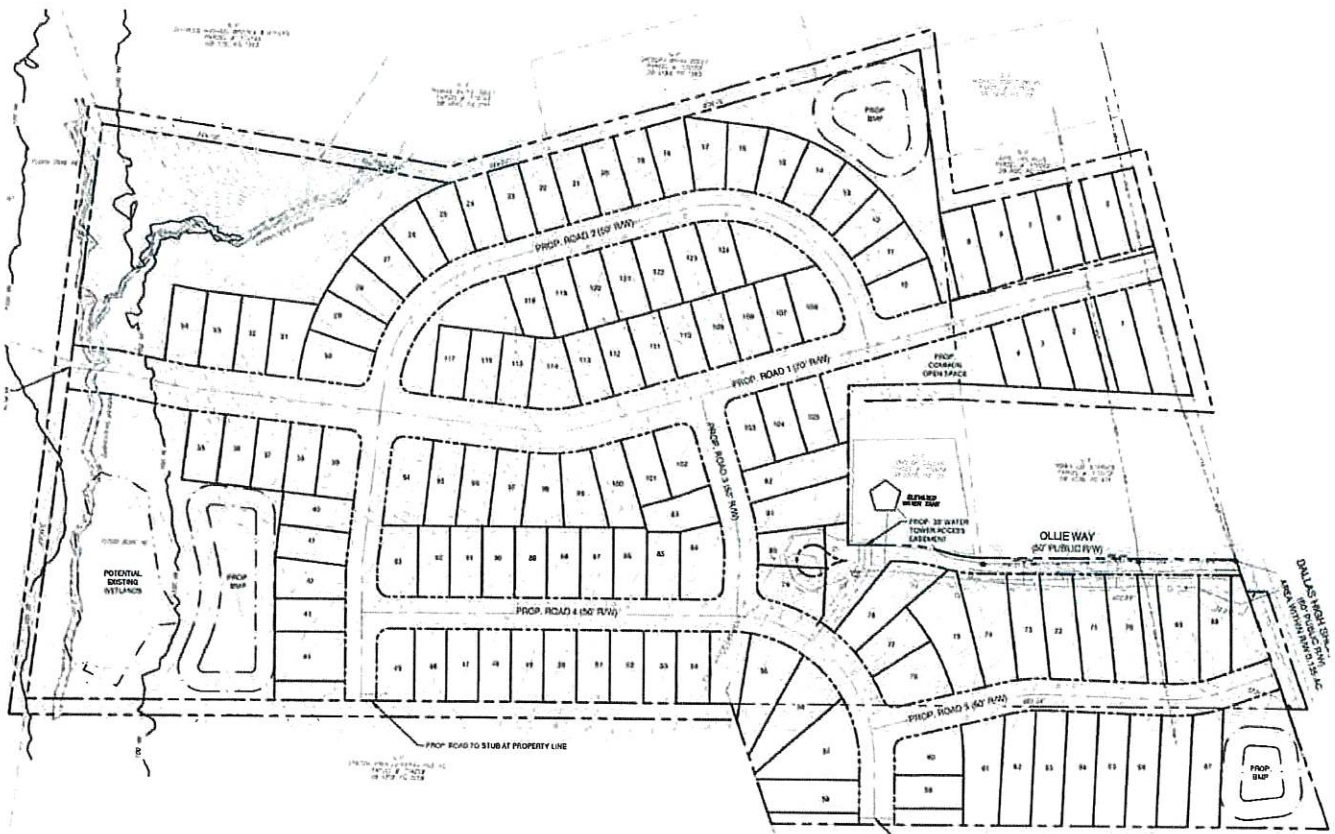
Meeting Adjourned with no new questions: 6:05 pm

TRAFFIC IMPACT ANALYSIS

SUMMEY CREEK

West of Dallas High Shoals Highway & North of Shepards Way Drive

Town of Dallas, North Carolina



for

Charlotte Land Group, LLC.

September 2021

894-002 (C-2165)

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

704.343.0608
www.drgrp.com



Randy E. Goddard
SEPT. 14, 2021



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EXECUTIVE SUMMARY

Charlotte Land Group, LLC. proposes to develop a site with 124 dwelling units of Single-Family Homes.

The proposed site is located west of Dallas High Shoals Highway & north of Shepards Way Drive in Town of Dallas, NC (see Figure 1). The development is expected to be completed in 2025.

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the North Carolina Department of Transportation's (NCDOT) "*Policy on Street and Driveway Access to North Carolina Highways, Chapter 4 Part C*", and Town of Dallas's "*Street and Traffic Standards Policy , Traffic Impact Analysis Requirements*". It provides intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:



Dallas Cherryville Highway facing east at Dallas High Shoals Highway

- 2021 Existing Conditions
- 2025 No Build Conditions
- 2025 Build-out Conditions
- 2030 Build Conditions (Build-out + 5 years)

The area of influence of the site as defined by North Carolina Department of Transportation (NCDOT) staff includes the following three existing intersections and two proposed access locations: (See Appendix for the approved scoping information)

1. Dallas High Shoals Highway & Ratchford Road (Unsignalized)
2. Dallas High Shoals Highway & Park Road (Unsignalized)
3. Dallas High Shoals Highway & Dallas Cherryville Highway (Signalized)
4. Dallas High Shoals Highway & Access "A" (Unsignalized)
5. Dallas High Shoals Highway & Access "B" (Unsignalized)

According to the preliminary site plan (Concept Exhibit), access to the development is expected to occur via two unsignalized accesses on Dallas High Shoals Highway:

- **Proposed Access "A" (Full-Movement)**: unsignalized access allowing for full movement access located on Dallas High Shoals Highway approximately 325 feet north of Shepards Way Drive.
- **Proposed Access "B" (Full-Movement)**: unsignalized access allowing for full movement access located on Dallas High Shoals Highway approximately 678 feet north of Shepards Way Drive.



The trip generation results indicate that the development is expected to generate 94 total AM peak hour trips and 124 total PM peak hour trips.

With the results of our analyses (the specifics are described in the Traffic Analysis section of this report) we suggest the following improvements/modifications at the study intersections/proposed accesses:

2025 Build Suggested Recommendations:

1. Dallas High Shoals Highway & Ratchford Road

- No suggested improvements.

2. Dallas High Shoals Highway & Park Road

- No suggested improvements.

3. Dallas High Shoals Highway & Dallas Cherryville Highway

- Allow for permitted-protected left turn phasing to remain on the main approaches (westbound and eastbound) of Dallas Cherryville Highway

4. Dallas High Shoals Highway & Access "A"

We propose the following intersection configuration:

- One ingress and one egress lanes (a combined eastbound left-right turn lane on Proposed Access "A")
- Construct a northbound left turn lane with 100 feet of storage on Dallas High Shoals Highway (if the tapers of the LTLs are within 100' of each other, then a 3-lane section would have to be constructed between both driveways, Access "A" & Access "B")
- Utilize existing southbound lane as a thru-right turn lane on Dallas High Shoals Highway

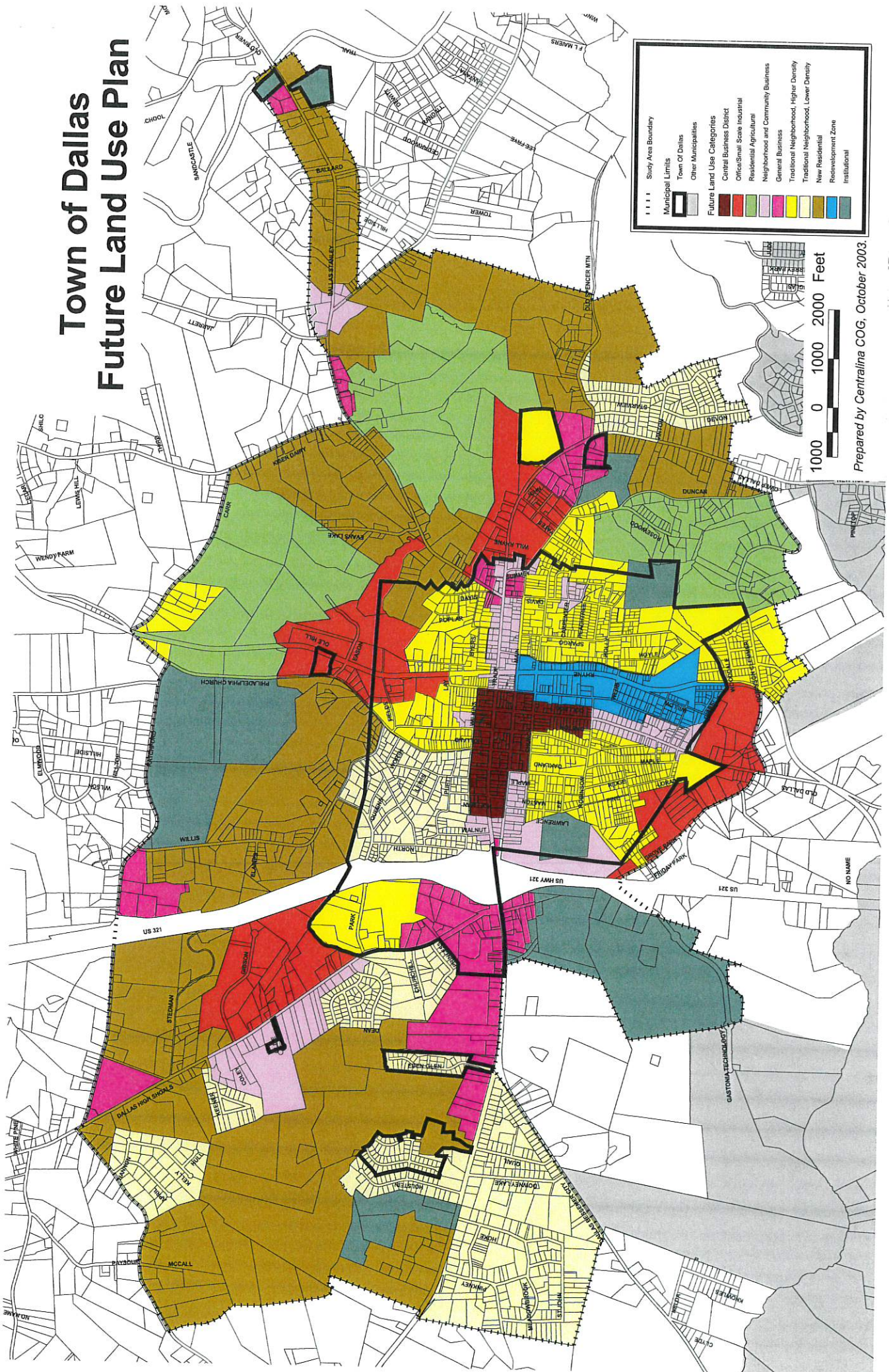
5. Dallas High Shoals Highway & Access "B"

We propose the following intersection configuration:

- One ingress and one egress lanes (a combined eastbound left-right turn lane on Proposed Access "B")
- Construct a northbound left turn lane with 100 feet of storage on Dallas High Shoals Highway (if the tapers of the LTLs are within 100' of each other, then a 3-lane section would have to be constructed between both driveways, Access "A" & Access "B")
- Utilize existing southbound lane as a thru-right turn lane on Dallas High Shoals Highway

In summary, it was determined that Summey Creek site development will not significantly affect the operations of vehicular traffic on the adjacent roadways, especially with the proposed access configurations.

Town of Dallas Future Land Use Plan



Consistency Statement

The proposed zoning map amendment of Gaston County Parcel # 170071, 170059, and 170097 to a Conditional District, CD R-5, is technically inconsistent with the 2003 Future Land Use Plan's map designation as Neighborhood and Community Business, however, is deemed reasonable and in the public's best interest as parcel 170097 abuts land designated for new residential development and all three parcels abut land zoned R-5, supports an increased demand for housing in light of Dallas' current and anticipated growth, and aligns with the 2003 Land Use Plan recommendation for new residential development to be clustered so as to preserve open space and heighten pedestrian accessibility.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Comprehensive Land Use Plan Update

AGENDA ITEM NO. 8A

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

The Town of Dallas is in the process of updating the Comprehensive Land Use Plan. Dallas' current Land Use Plan was developed in 2003. The Town utilized the consulting services of the Centralina Regional Council for this project. The plan is being released for public comment May 10th. Staff will review the purpose of the Comprehensive Land Use Plan, as well as the proposed timeline for adoption.

MANAGER RECOMMENDATION: No action is required at this time.

BOARD ACTION TAKEN:

Dallas Comprehensive Land Use Plan

Board of Alderman Meeting

May 10th, 2022

Agenda



- Purpose of the Plan
- Plan Components
- Topic Areas
- Schedule & Important Dates
- Closing Discussion



Purpose of the Plan



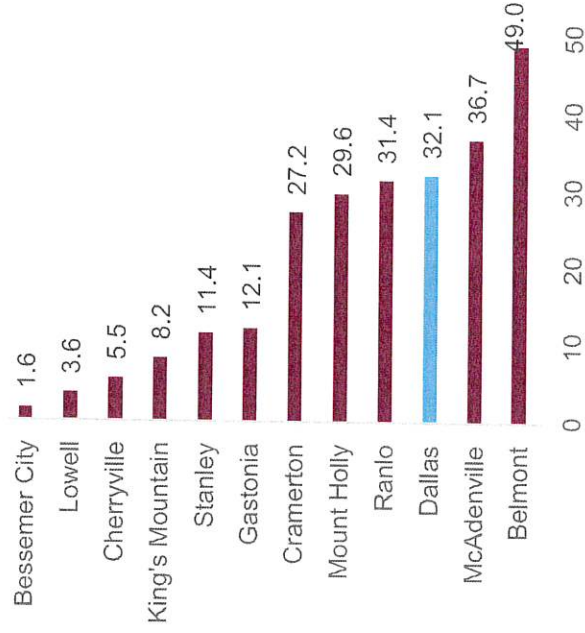
- Last update to land use plan was 2003
- Dallas is experiencing growth and development pressure
- New plan needed to reflect changing needs

TOWN OF DALLAS

LAND USE PLAN

GASTON COUNTY, NORTH CAROLINA
-ADOPTED OCTOBER 14, 2003

Prepared by:

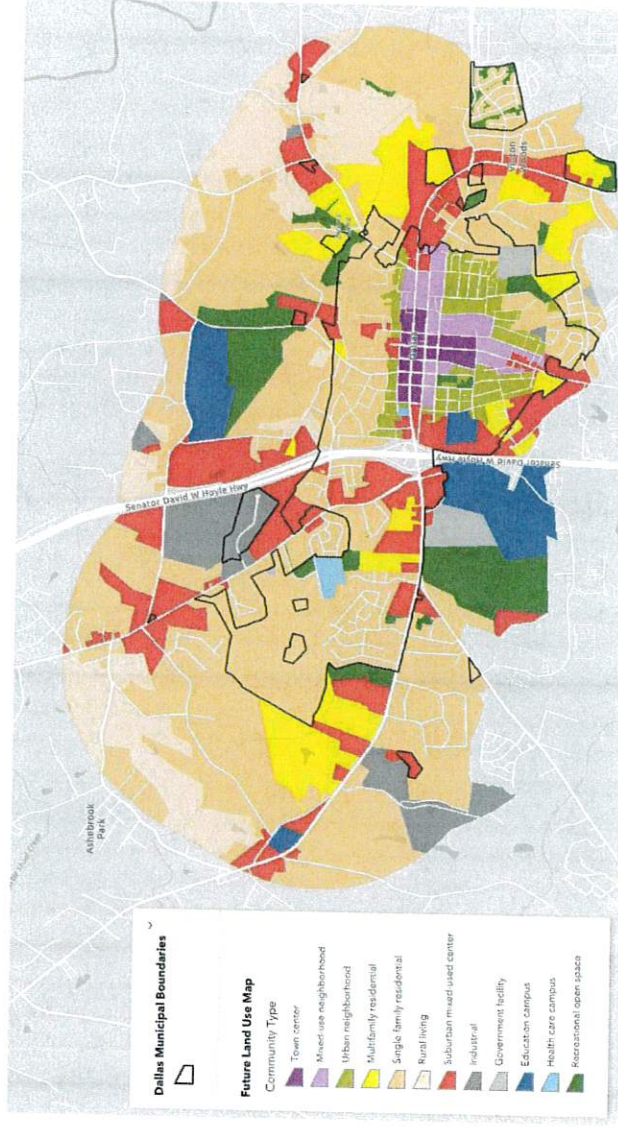


Population growth, 2010-2020

Plan Components



- Two 'core' elements:
 1. Policy recommendations
 2. Future Land Use Map
- Other elements:
 - Public engagement summary
 - Existing conditions report
 - Vision statement, goals



Topic Areas



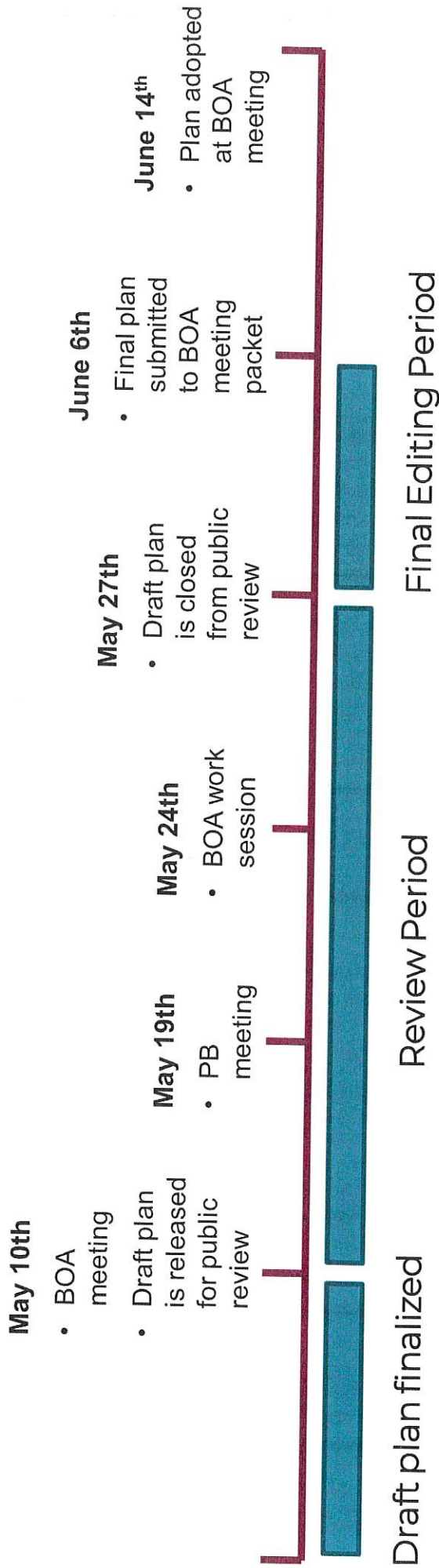
Updated Dallas Land Use Plan

- Land Use
- Transportation & Mobility
- Economic Development
- Cultural Resources
- Community Facilities & Services
- Housing

2003 Dallas Land Use Plan

- Land Use
- Community Image
- Historic Preservation
- Public Facilities
- Transportation

Schedule & Important Dates



THANK YOU

Matthew Gallman, Regional Planner
Luke Lowry, Regional Planner

mgallman@centralina.org
llowry@centralina.org

9815 David Taylor Drive, Suite 100, Charlotte, NC 28262 |
www.centralina.org

TOWN OF DALLAS COMPREHENSIVE LAND USE PLAN:

POLICY RECOMMENDATION FEEDBACK

Policy ID	Recommended Policy	Feedback
1	Economic Development: A Distinctive Community that is Economically Competitive in the Region	
1.1	Create an Environment That is Conducive to Small Business Development	
1.1.1	Form a local business team to provide commercial permitting assistance to new businesses	
1.1.2	Assess opportunities to facilitate learning and entrepreneurship development opportunities to support local business expansion	
1.1.3	Strengthen media presence to better market local businesses, events, and economic development initiatives	
1.1.4	Help businesses apply for funding opportunities / grants	
1.2	Recruit Major Employers to Promote Economic Diversity	
1.2.1	Coordinate with the Gaston County Economic Development	

	Commission to recruit national and regional businesses	
1.2.2	Conduct site readiness assessment of commercial parcels to secure businesses best suited to the locations	
1.3	Prioritize the Built Environment as A Way to Attract New Businesses	
1.3.1	Explore development review processes that encourage outdoor dining	
1.3.2	Continue to assess and install outdoor furniture where applicable	
1.3.3	Determine opportunities to increase pedestrian friendliness downtown such as tree canopy, wayfinding, and additional furniture	
1.3.4	Consider impacts of land use ordinances on economic development goals and initiatives	
1.4	Leverage Existing Resources to Maximize Economic Development Opportunities	
1.4.1	Form 'Town and Gown' committee (comprised of representatives from Gaston College and the Town of Dallas) to augment economic development opportunities between Gaston College and the Town of Dallas	
1.4.2	Plan for economic development initiatives that accommodate incoming Apple Creek Business Park labor force	
1.4.3	Strategically plan for the expansion of existing water, sewer, and electric utility facilities in the planning area	

1.4.4	Continue implementing existing plans such as the Economic Development Assessment and Town Center Plan	
1.5	Increase Strategic Planning efforts along the US-321 Corridor	
1.5.1	Assess development policies along US-321 Corridor in response to anticipated growth of the Charlotte Metropolitan Region Impact Area	
1.6	Identify champions to implement Economic Development Strategies	
1.6.1	Form a focus group of key, local stakeholders who meet regularly to discuss economic development issues	
2	Cultural Resources: A Vibrant Downtown as an Activity Center and Cultural Hub	
2.1	Revitalize and beautify the Central Business District.	
2.1.1	Evaluate incentive program opportunities to promote building revitalization efforts among local property owners.	
2.1.2	Improve the appearance of streets in downtown through landscaping, street plantings, and decorative lighting.	
2.1.3	Explore opportunities to establish a formalized park or plaza within the Central Business District.	
2.2	Enhance wayfinding and placemaking throughout the community.	

2.2.1	Install wayfinding signage at key entrances and transition points throughout Town.
2.2.2	Coordinate with Gaston County Museum and the Gaston County Historic Preservation Commission to identify historic sites and install informational signage.
2.3	Identify and support historical and cultural community assets.
2.3.1	Complete a cultural asset study to identify historic community resources that are currently unknown or insufficiently documented.
2.4	Establish the Town as an attractive host site for cultural events and activities.
2.4.1	Investigate the suitability of various sites as a community event venue.
2.4.2	Host more reoccurring town events, such as the Christmas parade
2.5	Support high quality education in the community as well as opportunities for lifelong learning.
2.5.1	Partner with Gaston County Schools to identify courses which prepare students for emerging industries in the region
2.5.2	Partner with Gaston College and the Town of Dallas to connect community members to educational opportunities and seminars.
3	Transportation & Mobility: A Connected, Safe and Accessible Transportation System

3.1	Improve walkability and accessibility in downtown and across the community.	
3.1.1	Coordinate with the Gaston County ADA Coordinator to ensure ADA compliance at intersections and along sidewalks.	
3.1.2	Establish enhanced pedestrian connections between downtown and key recreational facilities and activity centers, such as Dallas Park.	
3.1.3	Work with NCDOT to investigate the applicability of pedestrian interventions, such as leading pedestrian intervals and accessible pedestrian signals, at key intersections.	
3.2	Enhance and expand active transportation connections throughout the community.	
3.2.1	Continue to pursue the development of a Pedestrian and Bicycle Master Plan for the Town.	
3.2.2	Revise development regulations to encourage or require bicycle and pedestrian infrastructure with new residential and commercial development.	
3.3	Pursue traffic calming strategies to improve safety for all road users.	
3.3.1	Work with NCDOT to conduct a speed study to identify suitable locations for speed reduction interventions, such as speed humps.	
3.4	Allow for efficient, safe movement of personal vehicles and trucks.	

3.4.1	Coordinate with NCDOT to assess whether signalization adjustments on downtown streets are needed to allow for a more efficient flow of vehicles through the community.	
3.4.2	Explore opportunities to designate "freight corridors" to restrict truck traffic to arterial streets that can handle higher traffic volumes.	
3.5	Investigate opportunities for regional transportation connections to support residents and businesses.	
3.5.1	Continue coordination with the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) to enhance regional transportation connectivity.	
4	Community Facilities & Services: Provide Well-Maintained and High Quality Community Facilities Services, and Programs	
4.1	Enhance the Town's parks and trail systems.	
4.1.1	Codify Development Ordinance to require trail easements with future development proposals where applicable	
4.1.2	Plan for future Carolina Thread Trail connections to Dallas Park, residential neighborhoods, and public facilities	
4.1.3	Assess minimal open space requirements in Development regulations; increase the required percentage and include in all zoning districts	
4.2	Develop a multi-modal transportation system that connects	

	communities within the Town and the planning area.	
4.2.1	Coordinate with local, state, and federal partners to leverage funding for bike lanes, sharrows and multi-use paths	
4.2.2	Plan for Rail-Trail multi-use paths in coordination with regional mobility plans such as the Carolina Thread Trail	
4.2.3	Plan for infrastructure supportive of multi-modal transportation systems such as wayfinding, lighting and fencing where appropriate	
4.2.4	Coordinate with Gaston County to make improvements to Dallas Park, and to produce an updated Dallas Park Master Plan if necessary	
4.2.5	Implement Dallas Bicycle and Pedestrian Plan	
4.3	Revitalize existing recreation facilities	
4.3.1	Conduct and utilize planning studies to apply for grant funding to revitalize existing recreational facilities	
4.4	Invest in reliable, high-quality water and sewer systems that support existing and new developments.	
4.4.1	Asses and strategically plan for utility service area boundaries in coordination with Two Rivers	
4.4.2	Codify minimal utility review standards for residential and commercial development	
4.5	Develop coordinated plans for long-term public service	

	provision and expansion needs.	
4.5.1	Prioritize development impact review with Gaston County Schools prior to development approvals to ensure long-term sustainable community growth	
5	<i>Housing: Create a Diverse Inventory of Housing While Preserving the Character of Existing Residential Areas</i>	
5.1	Maintain the Value and Integrity of Existing Neighborhoods	
5.1.1	Implement proactive code enforcement and protection from illegal land use activities through the hiring of a full-time code enforcement officer	
5.2	Ensure new residential development is compatible with existing built environment	
5.2.1	Clarify the required sidewalk placements as part of the Complete Streets design and connectivity standards to provide for walkability in neighborhoods	
5.2.2	Encourage flexible density and scale in new residential developments where appropriate	
5.2.3	Update conservation guidelines (in coordination with UDO development)	
5.2.4	Explore Planned Unit Development, Conditional Rezoning, and Development Agreements when considering new proposals to better	

	predict the outcome of development	
5.3	Support a range of housing types and densities in strategic locations.	
5.3.1	Pursue development of age-friendly housing to provide safe, walkable access to amenities and services.	
5.3.2	Allow for higher density residential development near downtown and as a transitional use between non-residential zones and low density residential.	
5.3.3	Plan for Single-Family, Two-Family, and Multi-Family mixed use residential where utilities and infrastructure may support such development	
5.3.4	Develop and incorporate a set of development incentives which can incentivize affordable housing in new residential developments	
5.4	Mitigate the offsets of new residential development through land development regulations.	
5.4.1	Assess minimal transportation impact analysis requirements and when applicable to residential development regulations; implement a lower threshold from the ITE	
6	Land Use: Communicate strategic, well-planned allocation of land uses	
6.1	Promote Land Conservation	

6.1.1	Identify priority corridors to preserve historically and culturally significant land	
6.2	Asses needs, and fulfillment of needs through specific land use decisions	
6.2.1	Develop land in response to identified needs from strategic and comprehensive planning studies	
6.3	Encourage walkable and mixed-use development.	
6.3.1	Encourage ground-level uses that are friendly to window shoppers, passersby, and the desired downtown experience.	
6.3.2	Adopt more flexible standards for infill development in and near downtown.	
6.4	Maintain community character and a high quality of development.	
6.4.1	Update building and permitting codes to ensure new and existing structures comply with health, safety, and design quality standards.	
6.4.2	Encourage reuse and redevelopment that respect the integrity and character of established neighborhoods and commercial zones.	

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rosewood Village Preliminary Plat

AGENDA ITEM NO. 8B

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

Moore & Seagle Holding LLC submitted a preliminary subdivision plat application for Rosewood Village, a major subdivision proposed at 1028 Rosewood Drive. The property was annexed and rezoned to a Conditional District, CD R-6 in November 2021. The plat shows the proposed 56 lot single family residential subdivision with one entrance road off Rosewood Drive. Staff has reviewed several plat submittals and the current submittal meets all subdivision standards found in Chapter 152 of the Town Ordinance, as well as the conditions of approval as part of the conditional district.

The Planning Board unanimously recommended approval of the preliminary subdivision plat at their April 21, 2022 meeting.

MANAGER RECOMMENDATION: Approve the preliminary subdivision plat as presented.

BOARD ACTION TAKEN:

Subdivision Permit Application

Permit Number: _____

Subdivision Type		
<input type="checkbox"/> Exempt	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major

Subdivision Details	
Total Area: <u>17.01</u> ac	Lots Proposed: <u>56</u>

Applicant Name: <u>MOORE & SEAGLE HOLDINGS, LLC</u>	Owner Name: <u>JERRY CAMPBELL</u>
Mailing Address: <u>1712 S NC 16 BUSINESS HWY</u> <u>STANLEY, NC 28164</u>	Mailing Address: <u>1028 ROSEWOOD DR</u> <u>DALLAS NC 28034</u>
Phone No.: <u>704-827-1414</u>	Phone No.: <u>704-827-1414</u>
Relationship of Applicant to Owner: <u>BUYER</u>	Contact Email: <u>MIKE@MOORESEAGLE.COM</u>

Property Information – Additional Information may be attached when more than one parcel.	
Location: <u>ROSEWOOD DRIVE, DALLAS</u>	Tax Parcel ID No.: <u>171850</u>
Existing Zoning: <u>R-6</u>	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public
Lot Length: <u>100'</u> Width: <u>60'</u>	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public

Dimensional Requirements:		
	Required	Proposed
Lot Area:	<u>6000</u>	<u>6000</u>
Side Yard (L):	<u>8'</u>	<u>8'</u>
Side Yard (R):	<u>8'</u>	<u>8'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>60'</u>	<u>60'</u>
Parking Spaces:	<u>2</u>	<u>2</u>
Building Height:	<u>35' MAX</u>	<u>35' MAX</u>

Comments:

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved with Conditions

Development Services Director	DATE _____	

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

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

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

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

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

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

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

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

(Ord. passed 1-16-2001)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Special Events Requests – Rusty Rabbit

AGENDA ITEM NO. 8C

MEETING DATE: 05/10/2022

BACKGROUND INFORMATION:

Four 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, May 28, 2022

Saturday, July 23, 2022

Saturday, September 3, 2022

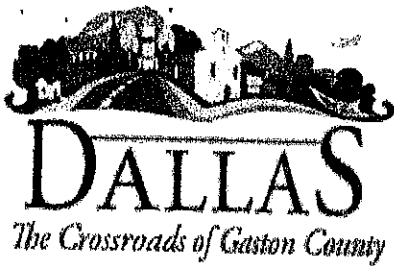
Saturday, October 22, 2022

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.

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 preceeding 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:	Dusty Rabbit		
Mailing Address:	104 E Main St		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:	704 930 6702	Cell: 704 930 6702	E-Mail: timradford74@yahoo.com
Description of the Event:	Block party with vendors and live music.		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	May 28th 2022		
Event Start Time:	5 PM	Event End Time:	11 PM
Road Closure Time Begins (if applicable):	2 PM	Road Closure Time Ends:	2 AM
Set Up Begins:		Set Up Ends:	
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: *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: *3PM* 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
5/10/08	3:00 PM	Sound Check starts	
5/10/08	4:00 PM	Sound Check ends	
5/10/08	5:00 PM	Block party starts	
5/10/08	5:00 PM	Live music starts	
5/10/08	11:00 PM	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? 1011 East Main Street Dallas TX 75204

Date and Time for rollout carts to be emptied? MAY 3 11 AM

Date and Time for rollout carts to be picked up? MAY 3 11 AM

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: TOWN OF DALLAS 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: 50%;" type="text"/>	% Children:	<input style="width: 50%;" type="text"/>
Number of Vehicles:	<input style="width: 50%;" type="text"/>	Vehicle Types:	<input style="width: 100%;" type="text"/>
Number of Animals:	<input style="width: 50%;" type="text"/>	Kinds:	<input style="width: 100%;" 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; font-family: cursive;">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: 3/10/22

DALLAS POLICE DEPT. -REQUEST FOR APPROVAL OF OFF-DUTY EMPLOYMENT-

Date of Request	Officer Making Request (if not directly by outside employer)	Type of Request <input type="checkbox"/> Single Event <input type="checkbox"/> On-going
Officer's Assigned Division	Officer's Immediate Supervisor	Hours Involved (per week or total)

Employer Information (To be completed by the Employer)

Employer Name Tim Radford	Employer Authorized Contact	Authorized Contact Phone Number 7048306702
Address of Employer (Mailing Address) 104 E Main Street Dallas NC 28034		Employer Phone (if different from contact)
Location of Employment Site 104 E Main Street Dallas NC 28034		Within the City Limits of Dallas <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Project Start Date 5/28/22	Project Ending Date 5/29/22	Hours & Frequency of Employment 7 Hours <input checked="" type="checkbox"/> Single Event Only <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly
Project Start Time 5pm	Project Ending Time 12AM	Describe the Frequency (i.e. All day for one event, every Weekend, Wednesdays & Fridays, etc.)

Describe Type of Work To Be Performed:

Event Security

Notice and Acknowledgement to Perspective Employer

As an employer of off-duty sworn personnel, I understand:

- Off-duty officers are forbidden from enforcing any rules or regulations established solely by the employer, but are allowed to enforce State Statutes or City Ordinances.
- Off-duty officers are not allowed to work within any business establishment that an ABC permit allows for the sale of alcoholic beverages.
- Police personnel working off-duty at a firm or establishment that requires the officer to engage in traffic control on public streets shall fairly serve the interest of all motorists, not just those going into or out of a private establishment.
- The Town of Dallas **does not** provide Workers Compensation Insurance on off-duty employment assignments.
- The Town of Dallas, or the employer, may revoke this agreement at any time.

Pay Rate: \$30 per hour

x **[Signature]** **3/10/22**
Authorized Official of Employing Agency Date

FOR OFFICIAL OFFICE USE

Acknowledgement of Review

Sergeant	Date	Captain	Date
----------	------	---------	------

Approval of Off-Duty Employment Agreement

- The Off-Duty Employment Agreement is **Approved**, and each of the following is complete:
- The work description is compatible with the Operating Procedures of the Police Department
 - The Request of Approval of Off-Duty Employment has been signed by the employer
 - Sufficient resources are available to provide for this assignment
- The Off-Duty Employment Agreement is **Denied** for the following reason(s):

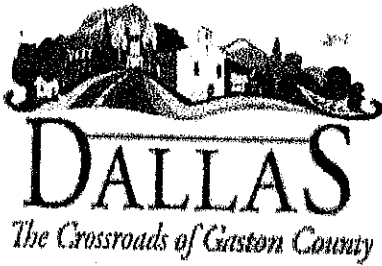
Chief of Police	Date
-----------------	------

Radford, Tim

From: tim radford <timradford74@icloud.com>
Sent: Friday, March 11, 2022 7:34 AM
To: Radford, Tim



Sent from my iPhone



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 East Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:	704 830 6702	Cell:	704 830 6702
		E-Mail:	
Description of the Event:	Block Party with vendors and live music.		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	7/23/22		
Event Start Time:	5 PM	Event End Time:	11 PM
Road Closure Time Begins (if applicable):	2 PM	Road Closure Time Ends:	2 AM
Set Up Begins:	2 PM	Set Up Ends:	2 AM
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: _____

3/10/22

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? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
# of Canopies	<input type="text"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	10	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)	
# of Membrane structures	<input type="text"/>	(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? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
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:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time:	5 PM	Finish Time: 11 PM
Will sound checks be conducted prior to the event?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time:	3 PM	Finish Time: 4 PM

* 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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, company name?	<input type="text"/>		
Company address:	<input type="text"/>		
List details, if any:	<input type="text"/>		
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.			

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: 100%;" type="text"/>
Number of Animals: <input style="width: 50px;" type="text"/>	Kinds: <input style="width: 100%;" 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).	
<div style="font-family: cursive; font-size: 1.2em; border: 1px solid black; padding: 5px;"> Shut down East Main Street between W. Gaston and W. College Street </div>	

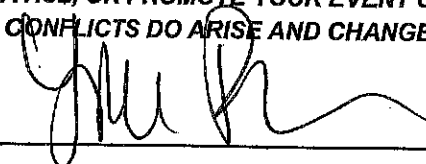
ROAD CLOSURES

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: 1/16/22

DALLAS POLICE DEPT. -REQUEST FOR APPROVAL OF OFF-DUTY EMPLOYMENT-

Date of Request	Officer Making Request (if not directly by outside employer)	Type of Request <input type="checkbox"/> Single Event <input type="checkbox"/> On-going
Officer's Assigned Division	Officer's Immediate Supervisor	Hours Involved (per week or total)
Employer Information (To be completed by the Employer)		
Employer Name Tim Radford	Employer Authorized Contact	Authorized Contact Phone Number 7048306702
Address of Employer (Mailing Address) 101 E Main Street Dallas NC 28034	Employer Phone (if different from contact)	
Location of Employment Site 101 E Main Street Dallas NC 28034	Within the City Limits of Dallas <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Project Start Date 7/23/22	Project Ending Date 7/24/22	Hours & Frequency of Employment 7 Hours <input checked="" type="checkbox"/> Single Event Only <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly
Project Start Time 5 PM	Project Ending Time 12 AM	Describe the Frequency (i.e. All day for one event, every Weekend, Wednesdays & Fridays, etc.)
Describe Type of Work To Be Performed: Event security		
Notice and Acknowledgement to Perspective Employer		
<p>As an employer of off-duty sworn personnel, I understand:</p> <ul style="list-style-type: none"> Off-duty officers are forbidden from enforcing any rules or regulations established solely by the employer, but are allowed to enforce State Statutes or City Ordinances. Off-duty officers are not allowed to work within any business establishment that an ABC permit allows for the sale of alcoholic beverages. Police personnel working off-duty at a firm or establishment that requires the officer to engage in traffic control on public streets shall fairly serve the interest of all motorists, not just those going into or out of a private establishment. The Town of Dallas does not provide Workers Compensation Insurance on off-duty employment assignments. The Town of Dallas, or the employer, may revoke this agreement at any time. 		
<div style="border: 1px solid black; padding: 2px; display: inline-block;">Pay Rate: \$30 per hour</div>		x <u>[Signature]</u> 7/16/22 Authorized Official of Employing Agency Date
FOR OFFICIAL OFFICE USE		
Acknowledgement of Review		
Sergeant	Date	Captain
Approval of Off-Duty Employment Agreement		
<input type="checkbox"/> The Off-Duty Employment Agreement is Approved , and each of the following is complete: <ul style="list-style-type: none"> <input type="checkbox"/> The work description is compatible with the Operating Procedures of the Police Department <input type="checkbox"/> The Request of Approval of Off-Duty Employment has been signed by the employer <input type="checkbox"/> Sufficient resources are available to provide for this assignment <input type="checkbox"/> The Off-Duty Employment Agreement is Denied for the following reason(s):		
Chief of Police		Date

Radford, Tim

From: tim radford <timradford74@icloud.com>
Sent: Friday, March 11, 2022 7:34 AM
To: Radford, Tim



Sent from my iPhone



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:	Jim Padford		
Organization:	Rusty Rabbit		
Mailing Address:	104 E Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:	908306002	Cell:	704306002
E-Mail:			
Description of the Event:	Block party with vendors and live music.		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	September 3rd 2022		
Event Start Time:	5pm	Event End Time:	11pm
Road Closure Time Begins (if applicable):	2pm	Road Closure Time Ends:	2AM
Set Up Begins:		Set Up Ends:	
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?
 proceed to next section.) Yes No (if no)

of Canopies (fabric structure that is open without sidewalls on 75% or more of perimeter)
 # of Tents 10 (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?
 proceed to next section.) Yes No (if no)

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 & Roll Listening

Will your event use amplified sound: Yes No

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

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

If yes, please indicate times: Start Time: 3 PM Finish Time: 4 PM

* 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
9/13	3:00 PM	SOUND CHECK STARTS	
9/13	4:00 PM	SOUND CHECK ENDS	
9/13	5:00 PM	BLACK PANTY STARTS	
9/13	5:00 PM	LIVE MUSIC STARTS	
9/13	11:00 PM	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? 10

How many recycle carts are you requesting?

Delivery Location? 104 E Main St Dallas TX 75204

Date and Time for rollout carts to be emptied? September 6, 2022

Date and Time for rollout carts to be picked up? September 6, 2022

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: TOWN OF DALLAS 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.

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: 150px;" 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: 100px;" type="text"/>		
Number of Animals: <input style="width: 50px;" type="text"/>	Kinds: <input style="width: 100px;" 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; font-family: cursive;">Shut down East Main Street between Nigston and N. College Street</p>			

ROAD CLOSURES

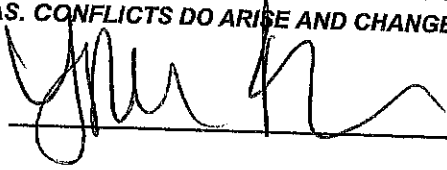
If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the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

3/10/22

DALLAS POLICE DEPT. -REQUEST FOR APPROVAL OF OFF-DUTY EMPLOYMENT-

Date of Request	Officer Making Request (if not directly by outside employer)	Type of Request <input type="checkbox"/> Single Event <input type="checkbox"/> On-going
Officer's Assigned Division	Officer's Immediate Supervisor	Hours Involved (per week or total)

Employer Information (To be completed by the Employer)

Employer Name TIM Radford	Employer Authorized Contact	Authorized Contact Phone Number 7048306702
Address of Employer (Mailing Address) 104 E Main Street Dallas TX 75204		Employer Phone (if different from contact)
Location of Employment Site 104 E Main Street Dallas TX 75204		Within the City Limits of Dallas <input type="checkbox"/> Yes <input type="checkbox"/> No
Project Start Date 9/3/22	Project Ending Date 9/4/22	Hours & Frequency of Employment 7 Hours <input checked="" type="checkbox"/> Single Event Only <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly
Project Start Time 5PM	Project Ending Time 12AM	Describe the Frequency (i.e. All day for one event, every Weekend, Wednesdays & Fridays, etc.)

Describe Type of Work To Be Performed:

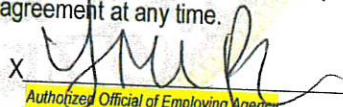
Event Security

Notice and Acknowledgement to Perspective Employer

As an employer of off-duty sworn personnel, I understand:

- Off-duty officers are forbidden from enforcing any rules or regulations established solely by the employer, but are allowed to enforce State Statutes or City Ordinances.
- Off-duty officers are not allowed to work within any business establishment that an ABC permit allows for the sale of alcoholic beverages.
- Police personnel working off-duty at a firm or establishment that requires the officer to engage in traffic control on public streets shall fairly serve the interest of all motorists, not just those going into or out of a private establishment.
- The Town of Dallas **does not** provide Workers Compensation Insurance on off-duty employment assignments.
- The Town of Dallas, or the employer, may revoke this agreement at any time.

Pay Rate: \$30 per hour

x  **3/10/22**
Authorized Official of Employing Agency Date

FOR OFFICIAL OFFICE USE

Acknowledgement of Review

Sergeant	Date	Captain	Date
----------	------	---------	------

Approval of Off-Duty Employment Agreement

- The Off-Duty Employment Agreement is **Approved**, and each of the following is complete:
- The work description is compatible with the Operating Procedures of the Police Department
 - The Request of Approval of Off-Duty Employment has been signed by the employer
 - Sufficient resources are available to provide for this assignment
- The Off-Duty Employment Agreement is **Denied** for the following reason(s):

Chief of Police	Date
-----------------	------

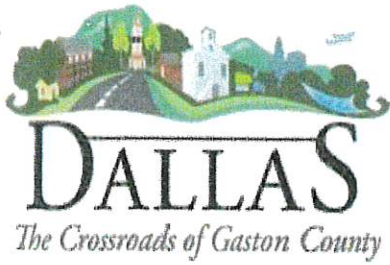
Radford, Tim

From:
Sent:
To:

tim radford <timradford74@icloud.com>
Friday, March 11, 2022 7:34 AM
Radford, Tim



Sent from my iPhone



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:	October fest		
Facility Requested:			
Applicant Name:	Tim Radford		
Organization:	Rusty Rabbit		
Mailing Address:	104 East Main Street		
City / State / Zip:	Dallas NC 28034		
Daytime Phone:		Cell:	1048306402
		E-Mail:	timradfordnu@yahoo.com
Description of the Event:	Block party with vendors and live music		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	10/21/22		
Event Start Time:	5pm	Event End Time:	11pm
Road Closure Time Begins (if applicable):	2pm	Road Closure Time Ends:	2AM
Set Up Begins:		Set Up Ends:	
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: Tim Radford Date: 1/10/22

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? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no proceed to next section.)
# of Canopies	<input type="text"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	10	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)	
# of Membrane structures	<input type="text"/>	(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? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time:	5PM	Finish Time: 11PM
Will sound checks be conducted prior to the event?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time:	3PM	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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, company name?		<input type="text"/>	
Company address:		<input type="text"/>	
List details, if any:		<input type="text"/>	
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
10/22	3PM	SOUND CHECK STARTS	
10/22	4PM	SOUND CHECK ENDS	
10/22	5PM	Block Party Starts	
10/22	5PM	Live Music Starts	
10/22	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? 104 East Main Street Dallas TX 75204

Date and Time for rollout carts to be emptied? 10/24/22

Date and Time for rollout carts to be picked up? 10/24/22

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: Town of Dallas 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.

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 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: 100px;" type="text"/>
Number of Animals: <input style="width: 50px;" type="text"/>	Kinds: <input style="width: 100px;" 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).	
<div style="font-family: cursive; font-size: 1.2em; border: 1px solid black; padding: 5px;"> Shut down East Main Street between W. Gaston and W. College Street </div>	

ROAD CLOSURES

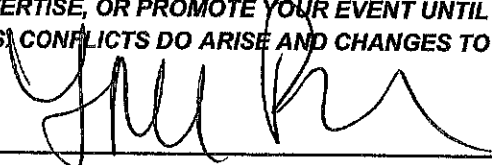
If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the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

1/6/22

DALLAS POLICE DEPT. -REQUEST FOR APPROVAL OF OFF-DUTY EMPLOYMENT-

Date of Request	Officer Making Request (if not directly by outside employer)	Type of Request <input type="checkbox"/> Single Event <input type="checkbox"/> On-going
Officer's Assigned Division	Officer's Immediate Supervisor	Hours Involved (per week or total)

Employer Information (To be completed by the Employer)

Employer Name Tim Radford	Employer Authorized Contact	Authorized Contact Phone Number 7048306700
Address of Employer (Mailing Address) 104 E Main Street Dallas TX 75203	Employer Phone (if different from contact)	
Location of Employment Site 104 E Main Street Dallas TX 75203	Within the City Limits of Dallas <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Project Start Date 10/22/22	Project Ending Date 10/23/22	Hours & Frequency of Employment <input checked="" type="checkbox"/> Hours <input checked="" type="checkbox"/> Single Event Only <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly
Project Start Time 5PM	Project Ending Time 12AM	Describe the Frequency (i.e. All day for one event, every Weekend, Wednesdays & Fridays, etc.)
Describe Type of Work To Be Performed: Event Security		

Notice and Acknowledgement to Perspective Employer

As an employer of off-duty sworn personnel, I understand:

- Off-duty officers are forbidden from enforcing any rules or regulations established solely by the employer, but are allowed to enforce State Statutes or City Ordinances.
- Off-duty officers are not allowed to work within any business establishment that an ABC permit allows for the sale of alcoholic beverages.
- Police personnel working off-duty at a firm or establishment that requires the officer to engage in traffic control on public streets shall fairly serve the interest of all motorists, not just those going into or out of a private establishment.
- The Town of Dallas **does not** provide Workers Compensation Insurance on off-duty employment assignments.
- The Town of Dallas, or the employer, may revoke this agreement at any time.

Pay Rate: \$30 per hour

x *[Signature]* 1/6/22
Authorized Official of Employing Agency Date

FOR OFFICIAL OFFICE USE

Acknowledgement of Review

Sergeant	Date	Captain	Date

Approval of Off-Duty Employment Agreement

- The Off-Duty Employment Agreement is **Approved**, and each of the following is complete:
- The work description is compatible with the Operating Procedures of the Police Department
 - The Request of Approval of Off-Duty Employment has been signed by the employer
 - Sufficient resources are available to provide for this assignment
- The Off-Duty Employment Agreement is **Denied** for the following reason(s):

Chief of Police	Date

Radford, Tim

From:
Sent:
To:

tim radford <timradford74@icloud.com>
Friday, March 11, 2022 7:34 AM
Radford, Tim



Sent from my iPhone

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Offer to Purchase Town-Owned Parcel #170058

AGENDA ITEM NO. 8D

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

Shawn Santee and Todd Akers submitted an offer on behalf of Charlotte Land Group LLC to purchase a portion of Town-owned land located at 3601 Dallas High Shoals Highway, further identified as Gaston County Parcel #170058. The land consists of 11,974 square feet, or 0.2749 acres. The submitted offer is for \$5,000. The offeror intends to include this property in the larger development known as Summey Creek. Subject property would need to be recombined and rezoned to accomplish this.

At the April 12, 2022 meeting, the Board proposed to accept the offer. The offeror then deposited five percent (5%) of the with the Town Clerk and a public notice was provided in the Gaston Gazette on April 21, 2022, N.C.G.S. §160A-269 as outlined below:

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers.

Having received no further bids on the property, the Board of Aldermen may accept or reject the offer.

MANAGER RECOMMENDATION: Accept the offer to purchase a portion of Parcel #170058, as described.

BOARD ACTION TAKEN:

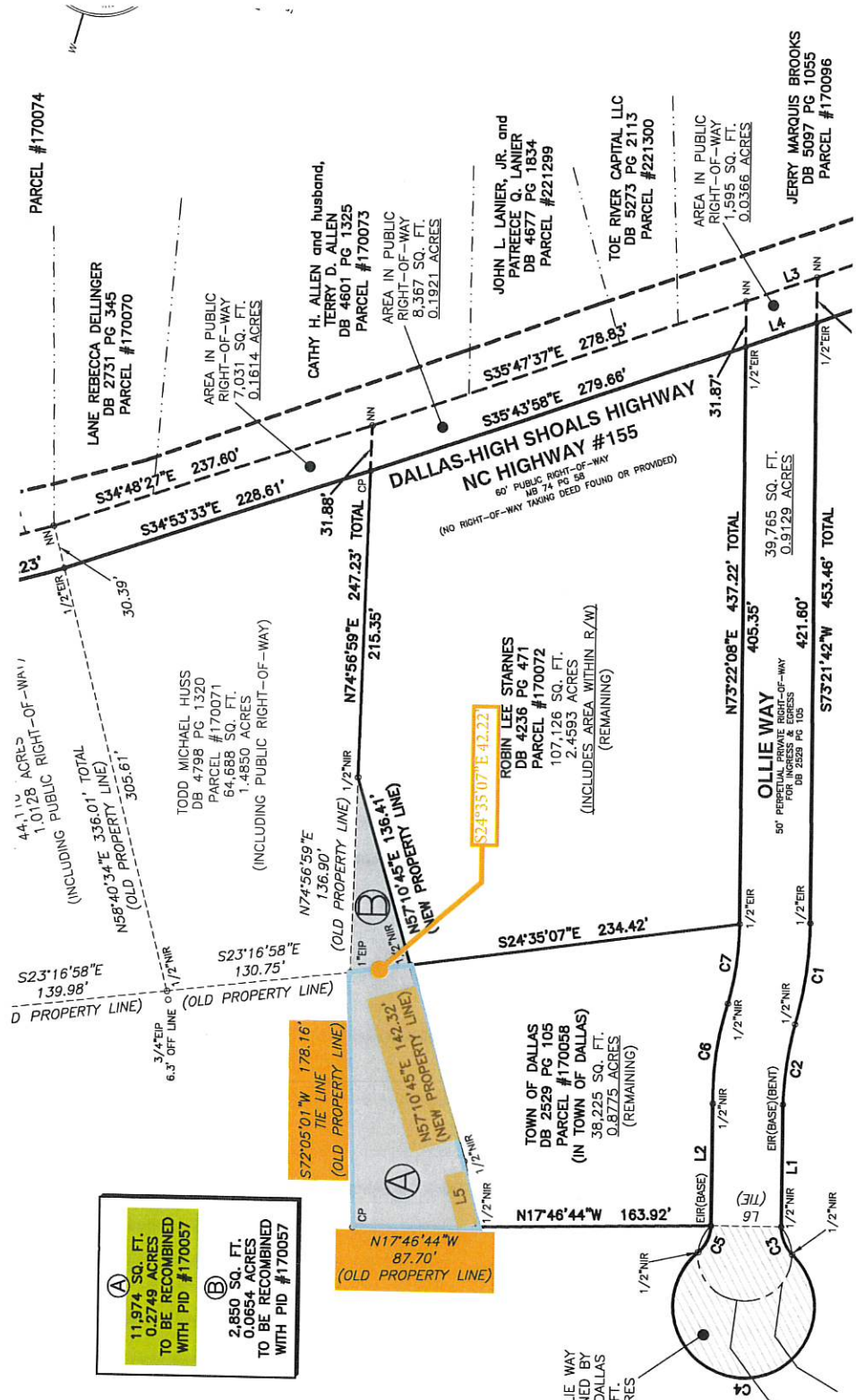


FEBRUARY 2022

SUMMEY CREEK | ADDITIONAL PARCEL AREA EXHIBIT

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S73°37'21"W	85.29'
L2	N73°37'21"E	85.29'
L3	S36°03'56"E	53.08'
L4	S36°04'29"E	53.09'
L5	N69°45'44"E	46.85'
L6	S16°27'14"E	49.98'



(A)
11,974 SQ. FT.
0.2749 ACRES
TO BE RECOMBINED
WITH PID #170057

(B)
2,850 SQ. FT.
0.0654 ACRES
TO BE RECOMBINED
WITH PID #170057

SS



URBAN DESIGN PARTNERS
 11777 MIDWAY DRIVE SUITE 100
 DALLAS, TEXAS 75241
 (214) 343-1200
 WWW.URBANDesignPARTNERS.COM

PRELIMINARY DRAWING
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

Rezoning Site Plan
Summey Creek
 Dallas High Shoals Highway, Town of Dallas, Gascon County, NC
 Shawn Santlee
 Santee Land Group, Inc.
 Suite 101
 1158 Carved Common Blvd
 Columbia, MD 28220

DATE: 07/26/2021
PROJECT NO: 20-147
DESIGNED BY: UPP
CHECKED BY: UPP
SHEET NO: RZ-1.0

811
 BEFORE YOU DIG
 CALL 811 OR 1-800-468-4646
 OR VISIT THE WEBSITE
 WWW.811TX.COM

GRAPHIC SCALE
 1" = 20' (1" = 100')

REZONING SUMMARY

TAX PARCEL ID'S:
 TOTAL REZONING SITE AREA:
 EXISTING ZONING:
 PROPOSED ZONING:
 ALL ZONED SETBACKS:
 MINIMUM SIDEWALKER:
 SEAR:
 MAX BUILDING HEIGHT:
 PROPOSED USE:
 PROPOSED LOTS:
 REQUIRED:
 VEHICULAR PARKING:
 498 SPACES (4 PER HOUSE)
 498 SPACES

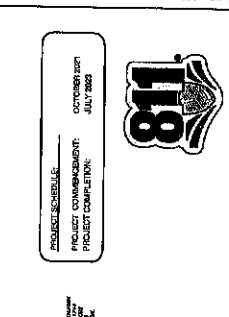
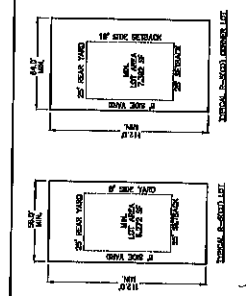
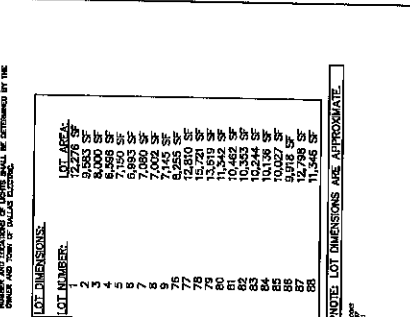
OPEN SPACE:
 5.1% (AS PER TOTAL SITE AREA)
 5.1% (AS PER TOTAL SITE AREA)
 5.1% (AS PER TOTAL SITE AREA)
 CALCULATED BASED ON ENTIRE DEVELOPMENT (AVERAGE 0.247 AC)

NOTES:
 1. ALL LOTS TO BE MAINTAINED AS PER THE EXISTING ZONING UNLESS INDICATED OTHERWISE.
 2. ALL LOTS TO BE MAINTAINED AS PER THE EXISTING ZONING UNLESS INDICATED OTHERWISE.
 3. TRAIL SPACES FOR THE WALK BE CONTAINED THROUGH THE REZONING AREA.
 4. LOCATIONS OF THE LIGHTING ARE APPROXIMATE. THE TOTAL NUMBER AND TYPE OF LIGHTING ELEMENTS TO BE DETERMINED BY THE OWNER AND TOWN OF DALLAS ELECTRICIAN.

LOT DIMENSIONS

LOT NUMBER	LOT AREA
1	7,227.65 SF
2	8,003.55 SF
3	8,268.85 SF
4	7,150.55 SF
5	7,080.05 SF
6	7,002.55 SF
7	6,285.55 SF
8	6,285.55 SF
9	12,810.55 SF
10	15,721.55 SF
11	11,343.55 SF
12	10,482.55 SF
13	10,244.55 SF
14	10,138.55 SF
15	9,012.55 SF
16	12,798.55 SF
17	11,545.55 SF

NOTE: LOT DIMENSIONS ARE APPROXIMATE.



NOT TO SCALE

LOCAL COLLECTOR
 TYPICAL SECTION
 SECTION A-A

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: EV Charging Station Grant Applications

AGENDA ITEM NO. 8E

MEETING DATE: 5/10/2022

BACKGROUND INFORMATION:

At the April 26, 2022 Board of Aldermen Work Session, information was distributed outlining possible grants for installation of new, or replacement of existing, electric vehicle (EV) charging stations. There are existing charging sites at the Historic Courthouse, 131 N. Gaston St., and the Public Parking Lot at 210 N. Holland St. While there is not an existing site at the Public Parking Lot at 102 E. Trade St., provision was made during construction and infrastructure put in place in the event charging stations were ever installed.

Attached is a summary of the grant funding currently available that the Town can apply for, but there are no guarantees of receipt of these funds.

Staff is seeking formal approval to apply for the funding currently available.

MANAGER RECOMMENDATION: Approve applying for grant funding to install new and/or replace existing electric charging stations at 131 N. Gaston St., 210 N. Holland St., and 102 E. Trade St.

BOARD ACTION TAKEN:

NC ELECTRIC VEHICLE (EV) CHARGING STATION FUNDING PROGRAMS

Following is a brief summary of the three programs established by the Division of Air Quality (DAQ) of NCDEQ for funding the installation and/or replacement of EV charging stations.

1. DC Fast Charging Stations – Priority Corridors Program

Funds in this category are targeted for the installation of new fast charging stations, primarily along designated priority corridors. These stations would require a minimum of 50kW charging capacity and would be able to fully charge an electric vehicle in less than one hour. The cost for one of these stations is approximately \$30,000-35,000, with total project costs for each station (including infrastructure, set-up and installation) running approximately double the cost for the station itself. The grant funding limits would address most costs, although the Town would benefit in the scoring from funding some of the work ourselves. While the nearest priority corridors to us are Interstate 40 in Hickory and Interstate/Highway 74 in Shelby, that does not preclude us from submitting an application. Our plan would be, ideally, to install two fast charging stations at the new Town parking lot at the intersection of Gaston and Trade Streets.

2. DC Fast Charging Stations – Existing Sites Program

Funds in this category are targeted for the upgrade or replacement on non-functioning fast charging stations. In our case, we have one fast charging station located on the north end of the Town Hall parking lot. This station has not functioned for some time now, and our plan would be to completely replace it with a new, properly operating fast charging station. Other factors for this particular program, including scoring criteria, are the same as they are for the Priority Corridors Program except for the fact that the maximum grant amount is lower in this program, as some of the infrastructure costs would already be covered since this addresses existing charging sites.

3. DC Fast Charging Stations – Existing Sites Program

Funds in this category are targeted for the installation of new Level 2 charging stations (minimum of 6.6kW). These stations, as we now have at Courthouse Square, are considerably less expensive than the fast charging stations, but they require a correspondingly longer time (8 hours) to fully charge a vehicle. The application for this program is much shorter and simpler, as these funds are being provided on a “first-come, first-served” basis.

At this point, DAQ is accepting applications on all of these programs, with the Priority Corridors program having a May 16th deadline and the Existing Sites having a July 11th deadline. Grant awards will be made in the second half of the year. Level 2 applications opened May 2nd and, as noted, are funded “first-come, first-served.”